



City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

Anne McEnergy-Ogle, Mayor • Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

December 15, 2025

Workshops: 4:00-5:30 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

The City Council Meeting was held on 12/15/2025 at 4:00 PM in the Vancouver City Hall, Council Chambers 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: <https://www.cvtv.org/video/city-council-workshops-12-15-25-2025121013/>

Performing Arts Center Evaluation Update

(Approximately 1.5 hours)

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

Staff led Council through a discussion of the Performing Arts Center Evaluation Update.

Council Dinner / Executive Session Re: Personnel RCW 42.30.110 (1)(g) (1 hour, 5:30 - 6:30 PM)

Mayor McEnergy-Ogle announced the Council would be entering into executive session from 5:30-6:30 p.m. to discuss Personnel.

Regular Council Meeting

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on

www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: <https://www.cvtv.org/video/vancouver-city-council-12-15-25-2025121014/>

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnery-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: *Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnery-Ogle*

Absent: *None*

Council Oaths of Office; Mayor McEnery-Ogle and Councilmembers Erik Paulsen, Diana Perez, and Kim Harless

Greg Kimsey performed the Oaths of Office for Mayor McEnery-Ogle, and Councilmembers Paulsen, Perez and Harless.

Proclamations

Homeless Persons' Memorial Day

Mayor McEnery-Ogle read and presented a proclamation to Ren Autrey, Deputy Director of Outsiders Inn, and Jamie Spinelli, Homeless Response Manager for the City of Vancouver, proclaiming December 21, 2025, as Homeless Persons' Memorial Day.

Portland Tower Appreciation

Mayor McEnerny-Ogle read and presented a proclamation to Shon Lindley, Chair of the Aviation Advisory Committee, and Brig Williams, Vice Chair of the Aviation Advisory Committee, to recognize Portland Tower Appreciation.

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- *Matthew Barnett, Vancouver*
- *Bryan Stebbins, Vancouver*
- *Jan Verrinder, Vancouver*
- *Heidi Cody, Vancouver*
- *Monica Tabor, Vancouver*
- *Ruby Rose, Vancouver*
- *Mark Leed, Vancouver*
- *Josh Harmon, Vancouver*
- *Ian Redman, Vancouver*
- *Michael Trabert, Vancouver*
- *Edward Plumb, Vancouver*
- *Jason Cromer, Vancouver*
- *Doug Wilson, Vancouver*
- *Israel Lopez, Vancouver*
- *Gabriela Ewing, Vancouver*
- *Eric Prileson, Vancouver*
- *Jim Hoeffner, Vancouver*
- *Chris Erickson, Vancouver*
- *Sesany Fennie Jones, Vancouver*
- *Siobhana McEwen, Vancouver*
- *Brittini Lasseigne, Vancouver*
- *Kathleen Proudfoot, Battle Ground, WA*
- *Bruce Barnes, Vancouver*
- *Ana Kozlovska, Vancouver*
- *Don Steinke, Vancouver*

There being no further testimony, Mayor McEnery-Ogle closed Community Communication.

Consent Agenda

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

Council pulled items 4 and 6 for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 1, to approve Items 1-3, 5, and 7-13 on the Consent Agenda. Councilmember Fox was out of Council Chambers during the vote.

Motion by Councilmember Stober, seconded by Councilmember Harless, and Yes: 7, No: 0, Abstaining: 0, to approve Item 6 on the Consent Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Stober, and Yes: 6, No: 0, Abstaining: 1, to approve Item 4 on the Consent Agenda. Councilmember Harless abstained from the vote.

1. Contract Amendment – Increase in Contract Funding for Conflict Public Defense – Andrews Terry Jeffers LLP

Staff Report: 246-25

Request: On Monday, December 15, 2025, authorize the City Manager, or designee, to finalize and execute amendment # 3 to contract C-101510 with Andrews Terry Jeffers LLC, up to a maximum of \$718,000.

Kimbra Ledbetter, Financial Analyst, Rebecca Small, Senior Policy Analyst, Kimbra.Ledbetter@cityofvancouver.us, rebecca.small@cityofvancouver.us

Motion approved the request.

2. Contract Amendment – Sourcewell Contract for the Purchase of Unified Communications Hardware, Software, and Services - C-101849

Staff Report: 247-25

Request: On Monday, December 15, 2025, authorize the City Manager, or their designee, to approve purchases from ConvergeOne, Inc. under

Sourcewell contract #120122-AVY for the life of the contract up to the current authorized budget.

Beau Hull, Computer Services Manager, Beau.Hull@cityofvancouver.us

Motion approved the request.

3. Contract Amendment - New Public Works Operations Campus - Skanska General Contractor Construction Manager

Staff Report: 248-25

Request: On Monday, December 15, 2025, authorize the City Manager, or designee, to authorize the execution of Contract Amendment #2 with Skanska USA Building Inc. of Portland, OR for MACC #2 (Maximum Allowable Construction Cost) in the amount of \$3,773,788.

Jason Olson, Capital Projects Project Manager,
Jason.Olson@cityofvancouver.us

Motion approved the request.

4. Lodging Tax Grant Program Award Recommendations

A RESOLUTION relating to the award of lodging tax grant funds and allocation of funding to administrative costs associated with the Lodging Tax Program.

Staff Report: 249-25

Request: On Monday, December 15, 2025, adopt a resolution approving the 2026 lodging tax grant awards recommended by the Lodging Tax Advisory Committee and authorizing the City Manager or his designee to execute professional services agreements with the grant recipients.

Chris Harder, Deputy Economic Development Director,
chris.harder@cityofvancouver.us

Councilmember Harless excused herself from the Item presentation, discussion and the vote.

Motion adopted Resolution M-4362 to approve the request.

5. Resolution for Escrow Agreement Between the City of Vancouver, Clark County, Columbia Resource Company, Waste Connections Washington and US Bank

A RESOLUTION authorizing the Vancouver City Manager to finalize and execute the Escrow Agreement between the City of Vancouver, Clark County, Columbia Resource Company, Waste Connections of Washington and US Bank to establish the Designated Capital Improvement and Maintenance Restricted Fund at US Bank.

Staff Report: 250-25

Request: On Monday, December 15, 2025, finalize and approve the resolution authorizing the City Manager or designee to execute an escrow agreement between the City of Vancouver (City), Clark County (County), Columbia Resource Company (CRC), Waste Connections of Washington (WCW) and US Bank.

