



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

November 10, 2025

Workshops: 4:15 - 5:45 p.m.

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

The City Council Meeting was held on 11/10/2025 at 4:15 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-11-10-25-2025111004/>

Comprehensive Plan Update

(Approximately 45 minutes)

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

Staff led Council through a discussion of the Comprehensive Plan Update.

Councilmember Paulsen was absent from the workshop.

Councilmember Hansen was late to the workshop.

Title 14 Code Changes

(Approximately 45 minutes, to immediately follow the previous workshop)

Chris Malone, Public Works Finance and Asset Manager,
chris.malone@cityofvancouver.us

Staff led Council through a discussion of the Title 14 Code Changes.

Councilmember Paulsen was absent from the workshop.

Council Dinner / Closed Session Re: Collective Bargaining RCW 42.30.140(4) (45 minutes) 5:45 - 6:30 p.m.

Mayor McEnery-Ogle announced the Council would be entering into a closed session from 5:45-6:30 p.m. to discuss Collective Bargaining.

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-11-10-25-2025111005/>

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 Stober, Councilmember Hansen, Mayor McEnery-Ogle

Absent: Councilmember Paulsen

Motion by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 6, No: 0, Abstaining: 0, to excuse Councilmember Paulsen from the meeting. Absent from vote: Councilmember Paulsen.

Approval of Minutes

Minutes - October 13, 2025

Motion by Councilmember Hansen, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to approve the October 13, 2025, Meeting Minutes. Absent from vote: Councilmember Paulsen.

Proclamations

37th Annual Lough Legacy Veterans Parade

Mayor McEnerny-Ogle read and presented a proclamation to Larry Smith, Chairperson of the Community Military Appreciation Committee (CMAC), and Temple Lentz, President/CEO of the Historic Trust, proclaiming November 11, 2025, as 37th Annual Lough Legacy Veterans Parade.

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:

- *Marlaina Sullivan, Vancouver*
- *Tabor Kelly, Vancouver*
- *Jonathan Wheeler, Vancouver*
- *Jason Cromer, Vancouver*
- *Miriam Hammer, Vancouver*
- *Valerie Verhei, Vancouver*
- *Eric Prileson, Vancouver*
- *Israel Lopez, Vancouver*
- *Gabriela Ewing, Vancouver*
- *Brittini Lasseigne, Vancouver*
- *Josh Harmon, Vancouver*
- *Bryan Watson, Vancouver*
- *Tom Christensen, Vancouver*
- *Parker Graham, Vancouver*
- *Siobhana McEwan, Vancouver*
- *Bruce Barnes, Vancouver*

- *Brad Erhart, Vancouver*

There being no further testimony, Mayor McEnerny-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 2, 3, and 4 for discussion.

Motion by Councilmember Hansen, seconded by Councilmember Stober, and Yes: 6, No: 0, Abstaining: 0, to approve Items 1, and 5-8 on the Consent Agenda. Absent from vote: Councilmember Paulsen.

Motion by Councilmember Stober, seconded by Mayor McEnerny-Ogle, and Yes: 6, No: 0, Abstaining: 0, to approve Item 2 on the Consent Agenda. Absent from vote: Councilmember Paulsen.

Council discussed Item 3 with staff and chose to remand the item back to staff to bring back at a later date and asked staff to provide more information upon the return.

Motion by Councilmember Stober, seconded by Councilmember Harless, and Yes: 4, No: 2, Abstaining: 0, to approve Item 4 on the Consent Agenda. Absent from vote: Councilmember Paulsen. Councilmembers Hansen and Perez voted No.

1. Bid Rejection – Council Chambers Renovation – ITB 25-40 Staff Report: 223-25

Request: On Monday, November 10, 2025, reject all bids for ITB 25-40 to allow staff to begin a new solicitation for the project.

Brian Taylor, Operations Superintendent, Wyatt Jones, Capital Projects Project Manager, Julia Denton, Senior Procurement Specialist,
brian.taylor@cityofvancouver.us, Wyatt.Jones@cityofvancouver.us,
julie.denton@cityofvancouver.us

Motion approved the request.

2. Resolution Adopting the Official City Flag

A RESOLUTION describing and adopting a new official flag of the City of Vancouver.

Staff Report: 224-25

Request: On Monday, November 10, 2025, approve the adoption of the new official City flag.