William Elder, Environmental Services Manager,
Will.Elder@cityofvancouver.us

Motion adopted Resolution M-4363 to approve the request.

6. Resolution Endorsing the Preferred Land Use Alternative Map for the Our Vancouver Comprehensive Plan Update

A RESOLUTION endorsing the Preferred Land Use Alternative Map as of December 15, 2025 for the Our Vancouver Comprehensive Plan Update, as described below and as shown on the attached Exhibit A.

Staff Report: 251-25

Request: On Monday, December 15, 2025, finalize and approve the resolution formally endorsing the Comprehensive Plan final Preferred Land Use Alternative.

Rebecca Kennedy, Deputy Community Development Director,
rebecca.kennedy@cityofvancouver.us

Motion adopted Resolution M-4364 to approve the request.

7. Appointment to the City Center Redevelopment Authority Board

Request: On Monday, December 15, 2025, make the following appointments to the City Center Redevelopment Authority Board:

- Reappoint Michi Slick to a full-term position, with a term beginning December 31, 2025, and expiring December 31, 2029.
- Appoint Heather Friend to a mid-term position, with a term beginning immediately and expiring December 31, 2028.

Subcommittee 2

Motion approved the request.

8. Appointment to the Clark County Mosquito Control Board

Request: On Monday, December 15, 2025, reappoint Kayla D'Ambrosi to the City seat on the Clark County Mosquito District Board, with a full-term beginning December 31, 2025, and expiring December 31, 2027.

Subcommittee 2

Motion approved the request.

9. Appointment to the Culture, Arts, and Heritage Commission

Request: On Monday, December 15, 2025, reappoint Shon Lueiss Harris and Michelle Tan, and appoint Ruby Lewis to full-term positions on the Culture, Arts and Heritage Commission. With terms beginning December 31, 2025, and expiring December 31, 2029.

Subcommittee 2

Motion approved the request.

10. Appointment to the Downtown Redevelopment Authority Board

Request: On Monday, December 15, 2025, make the following appointments to the Downtown Redevelopment Authority Board:

- Reappoint Kathleen Kee and Jan Robertson to full-term positions, with terms beginning December 31, 2025, and expiring December 31, 2029.
- Appoint Tyler Pace to a full-term position, with a term beginning December 31, 2025, and expiring December 31, 2029.

Subcommittee 2

Motion approved the request.

11. Appointment to the Planning Commission

Request: On Monday, December 15, 2025, appoint Kate Castenson to a full-term position on the Planning Commission, with a term beginning December 31, 2025, and expiring December 31, 2029.

Subcommittee 2

Motion approved the request.

12. Appointment to the Salary Review Commission

Request: On Monday, December 15, 2025, reappoint Tyler Freedman and appoint Marilee Scarbrough to full-term positions on the Salary Review Commission, with a term beginning December 31, 2025, and expiring December 31, 2029.

Mayor McEnery-Ogle

Motion approved the request.

13. Approval of Claim Vouchers

Request: Approve claim vouchers for December 15, 2025.

Motion approved claim vouchers in the amount of \$13,665,989.12.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

14. Right-of-Way Telecommunications Franchise Agreement for Hyperfiber of Washington, LLC d/b/a Ripple Fiber

AN ORDINANCE relating to management of the public rights-of-way, granting to (Hyperfiber of Washington, LLC d/b/a Ripple Fiber) and its affiliates (“Grantee”), a (LLC) (collectively “Parties”), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington (“City”), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions.

Staff Report: 221-25

Request: On Monday, December 15, 2025, upon second reading and a public hearing, finalize and approve the ordinance.

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, provided an overview of the Right-of-Way Telecommunications Franchise Agreement for Hyperfiber of Washington, LLC d/b/a Ripple Fiber.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Mitzi McMahan, Puyallup, WA*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4526.

15. Right-of-Way Telecommunications Franchise Ordinance Agreement for Forged Fiber 37 LLC

AN ORDINANCE relating to management of the public rights-of-way, granting to Forged Fiber 37, LLC, a Delaware limited liability company (“Grantee”), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington (“City”), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions. Grantee and City are sometimes collectively referred to as the “Parties.”

Staff Report: 222-25

Request: On Monday, December 15, 2025, upon second reading and a public hearing, finalize and approve the ordinance.

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, provided an overview of the Right-of-Way Telecommunications Franchise Ordinance Agreement for Forged Fiber 37 LLC.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Meridee Pabst, Washougal, WA*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4527.

Communications

A. From the Council

Ending Community Homelessness Organization (ECHO) Letter in Support of State Funding for Homelessness Response

Jamie Spinelli, Homeless Response Manager, provided information about the Ending Community Homelessness Organization (ECHO) Letter in Support of State Funding for Homelessness Response. The Council discussed the letter.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approval of endorsement of the letter in support of state funding for homelessness response.

B. From the Mayor

C. From the City Manager

Homeless Situation Report

Jamie Spinelli, Homeless Response Manager, discussed the Homeless Situation Report.

Community Forum

This is the place on the agenda where the public is invited to speak to Council regarding any matter. Members of the public addressing Council are requested to give their name and city of residence for the record. Speakers are to limit their testimony to a total of three minutes. Up to 90 minutes will be allotted for the Community Forum.

Mayor McEnerny-Ogle opened the Community Forum and received testimony from the following community members regarding any matter:

- Marsha Joslin, Vancouver
- Rachael Ross, Vancouver
- Debra Taylor, Vancouver
- Bruce Barnes, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed Community Forum.

Adjournment

9:36 p.m.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9089EC5424...

Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

493E970414AF4BD...

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [Alex Luna](#)
To: [City Council](#)
Subject: Supporting Walkable Neighborhoods in Comprehensive Plan
Date: Monday, December 15, 2025 1:40:01 PM

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Good Afternoon Councilors,

I am writing to express my strong support for the preferred alternative in the ongoing Comprehensive Plan update. As a resident of Vancouver's Lincoln Neighborhood, I believe this plan represents a forward-thinking vision for our community—one that prioritizes people, connectivity, and inclusivity.

Specifically, I am encouraged by the focus on creating more walkable neighborhoods, expanding bike-friendly pathways, and developing inner-neighborhood spaces where residents can gather and connect. These initiatives are essential for fostering a stronger sense of community, improving public health, and making our city a more livable place for everyone.

Thank you for your hard work and dedication to shaping a better future for our city.

Warmly,
Alex Luna

From: keeneys.sh@gmail.com
To: "[Janet Keeney](#)"; [Kennedy, Rebecca](#)
Cc: [City Council](#); [Planning Commission](#); "[Rebecca Wright](#)"
Subject: RE: Comments on the Evergreen Highlands Rezoning Project
Date: Monday, December 15, 2025 11:22:16 AM
Attachments: [image001.png](#)

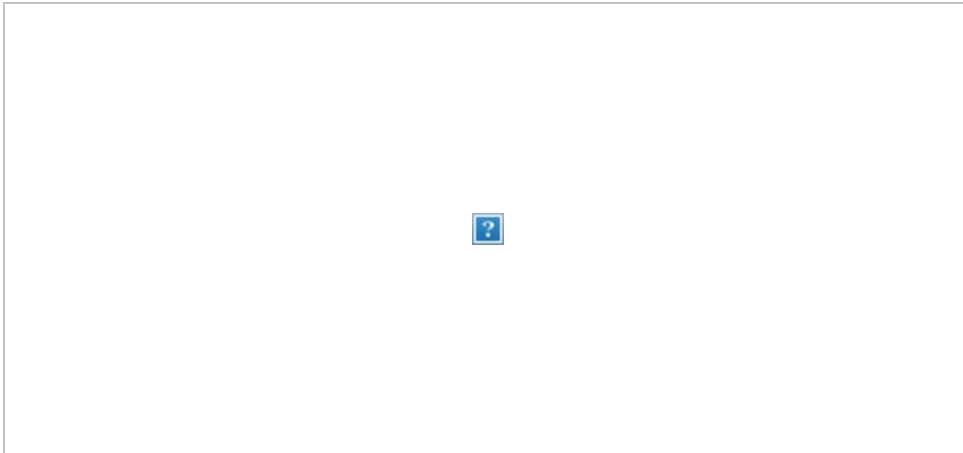
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Rebecca,

I am travelling and will not be in town for the zoning meeting.

I strongly disagree with the proposed medium scale neighborhood zoning on Highland Drive, and in particular I don't understand why the south side of Highland Dr between Burdick and Andresen has been included (radically changing the zoning mid-block on Burdick). Would my neighbor would be able to build a 5 story building up to 75 feet next to my lot — with no street in-between. Below is a rendering of my understanding of what could be built over our backyard. Please advise if I am mistaken and what I can do to voice my perspective if I am not in town this week.

Best regards,
Scott Keeney



-----Original Message-----

From: Janet Keeney
Sent: Tuesday, December 9, 2025 6:47 PM
To: rebecca.kennedy@cityofvancouver.us
Cc: Scott Keeney ; council@cityofvancouver.us; planningcommission@cityofvancouver.us; Rebecca Wright
Subject: Comments on the Evergreen Highlands Rezoning Project

Hello Rebecca,

I am writing to comment on the proposed rezoning in my neighborhood, Evergreen Highlands. I strongly disagree with the proposed medium scale neighborhood zoning on Highland Drive, and in particular I don't understand why the south side of Highland Dr between Burdick and Andresen has been included (basically changing mid-block on Burdick). Creating different intensities of use can create a broad range of issues. My neighbor would be able to build a 5 story building up to 75 feet next to my lot — with no street in-between Could you please enlighten me on the logic behind this particular change.

I am unable to attend the December 15th meeting, but I am upset about this process. We moved here because it was a quiet, residential neighborhood and changing to 5 story buildings is a radical

change.

I look forward to hearing from you.

Janet Keeney

[REDACTED]

Vancouver, WA 98661

From: [Vaughna Cochenour](#)
To: [City Council](#)
Subject: Fwd: Southcliff Geotechnical Concerns & Proposed Preferred Alternative
Date: Monday, December 15, 2025 10:21:04 AM
Attachments: [December 15 2025 Vaughna Cochenour.pdf](#)

You don't often get email from vaughnacochenour@gmail.com. [Learn why this is important](#)

----- Forwarded message -----

From: Vaughna Cochenour [REDACTED]
Date: Mon, Dec 15, 2025 at 10:18 AM
Subject: Southcliff Geotechnical Concerns & Proposed Preferred Alternative
To: [REDACTED]

Mayor and Council Members,

I will be in attendance at the meeting this evening, but wanted to submit a significant Geotechnical concern regarding Southcliff and Blanford Canyon.

I hope you will have an opportunity to review prior to the meeting this evening. Apologies for the lateness of this submission, but I hope the geotechnical aspect is being reviewed.

Best regards,
Vaughna Cochenour
[REDACTED]
Vancouver, WA 98661
[REDACTED]

December 15, 2025

Dear Mayor and City Council Members,

As you continue your work on Vancouver's Comprehensive Plan, I hope will accept my letter for consideration. Apologies for the lateness in submitting this, but after a recent review of the Proposed Preferred Alternative I have reasonable concerns.

In March 2025, we purchased our home located at 4609 Oregon Drive Vancouver, WA 98661. We were unaware of the Comprehensive Plan at the time, which would have been helpful given we sold our rural property in Oregon in part due to an ill proposed 151 acre subdivision within a few yards of our property. For the past two years, I have volunteered along with concerned citizens in Oregon to oppose the development, and we recently won a LUBA appeal.

Of significant concern for Vancouver's Comprehensive Plan and the Proposed Alternative Map, is the middle housing on lots located in the Southcliff neighborhood and particularly those adjacent to Blanford Canyon. A survey of our lot found it extends into Blanford Canyon, and in that area the ground is extremely soft. I can only assume there is the likelihood of geotechnical issues, and I hope the Planning Department has taken this under serious consideration. I question if the Planning Department has completed a geotechnical study for all lots adjacent to Blanford Canyon and if not, I would hope you require this before approving their preferred plan.

Beyond the geotechnical challenges, I am surprised and dismayed at the thought of historic neighborhoods being recklessly dismantled to make room for density. I understand and support creating necessary housing units and affordable housing in appropriate locations. However, I would ask that you strongly protect and preserve neighborhoods that hold Vancouver's history. These neighborhoods were carefully designed and supported by Vancouver Housing Authority, local government, and residents. Not preserving these is an incredible loss to our city and its residents.

Thank you for your time.