Laura Shepard, Communications Director,
laura.shepard@cityofvancouver.us

Motion adopted Resolution M-4357 to approve the request.

3. Multi-Family Tax Exemption Certificate Extension — Green Leaf Uptown Apartments

A RESOLUTION of the City Council of the City of Vancouver approving a contract with Green Leaf Uptown LLC, a Delaware limited liability company (Applicant) to extend, for 12 years, an expiring 8-year market-rate multifamily tax exemption final certificate for the 167-unit Green Leaf Apartments project located at 1700 Main Street, Vancouver WA 98660 (Property) (Exhibit A).

Staff Report: 225-25

Request: On Monday, November 10, 2025, adopt the resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption extension and take any and all action necessary to enforce the terms thereof.

Bryan Monroe, Associate Housing Project Coordinator,
bryan.monroe@cityofvancouver.us

Item was remanded back to staff.

4. Ordinance Amending Vancouver Municipal Code Title 19 — Parking Provisions

AN ORDINANCE relating to the Parking Code for the City of Vancouver under Vancouver Municipal Code (VMC) Title 19; amending VMC sections 19.02.040 (B) relating to Limited Parking; 19.10.040 relating to Parking for persons with disabilities; 19.04.030 relating to Parking meter installation and time limits; 19.11.060 relating to Zone3—Parking meter fees; providing for severability; and setting an effective date.

Staff Report: 226-25

Request: On Monday, November 10, 2025, advance the ordinance, setting the date for the second reading and public hearing for November 17, 2025.

Gabe Montez, Parking District Manager,
Gabriel.Montez@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

5. 2026 Affordable Housing Property Tax Levy

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 227-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

6. 2026 Preservation of Levy Capacity

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

Staff Report: 228-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

7. 2026 Ad Valorem Taxes

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for alternative levies depending on whether Proposition No. 5 is approved or rejected by the registered voters of the City of Vancouver; and providing for an effective date.

Staff Report: 230-25

Request: On November 10, 2025, advance the ordinance on first reading, setting the date of second reading and public hearing for November 17, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for November 10, 2025.

Motion approved claim vouchers in the amount of \$7,362,073.50.

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.

9. Ordinance Authorizing 2026 Rate Adjustments for City of Vancouver Garbage, Recycling and Organics Collection Contract

AN ORDINANCE relating to rate setting for collection of solid waste, recyclable materials and organics, and amending certain sections of VMC 6.12 to increase or adjust 2026 rates and charges consistent with approved utility user taxes and rates and in accordance with current contracts; providing for savings, severability and an effective date.

Staff Report: 219-25

Request: On Monday, November 10, 2025, subject to second reading and public hearing, approve the proposed Ordinance.

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

William Elder, Environmental Services Manager, provided an overview of the Ordinance Authorizing 2026 Rate Adjustments for City of Vancouver Garbage, Recycling and Organics Collection Contract.

Council discussed the item briefly with staff.

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

- *Brad Erhart, Vancouver*

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

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 6, No: 0, Abstaining: 0, to approve Ordinance M-4519. Absent from vote: Councilmember Paulsen.

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

Fourth Plain for All Investment Strategy Implementation Update

Shannon Williams, Senior Planner, Paul Porter, Planner, and Gabriella Benitez Bella Sol, City Planning Intern, discussed the Fourth Plain for All Investment Strategy Implementation Update.

Adjournment

9:14 p.m.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9089EC5424...

Anne McEnerny-Ogle, Mayor

Attest:

Signed by:

Anthony Glenn

Anthony Glenn, Deputy 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: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Written Comment: 11/10 City Council Meeting
Date: Monday, November 10, 2025 1:14:12 PM
Attachments: [City Council 11_10 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: Monday, November 10, 2025 11:55 AM
To: City Council <Council@cityofvancouver.us>
Subject: Written Comment: 11/10 City Council Meeting

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

Hello Vancouver City Council,

Please see the attached PDF for Odyssey World International Education Services' written comments regarding the Comprehensive Plan Preferred Alternative Map for the November 11 City Council Meeting.

Thank you!

Abby Hollopeter (she/her)
Community Engagement Coordinator
Odyssey World International Education Services
[REDACTED]
www.odysseyworld.org

[REDACTED]



Odyssey World
International Education Services

www.odysseyworld.org
360.326.8565

Dear Vancouver City Council,

Odyssey World International Education Services, a Black women–led nonprofit in Vancouver advancing social, racial, and economic justice, strongly supports the priorities outlined in the Preferred Alternative Map developed by City Planning Staff.

This spring, we engaged over 50 community members in discussions about the Comprehensive Plan to ensure our understanding of community priorities. What we heard echoed what we see every day: Vancouver residents need better access to affordable housing, reliable transportation, good jobs, essential services, and pathways to homeownership. These cornerstones of a thriving life remain out of reach for many, especially the BIPOC and underrepresented communities we serve.

Equity means housing for all types of residents, homeowners, renters, and income-restricted renters alike, across every neighborhood, not just along major corridors. Thoughtful growth planning creates a city that truly welcomes everyone. Expanding housing and jobs, alongside access to grocery stores, childcare, and healthcare, builds a more inclusive and resilient Vancouver.

Transportation equity is also essential. Owning a car is costly and environmentally taxing, so walkable neighborhoods and accessible public transit should be everyday options for all residents, not privileges for a few.

Finally, equity includes access to quality jobs that support families, such as those in manufacturing and production that do not require advanced degrees. A land use plan that creates space for these opportunities will help Vancouver remain a place of prosperity and upward mobility.

As we grow, we must also protect existing communities. New housing and jobs can lead to displacement without safeguards in place. We urge the Council to adopt a land use map that invests in anti-displacement measures and ensures that growth lifts all of us.

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

Sincerely,

Odyssey World International Education Services

November 10, 2025

Odyssey World International Education Services

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Comment on Nov 10 City Council Meeting
Date: Monday, November 10, 2025 11:38:45 AM

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: James Wu <[REDACTED]>
Sent: Monday, November 10, 2025 11:06 AM
To: City Council <council@cityofvancouver.us>
Subject: Comment on Nov 10 City Council Meeting

You don't often get email from jamesjwu83@gmail.com. [Learn why this is important](#)

Hello,

My name is James and I own property in Hazel Dell.

I wanted to speak in support for the comprehensive plan. Upzoning in a city in general has no downsides and only has upsides. People will be able to live in better neighborhoods that would be able to support more frequent transit as well as more shops and restaurants. Density in general just leads to better cities. Existing property owners would be able to sell their houses for more too as the city improves around them and their property values increase as a result.

--

[James Wu, IT Consultant](#)

[REDACTED]
linkedin.com/in/jameswu83

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Comp Plan
Date: Monday, November 10, 2025 11:35:08 AM

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: Jan V <[REDACTED]>
Sent: Monday, November 10, 2025 9:18 AM
To: City Council <council@cityofvancouver.us>
Subject: Comp Plan

I hope to see you tonight, but just in case I can't— I support the work you have done for the Comp Plan!
Thank you
Jan Verrinder

Sent from my iPhone

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Draft Preferred Alternative Map Comment from Southcliff
Date: Monday, November 10, 2025 11:31:00 AM
Attachments: [Draft Preferred Alternative Memo Re Southcliff Map and 8-19 Memo 111025.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: Elson Strahan <[REDACTED]>
Sent: Monday, November 10, 2025 9:08 AM
To: City Council <Council@cityofvancouver.us>
Cc: Chatham Olive <[REDACTED]>; Bob Douglass <[REDACTED]>
Subject: Draft Preferred Alternative Map Comment from Southcliff

Dear Vancouver City Council Members,

Attached is a memorandum addressing concerns about Medium-Scale parcel overlays along the high voltage transmission line corridor in Southcliff, which the Southcliff Neighborhood is requesting be removed.

Thank you.

Elson Strahan

To: Vancouver City Council Members

From: Elson Strahan, Southcliff Neighborhood Task Force Lead – Comp Plan 2045
Chatham Olive, Co-Chair, Southcliff Neighborhood Association
Bob Douglass, Co-Chair, Southcliff Neighborhood Association