Vaughna Cochenour

[REDACTED]

Vancouver, WA 98661

[REDACTED]

[REDACTED]

From: [Heidi Cody](#)
To: [City Council](#)
Subject: ACE letter supporting preferred land use map
Date: Monday, December 15, 2025 8:00:47 AM
Attachments: [image001.png](#)
[12.15.25 ACE Preferred Land Use Map comment.rev.docx.pdf](#)

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Good morning,

Attached please find the slightly longer version of Alliance for Community Engagement (ACE) SW WA's letter supporting the City of Vancouver's preferred land use map. We will read a three minute version of this tonight. Thank you for your ongoing work.

Sincerely,

Heidi Cody



Heidi Cody (she/her)

SW WA Field Manager

Washington Conservation Action

ACE Coalition Manager

Evergreen Workers Union: Member of

Communications Workers of America Local 7800

[REDACTED]

[REDACTED]

Web www.waconservationaction.org

[REDACTED], Seattle, WA 98101

December 15, 2025

Alliance for Community Engagement (ACE) SW WA

Dear Mayor McEnery-Ogle, Vancouver City Council and planning staff,

Thank you for the extensive work and community engagement invested in the update to Vancouver's Comprehensive Plan. Alliance for Community Engagement (ACE) SW WA is a coalition of environmental, social justice, and environmental justice organizations, including Washington Conservation Action, Columbia Riverkeeper, Sierra Club Loo Wit, Vancouver Metro LULAC 47026, Friends of the Columbia Gorge, Friends of Clark County, Washington and Oregon Physicians for Social Responsibility, and Vancouver Audubon. Our members live, work, and organize across Vancouver. We appreciate the City's commitment to equity, public involvement, and a holistic vision for a healthy community.

ACE supports the City's preferred land use alternative map as the most equitable and climate-responsible approach to meeting Vancouver's projected need for 38,000 new homes by 2045. Distributing equitable housing growth across the entire city, rather than concentrating density in a limited number of neighborhoods, advances fairness, reduces displacement pressures, and better aligns with environmental justice principles.

ACE believes that no area of the city should prohibit middle housing. Allowing a diversity of housing types citywide supports affordability, enables multi-generational living, and ensures that all neighborhoods contribute to meeting community needs. At the same time, we recognize the importance of context-sensitive implementation, including case-by-case consideration where protecting significant natural assets like mature trees or critical habitat provides clear public benefit.

We appreciate that the preferred alternative integrates housing, businesses, and services in ways that reduce vehicle miles traveled, shorten commute distances, and improve access to daily needs. These land use strategies are essential to cutting greenhouse gas emissions and improving air quality, particularly for communities that have historically borne the greatest environmental burdens.

As the City moves forward, ACE urges the City of Vancouver to clearly articulate that all new development should meaningfully reduce its carbon footprint and maximize the use of renewable and natural resources. This includes prioritizing high-performance building standards; advancing green building codes and energy efficiency; solar readiness and on-site

solar generation where feasible; exploring urban wind energy opportunities; water efficiency; passive design strategies and low-carbon construction practices. Embedding these expectations into the Comprehensive Plan will help ensure that future growth aligns with Vancouver's climate commitments and long-term public health goals.

We strongly align with the Southwest Washington Equity Coalition's call for affordable housing everywhere, for everyone. Housing costs in Vancouver continue to rise faster than population growth, disproportionately impacting low-income households and communities of color. A comprehensive approach to affordability paired with equitable land use policies is essential to preventing displacement and fostering inclusive growth.

We commend the City for explicitly centering equity in its Climate Action Framework. Vancouver's most climate-exposed neighborhoods including Fruit Valley, Fourth Plain Boulevard, East 18th Street, and East Mountain View are areas where poverty, high renter populations, limited English proficiency, and environmental risks overlap. Prioritizing these communities for tree retention and expansion, improved water quality, green infrastructure, and climate resilience hubs is both equitable and necessary. Directing early investments to the neighborhoods facing the greatest cumulative impacts will deliver the greatest public benefit.

Finally, ACE would like to share a positive development that reinforces the importance of data-driven climate policy. The Washington Department of Ecology recently installed four additional SensWA air quality monitors in Vancouver, completing the set of five monitors promised to the city through Ecology's Overburdened Communities air monitoring program. This expanded monitoring network will provide critical data to evaluate emissions reduction strategies and protect public health. ACE has actively advocated for and tracked this commitment for over three years. We are delighted to share this news with you.

Thank you for your leadership and for the opportunity to comment. We look forward to continued collaboration to ensure Vancouver's Comprehensive Plan delivers equitable, climate-resilient, and healthy communities for current and future generations.

Sincerely,

Alliance for Community Engagement (ACE) SW WA

From: [Bianca Gonzalez](#)
To: [City Council](#)
Subject: Support for the Preferred Alternative Land Use Map
Date: Monday, December 15, 2025 7:15:17 AM

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Dear Mayor Anne and Vancouver City Council Members,

I am writing to express my strong support for the Preferred Alternative Land Use Map. This plan is an equitable path forward for Vancouver's growth and development over the next 20 years.

This map offers a vision of shared prosperity and fairness that Vancouver cannot afford to ignore at this stage of our growth.

I support this map because it reflects a community-driven vision, centering the voices of communities of color and others who have historically been excluded from decision-making, ensuring Vancouver's future is shaped by those most impacted. It also creates housing opportunities across the city, distributing affordable homes equitably so families can access safe, stable housing in every neighborhood. Equally important, through its zoning changes, it supports the creation of more living-wage jobs, which strengthens Vancouver's workforce and builds long-term economic resilience for all Vancouver citizens. Together, these elements make the Preferred Alternative Land Use Map the most equitable and common-sense path forward for the future of our city.

I urge you to approve the Preferred Alternative Land Use Map and take this important step toward a more inclusive, sustainable, and thriving city.

Sincerely,

Bianca Gonzalez

Resident of Vancouver- Walnut Grove

From: [Jude Wait](#)
To: [City Council](#)
Subject: Network of SUPPORT for Preferred Alternative MAP
Date: Sunday, December 14, 2025 8:11:39 PM
Attachments: [Support for Pref. Alt. Wellsave-Wait testimony 251215.pdf](#)

You don't often get email from wellsavellc@gmail.com. [Learn why this is important](#)

Dear City of Vancouver Council,

Please see the attached letter for the full details (2 pages)

Wellsave, LLC (social-environmental science and natural resource land use experts), alongside community partners, support the Preferred Alternative Map. We submit these comments as public testimony (by remote, in writing due in part to illness).

We agree with SWEC and other community-engaged network** organizations, and appreciate this map for several reasons:

Respectfully submitted,

Jude Wait, Ph.D., MiM

/ Farm and Food Justice Network / Western Institute for Agriculture and Food Security

/ Wellsave, LLC: R&D services in food system justice / social-environmental & natural resource sciences and planning / [REDACTED]

Public testimony by Jude Wait, Ph.D. / Wellsave, LLC

15 December 2025

Dear City of Vancouver Council,

Wellsave, LLC (social-environmental science and natural resource land use experts), alongside community partners, support the Preferred Alternative Map. We submit these comments as public testimony (by remote, in writing, due in part to illness).

We agree with SWEC and other community-engaged network** organizations, and appreciate this map for several reasons:

1. It distributes housing opportunities across the entire city.
2. It supports economic stability through zoning for more living-wage jobs.
3. It is deeply informed by community voices, especially communities of color and others who have historically been left out of decision-making conversations.

Vancouver's Preferred Alternative approach helps us all adapt to climate change, meet climate action goals, build equitable community resilience, and augment environmental mitigation measures further outlined in Vancouver and Clark County growth management plans. See also the Climate Chapter draft. ****

Additionally, urban agriculture* in many forms deserve a place in many of the zoning categories. For example, several urban farms are along BPA powerline easements, so have no formal physical address. We know several farming and market garden operations in or very near Vancouver. Existing and future food-growing and ecosystem habitat can be cultivated through projects such as greenhouse, nursery, rooftop, backyard gardens, public space community gardens, school and faith-based gardens, and "victory gardens" at no/low income shelter and tiny home projects, for examples. However zoned, new, existing, and densified development should consider incorporating community spaces for food and pollinator habitat. For example, Vancouver is a Bee City USA.***

Importantly, from a Farm and Food Justice Network** perspective, **urban density is essential** to preventing sprawl and losing farmland and other open space or resource lands which remain to be fostered and expanded within various urban-suburban interface, urban growth areas, and rural areas. To benefit the future of food production and agriculture in our region, the County and Cities, especially Vancouver, can partner to pursue voluntary Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) type incentives***** to help prevent the trends of farmland losses.

Thank you for your considerations, hard work, community engagement, and progress in proposing workable solutions, exemplified in the Preferred Alternative Map.

Respectfully Submitted,
Jude Wait, Ph.D.

NOTES

** Community engagement includes our membership in the Environmental Justice Coalition (EJC) as the **Farm and Food Justice Network**, alongside 14 other organizations to advise Clark County on the new Climate Element of the Growth Management Plan update.

* **Urban Agriculture** "includes farms marketing food in the city, farms located in urban neighborhoods, and producers beyond the city, and urban growth boundaries" (Wait, 2021). We use a broad definition of urban and peri-urban agriculture (UPA) as "production, processing, and distribution activities within and around cities and towns, whose main motivation is personal consumption and/or income generation, and which compete for scarce urban resources of land, water, energy, and labour that are in demand for other urban activities" (Gundel, 2006).'

*** "Vancouver, Washington is officially a Bee City USA, committing to pollinator health by increasing native habitats, reducing pesticides, and educating the public, thanks to a city council vote and efforts from the Vancouver Bee Project,

**** <https://clark.wa.gov/media/document/214506> Draft Climate Chapter

***** TDR/PDR, protect rural lands by allowing landowners to move development potential to urban "receiving areas" by selling their development rights for compensation, keeping the land in its highest and best rural and prime agricultural designation rather than conversion to urban pavement.

Sincerely,

Jude Wait, Ph.D., MiM

/ Farm and Food Justice Network / Western Institute for Agriculture and Food Security

/ Wellsave, LLC: R&D services in food system justice / social-environmental & natural resource sciences / wellsavellc@gmail.com

/ Urban Agrifood System Collaborative Action Research Education for BIPOC Community-led Equitable Food-Oriented Development in the Portland-Vancouver Metropolitan Region

/ Wait, J.A. (2021). Resilience of food farming in rapidly urbanizing regions (Ph.D. dissertation)

/ Residing in the homelands of Chinookan and Taidnapam peoples and the Cowlitz Indian Tribe, (aka Vancouver, Washington)

pronouns: they/their

From: [Peter L. Fels](#)
To: [City Council](#)
Subject: 12/15/2025 Agenda item #6 -- Support Preferred Land Use Alternative
Date: Sunday, December 14, 2025 8:02:13 PM

Peter Fels

[REDACTED]
Vancouver WA 98663

telephone: [REDACTED] • [REDACTED]

RE 12/15/2025 Agenda item #6; Support Preferred Land Use Alternative

Dear Mayor and Councilmembers:

I support the Preferred Land Use Alternative presented to you Monday and urge you to *vote in favor*.

The PLUA does many positive things. It complies with Washington law which does away with single family zoning in favor of allowing multifamily housing in all neighborhoods. It distributes new housing units equitably throughout the City rather than concentrating large apartment buildings in just a few areas of town. By increasing multiuse in centers and corridors it reduces VMTs and makes neighborhoods more complete, with local shopping and transportation available. I believe increased density will also allow neighborhood schools to have an ongoing supply of children, thus eliminating the problem of underpopulated schools in some areas and the need to build new schools in other areas. Overall the PLUA does much to meet Council's priorities and meet future needs.

As noted in the staff report, the PLUA represents significant change in the community and generates fear and concern for some community members. I am privileged to live in a part of town which is currently zoned for single family housing. (There are occasional duplexes but they are barely noticeable and seldom commented on. We also recently have seen the addition of new ADUs, which do not seem to be creating any problems.) When I have suggested to my friends and neighbors that we could accommodate a variety of additional housing such as smaller lots, duplexes, tri- and fourplexes, some have said "but it will change the character of the neighborhood". In my opinion, changes to my neighborhood and other single family zoned neighborhoods will be gradual and will be for the better.

I have seen neighborhoods in this country and others where multifamily housing is intermixed with neighborhood shops and single family housing. Those neighborhoods are comfortable, busy, diverse, interesting and friendly. They are also environmentally less destructive.

As also noted in the staff report, changes will be gradual. What are now single-family dwellings may be converted, but are unlikely to be converted all at once. I think people will get used to the changes. I don't think property values will decrease. Even if some values do not rise as much as they might in exclusive neighborhoods, it is not fair to give that concern greater weight than the need for more affordable housing throughout the city. The PLUA is designed so that more people will be able to afford to live in whatever neighborhood they choose.