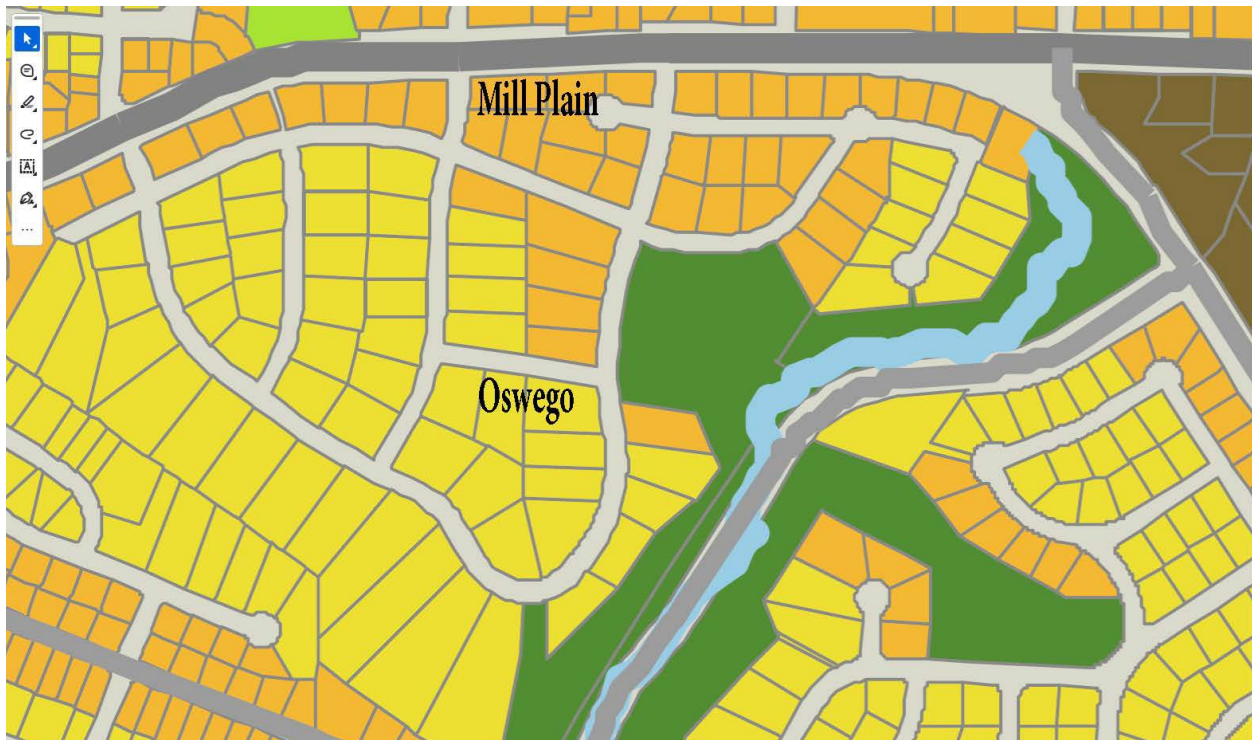
Date: November 10, 2025

Subject: Draft Preferred Alternative Southcliff Map

The Draft Preferred Alternative Map of Southcliff is a significant improvement to zoning overlays outlined in Alternatives 1 and 2, as the inclusion of Mixed-Use along the north side of the neighborhood bordering Mill Plain Blvd. has been removed. That Mixed-Use overlay has been replaced with a Medium-Scale overlay, in addition to the already designated Medium-Scale overlays contained in the Alternatives.

As outlined in the attached August 19, 2025 memorandum, a significant number of parcels from Oswego to Mill Plain are within a high voltage transmission line corridor which are energized at 115kV (115,000 volts) and are subject to a 100-foot easement. A Medium-Scale overlay would not be appropriate with permitted development of up to 5 stories (75 feet) along this corridor.

Accordingly, the Southcliff Neighborhood requests that the Medium-Scale overlay be removed from parcels within the transmission line corridor.



To: Rebecca Kennedy, Deputy Director, Community Development
Bryan Snodgrass, Principal Planner
Chad Eiken, Director, Community Development, SEPA Responsible Official
Meredith Herbst, Associate Planner, Community Development

From: Southcliff Neighborhood Association
Chatham Olive, Co-Chair
Bob Douglass, Co-Chair
Elson Strahan, SNA Task Force Lead – Comprehensive Plan Update 2045

Date: August 19, 2025

Subject: Transmission Line Conflict for Alternatives 1 & 2 in the Southcliff Neighborhood

Both Alternatives 1 and 2 contemplate an overlay of Mixed-Use and Medium-Scale development between Manzanita Way and Umatilla Way, north from Oswego Drive to East Mill Plain Boulevard. In this corridor there are high voltage transmission lines originally installed and managed by the Bonneville Power Administration (BPA). These lines were transferred to the Clark Public Utility District (PUD) in 2009.