Please vote for the Resolution to approve the Preferred Land Use Alternative.

Thank you.

Peter Fels

From: [Don Steinke](#)
To: [City Council](#)
Subject: I support your preferred alternative zoning map
Date: Sunday, December 14, 2025 7:30:33 PM

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I write in support of your resolution to adopt the preferred alternative zoning map.

We learn from history, that we don't learn from history.

The possibility of adding housing units in existing developments has been resisted by neighbors every time the issue comes up. And yet after it is done, people say . . . well oh that's ok.

For example, our son lives near 42nd and Stark in Portland, 2 blocks from the famous Peacock Lane and 3 blocks from Laurelhurst Park. Their neighborhood is full of attractive multifamily developments. People resisted them when they were built 60 years ago, but it is still a quiet neighborhood with the same feel. I've never heard any complaints.

In my son's neighborhood, when existing residents die of old age, people complain about the young people moving in and changing the neighborhood. People don't like change. They expect their neighborhood to stay the same forever. But that has never happened anywhere . . . anytime in history.

Our son got lucky, but many if not most young families can't afford to live near where they grew up.

Sprawl is not a good option. It forces young families to own two cars and drive longer distances for nearly everything. That in turn increases the cost of building and maintaining our streets and roads.

Our medical assistants, reporters, librarians, grocery clerks, and food service workers should be able to live in the city they work in.

The GMA requires us to plan for 38,000 more housing units as infill development if possible and rezoning if not.

The GMA also requires that we develop plans to reduce emissions and miles traveled per capita. It's the law.

Don Steinke

From: [Diane Wills](#)
To: [City Council](#)
Subject: Comments on land use plan from a Southcliff resident
Date: Sunday, December 14, 2025 6:50:07 PM

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To the city council:

I understand why this plan is being considered and am sympathetic to the homeless issue and ever-rising cost of housing.

But what upsets me is the city has had a plan to re-develop the Tower Mall location for at least a decade now. I attended a city meeting in early 2016 to provide feedback on the preferred alternatives for Tower Mall development. I marked as my preferred alternative the plan that added a lot more housing. We were told construction would start in a couple of years. 10 years later and the only development that has happened there is a children's cycling park.

If you can't keep a promise to redevelop the Tower Mall location, why are you ruining our Southcliff neighborhood? I bought into this neighborhood with the intention of planting native trees and providing a small oasis for wildlife in my large yard, and have already planted several trees that, over the years, should grow very large. Now all my work is for naught.

I did look at the preferred alternatives, and of all the alternatives listed, the preferred alternative is by far the best (or, the "lesser of evils"). The first alternative adds a lot less housing in areas near Mill Plain and McGillivray but adds mixed-use development to parts of Southcliff which I find very undesirable, and similarly for the second alternative. I am strongly against both of the alternatives, so if you move forward with the plan to redevelop Southcliff and Vancouver in general, I prefer the preferred alternative.

However I would prefer you keep Southcliff untouched, or, at worst, just mark the properties that border Mill Plain for medium-scale housing. I know at least three neighbors whose homes border Mill Plain who would like the opportunity to redevelop their land for medium-scale housing, whereas the other neighbors want to keep the character of the neighborhood the same. If just the Mill-Plain-bordering lots are zoned for medium-scale housing, I feel that will minimize the effects on the neighborhood as a whole and I could live with that (my home faces one of those homes bordering Mill Plain and is next door to another one; I could live with those lots being redeveloped into apartments/condos/etc.).

Diane Wills
[REDACTED]
Vancouver, WA

From: [Veronica Christie](#)
To: [City Council](#)
Subject: Public Comment: Preferred Alternative Land Use Map
Date: Sunday, December 14, 2025 1:47:12 PM

You don't often get email from [redacted] [Learn why this is important](#)

Dear City Council,

Recently, I felt both moved and reassured by the high-level information shared by Rebecca Kennedy and Siobhana Ewen (through SWEC) recently regarding the City of Vancouver's commitment to equity and to improving opportunity and quality of life for its residents.

It is expected that growth in Vancouver's population will continue. Managing it thoughtfully over the next 20 years, rather than reacting overnight, allows the city to avoid urban sprawl and incompatible development. As a resident, I experience some of the consequences of inaccessibility. Such as... I often drive friends to meet basic needs, such as grocery runs or to participate in recreational activities, because the current landscape and transportation options do not fully support them, as they do not own their own vehicles. I have also witnessed the growing scarcity of housing and how it contributes to our homelessness crisis, especially noticing the increased homelessness around Clark County's Superior Court and the Amtrak Train Station. Increasing housing availability can fundamentally improve lives by creating stability and access.

By taking care of our people and better foundationalizing their independence by increasing opportunities, we strengthen our ability to care for one another, fostering a true sense of community. This sense of connection erodes when people are forced into survival mode because their basic needs are unmet. We have the opportunity to better equip our people for the success we all need - so let's do it!

Ultimately, as a resident of Vancouver, I support the Alternative Land Use Map as part of the Comprehensive Plan 2045. This plan represents an ethical and intentional path to better serve the people who love Vancouver and want to belong here.

--
Wanna talk about it? [Schedule time with me here](#)
Strength Through Support:
[Nonprofit Service Offerings](#)
[Music Clinics, Recordings, and Ensemble Management](#)

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Communication & Response Disclaimer
I believe in dismantling [urgency culture](#) and creating work environments that prioritize thoughtfulness, sustainability, and well-being. While I do receive and appreciate every message, I may not respond immediately. I take the time needed to provide clear and intentional responses that reflect the care I put into all my work.
If your message is time-sensitive, feel free to note that—and I'll do my best to prioritize accordingly. Otherwise, you can expect a response within a reasonable timeframe that supports both your needs and a healthy, sustainable workflow.

Privacy & Confidentiality
Any information you share via email or direct message is treated with care and discretion. I maintain a commitment to confidentiality and will not disclose sensitive details without your express permission. Likewise, I ask that you treat any communications, documents, or shared materials from me as confidential unless explicit consent is given to share them. This mutual respect for privacy supports trust, transparency, and integrity in how we work together.
Thank you for honoring a more mindful and collaborative pace—and for upholding mutual respect in our communications.

🎵 Love Music? Check this out: [Ruby Ibarra - Bakunawa](#)



Veronica Tyler Christie

she/her/bleird

Nonprofit Business Administration

Chromatic Brass Collective - Performance Member

MAGFest Board of Directors - President

Bass Trombonist on good days

[Schedule time with me here](#)

📞 [redacted]
✉️ [redacted]
📍 Portland Metropolitan Area



From: [Tom Paulu](#)
To: [City Council](#)
Subject: Our Vancouver - Preferred Alternative Map
Date: Sunday, December 14, 2025 7:33:36 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To: Vancouver City Council members and staff

I am not able to attend the Dec. 15 Vancouver City Council meeting but I would like to comment on the proposed Comprehensive Plan and revised land use zones. Adopting them appears to be a foregone conclusion.

I understand that the goal is to provide more housing opportunities for lower costs. However, many residents who live in houses in what used to be called "single-family" zones will likely not be happy when they find out what it means for their neighborhoods.

My street, West 38th, is now zoned for low-density residential. According to the plan's "Preferred Alternative," my neighborhood will become a "medium-scale neighborhood" where five-story buildings will be allowed.

I have lived in rental units for much of my life and I appreciate the need for them. Once I was able to live in a house, I assumed that there wouldn't be a five-story apartment next door. I expect that future city council members and city staff will start hearing numerous complaints if such buildings arrive.

Thank for this opportunity to comment.

Tom Paulu
Lincoln neighborhood

From: [Diana Luis-Contreras](#)
To: [City Council](#)
Subject: Land Map
Date: Saturday, December 13, 2025 2:27:39 PM

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I support the map and for a better Vancouver.

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Adopt the preferred alternative plan
Date: Monday, December 15, 2025 12:28:26 PM

Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | Desk: 360-487-8641
www.cityofvancouver.us

-----Original Message-----

From: Tonya Enger <[REDACTED]>
Sent: Monday, December 15, 2025 12:26 PM
To: City Council <council@cityofvancouver.us>
Subject: Adopt the preferred alternative plan

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Council,

Please accept the preferred alternative land use plan for the Vancouver comp plan. Increased density and zoning for walkable cities is going to be crucial for expanding quality of life, equity, and smart planning for a future in consideration of climate change and population growth.

Increased density and zoning for businesses in every neighborhood decrease our reliance on fossil fuels and expand the efficiency of resource use. By allowing businesses in neighborhoods we increase the opportunity for thriving and accessible use of city space while increasing the walkability and equity.

As Vancouver currently is planned for land use - we are extremely dependent on automobiles and fossil fuels- walk ability is low and there is little incentive for folks to invest in their own neighborhoods. When we have few opportunities to convene shorter distances to our homes and neighborhoods - community building is stifled and we become more isolated and dependent on fossil fuels.

Please accept the Preferred Alternative Land use plan for Vancouver and allow Vancouver to join the 21st century with smart land use and density planning.

Thank you.
Tonya Enger
Northwood neighborhood.

Sent from my iPhone

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Vancouver City Council: Approving the Preferred Alternative Land Use Map for the Comprehensive Plan
Date: Monday, December 15, 2025 12:06:21 PM

Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Emily Borden <[REDACTED]>
Sent: Friday, December 12, 2025 6:12 PM
To: City Council <council@cityofvancouver.us>
Subject: Vancouver City Council: Approving the Preferred Alternative Land Use Map for the Comprehensive Plan

You don't often get email from emilyborden@gmail.com. [Learn why this is important](#)

Dear Council,

I live two blocks from the mini-homes/transitional housing on Esther Street and Evergreen. When they were built I was concerned about a possible negative impact in the surrounding neighborhood.

There has been no impact. In fact, on the rare occasion I encounter someone living there they are very polite and considerate. If anything, it seems that crime has gone down.

We must not give in to these unfounded fears and help the people who need it!

Thank you for your consideration,
Emily Borden

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Iron Partners Prperty LLC b [SWBE-PDX.FID4771547]
Date: Monday, December 15, 2025 12:05:18 PM
Attachments: [image002.png](#)
[image003.png](#)

Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Horenstein, Stephen W. <[REDACTED]>
Sent: Friday, December 12, 2025 3:58 PM
To: City Council <council@cityofvancouver.us>
Subject: FW: Iron Partners Prperty LLC b [SWBE-PDX.FID4771547]

Please forward to each council member.

[Stephen Horenstein](#)

Shareholder
[REDACTED]
[REDACTED]
[REDACTED]



From: Horenstein, Stephen W.
Sent: Friday, December 12, 2025 3:45 PM
To: Kennedy, Rebecca <rebecca.kennedy@cityofvancouver.us>
Cc: Erik Paulsen [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Iron Partners Prperty LLC b [SWBE-PDX.FID4771547]

Hi Rebecca,

As we recently discussed, we represent Iron Partners LLC, a real estate entity owned by former principals of Oregon Ironworks. This property is located within Columbia Business Center but is owned separately from the Killian Pacific entities.

I have attached a picture of our client's fabrication building and one of the three parcels owned outside of and adjacent to this building, used as lay down space. I've also attached links to the property fact sheets from Clark County, GIS, each of which shows the location of the parcels.

As I indicated, our client does not object to the application of the Regional Activity Center comprehensive plan designation to its property, SO LONG AS its use as an industrial fabrication facility continues for as long as it its owners choose to and without at any point becoming a nonconforming use.

We understand that as part of the application of the Regional Activity Center plan designation to the remainder of CBC, an industrial overlay zone will be simultaneously applied to protect industrial activity unless and until requests are made to remove particular buildings or areas within CBC from that overlay. This also works for the Iron Partners properties and any such request for those properties is likely many years in the future, if ever.

If for some reason the industrial overlay zone is delayed beyond the application of the RAC to all of the properties within CBC, we will want to protect the current industrial zoning for Iron Partners as a protected use to avoid any gap in permitted land uses on the Iron Partners properties. We will monitor closely the process as it goes forward and reach out to you if we become concerned about this.. Please do provide us documentation for the RAC and industrial overlay as it becomes available

Thanks in advance for all your cooperation on this... Steve

<https://gis.clark.wa.gov/gishome/propertyReports/?account=31087005>

<https://gis.clark.wa.gov/gishome/propertyReports/?account=31074005>

<https://gis.clark.wa.gov/gishome/propertyReports/?account=37763000>

Stephen Horenstein

—

Shareholder

[REDACTED]
[REDACTED]
[REDACTED]

Schwabe

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From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Comments on the Evergreen Highlands Rezoning Project
Date: Monday, December 15, 2025 11:57:21 AM
Attachments: [image001.png](#)

Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Janet Keeney [REDACTED]
Sent: Tuesday, December 9, 2025 6:47 PM
To: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Comments on the Evergreen Highlands Rezoning Project

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Rebecca,

I am writing to comment on the proposed rezoning in my neighborhood, Evergreen Highlands.

I strongly disagree with the proposed medium scale neighborhood zoning on Highland Drive, and in particular I don't understand why the south side of Highland Dr between Burdick and Andresen has been included (basically changing mid-block on Burdick). Creating different intensities of use can create a broad range of issues. My neighbor would be able to build a 5 story building up to 75 feet next to my lot — with no street in-between. Could you please enlighten me on the logic behind this particular change.

I am unable to attend the December 15th meeting, but I am upset about this process. We moved here because it was a quiet, residential neighborhood and changing to 5 story buildings is a radical change.

I look forward to hearing from you.

Janet Keeney
[REDACTED]
Vancouver, WA 98661



Why these lots zoned for medium scale - 5 story 75 foot building

While these lots that are not separated by a street or alley remain zoned low scale neighborhood.

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Written Comment for 12/15 Council Meeting: Support for Equity Priorities in the Comprehensive Plan
Date: Thursday, December 11, 2025 4:56:44 PM
Attachments: [City Council 12_15 Written Comment OWI Education Services.pdf](#)

Testimony

Sarah Dollar | Executive Assistant to the City Council

Pronouns: She/Her/Hers

CITY OF VANCOUVER, WASHINGTON

City Manager's Office (CMO)

Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641

www.cityofvancouver.us

From: Abby Hollopeter [REDACTED]
Sent: Thursday, December 11, 2025 11:52 AM
To: City Council <council@cityofvancouver.us>
Subject: Written Comment for 12/15 Council Meeting: Support for Equity Priorities in the Comprehensive Plan

You don't often get email from abbyh@odysseyworld.org. [Learn why this is important](#)

Dear Vancouver City Council,

Odyssey World International Education Services— a Black women-led nonprofit advancing social, racial, and economic justice in Vancouver— strongly supports the priorities in the Preferred Alternative Map.

What we heard from community members:

This spring, we engaged over 50 underserved and underrepresented residents about the Comprehensive Plan. Their priorities were clear and consistent:

- Affordable housing across **all** neighborhoods
- Reliable transportation
- Access to essential services (childcare, healthcare, groceries)
- Quality jobs and pathways to homeownership

Our key recommendations:

- Equity must guide the Plan: All types of housing should be available in every neighborhood, not only along major corridors.
- Grow where services already exist: Areas with strong access to schools, parks, transit, and healthcare are appropriate for added housing and job growth.
- Protect and expand family-supporting jobs: Land-use policies should make space for industries like manufacturing and production that provide stable employment without requiring advanced degrees.

Vancouver must be inclusive, resilient, and full of opportunity for all residents. A full

version of our comment is attached.

Thank you for your commitment to building a more equitable and welcoming city.

Sincerely,

Abby Hollopeter (she/her)

Community Impact Coordinator

Odyssey World International Education Services



www.odysseyworld.org





Odyssey World
International Education Services

www.odysseyworld.org

Dear Vancouver City Council,

We continue to strongly support the priorities outlined in the Preferred Alternative Map developed by City Planning Staff—including expanded housing in high-opportunity areas, increased availability of affordable housing types, improved access to transit and essential services, and more job opportunities for **all** residents as Vancouver grows in the coming years.

Odyssey World International Education Services—a Black women-led nonprofit in Vancouver advancing social, racial, and economic justice—is well positioned to advocate for these essential elements of the Comprehensive Plan. This spring, we engaged more than 50 underserved and underrepresented community members in conversations about the Plan to ensure their priorities were represented. What we heard aligns with what we experience every day: Vancouver residents need better access to affordable housing, reliable transportation, good jobs, essential services, and pathways to homeownership. These fundamental building blocks of a thriving life remain out of reach for many.

The Comprehensive Plan must advance equity, and equity requires that all types of residents have access to housing in every neighborhood—not only along major corridors. Thoughtful growth planning creates a city that truly welcomes everyone. Expanding housing and jobs, paired with access to grocery stores, childcare, healthcare, and other essential services, will strengthen an inclusive and resilient Vancouver. Because every neighborhood will need to evolve to meet the city's housing and job targets, we believe areas already well served by schools, parks, healthcare, transit, and other critical services are especially appropriate for this growth.

Finally, equity also means ensuring access to quality, family-supporting jobs—such as those in manufacturing and production—that do not require advanced degrees. A land-use plan that makes room for these opportunities will help Vancouver remain a place of prosperity and upward mobility for all.

Thank you for your continued commitment to building a more equitable and inclusive Vancouver.

Sincerely,

Odyssey World International Education Services

December 15, 2025

Odyssey World International Education Services

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Comments Regarding LTAC Findings and Ethics Code Clarification
Date: Thursday, December 11, 2025 4:52:06 PM

Good afternoon Council,

Please see the below comment from a community member regarding an item on the agenda from this Monday. I will add this to the testimony for 12/15 since it was received after the noon deadline.

Thanks,

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Jesscia Cole [REDACTED]
Sent: Monday, December 8, 2025 4:25 PM
To: City Council <council@cityofvancouver.us>
Subject: Comments Regarding LTAC Findings and Ethics Code Clarification

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Members of the Vancouver City Council,

I am writing to express my support for the findings that absolve Councilor Harless of any wrongdoing in her role as LTAC Chair. Regarding the question of whether she avoided the appearance of impropriety, it is clear that she consulted with the City Attorney's Office and followed the guidance she was given. Based on that, I do not believe there was any misconduct on her part.

This situation, however, highlights the need for clearer guidance. It may be worthwhile for the city to update or clarify its ethics code so that councilors and community members have a shared understanding of what is expected in similar situations moving forward. Doing so could help prevent confusion, avoid unnecessary investigations, and reduce associated costs for the city.

Although I am not a Vancouver resident, I have attended Battle Ground LTAC meetings, am familiar with the process and intent behind LTAC reimbursement programs, and

have also attended multiple Vancouver events supported by LTAC funds (though not the one currently in question). I also want to reaffirm the purpose of LTAC reimbursement funding: to support organizations in hosting events that generate economic activity—benefiting local hotels, small businesses, and tourism-related services, rather than providing revenue to the organizations themselves.

Thank you for your time and for your continued service to the community.

Sincerely,
Jessica Cole