The transmission lines run from a substation near HWY 14, north through the Southcliff neighborhood, across East Mill Plain Blvd., and terminating at East 18th Street.

Notably, these transmission lines have a 100-foot easement as shown on the maps below, which were obtained from the BPA at the time the transmission lines and accompanying easements were transferred to the PUD. According to the PUD, these lines are energized at 115kV (115,000 volts) and, per OSHA standards, require a minimum 15 feet of clearance.

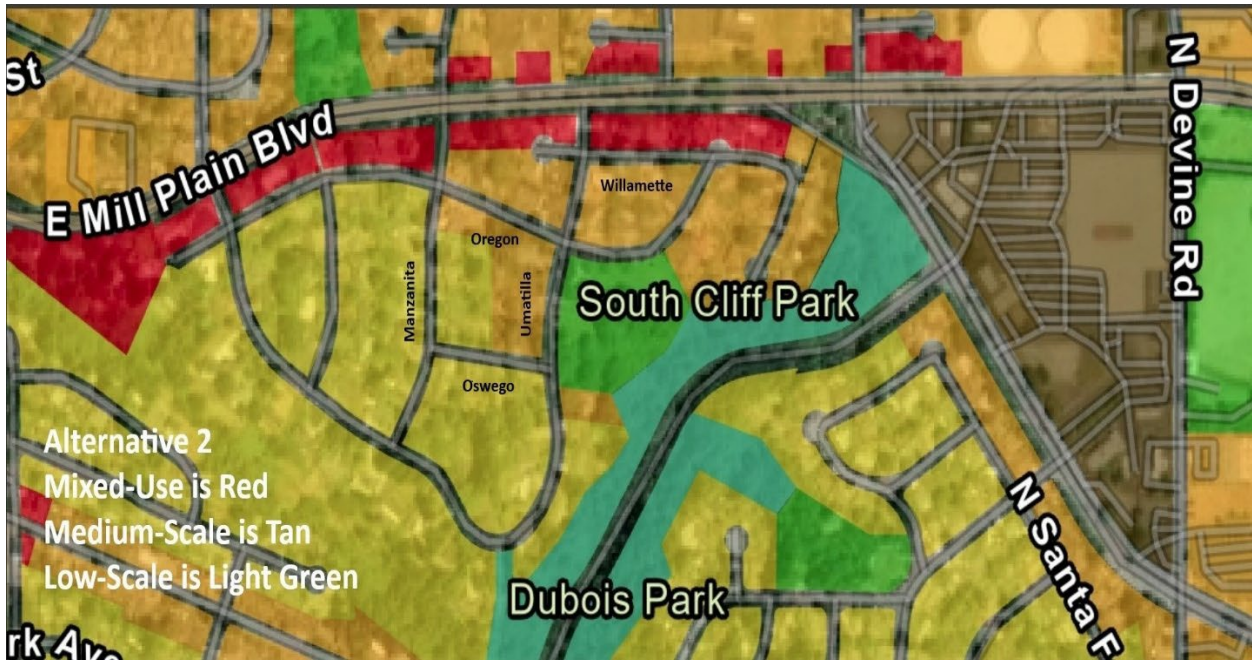
Alternative 1 and Alternative 2 map overlays would permit Mixed-Use and Medium-scale development of up to 8 stories (110 feet) and 5 stories (75 feet) respectively in the Umatilla – Manzanita corridor. Such development would certainly not be permitted within the 100-foot easement. In fact, neither would the Low-Scale Southcliff parcels be allowed to develop up to 3 stories (45 feet tall) within the transmission line easement. Further, the permitted building height of these overlays outside the easement would seemingly not be appropriate even adjacent to these high voltage transmission lines.

Accordingly, a revision of both the Alternative 1 and Alternative 2 maps to remove both Mixed-Use and Medium-Scale overlays in the Umatilla – Manzanita corridor is necessary as they conflict with the established 100-foot easement for the PUD's high voltage transmission lines.

Comprehensive Plan Update 2045, Alternative 1, Southcliff Neighborhood



Comprehensive Plan Update 2045, Alternative 2, Southcliff Neighborhood



High Voltage Transmission Line – Oswego Drive to Oregon Drive
Yellow lines indicate 100 Foot Easement and Red is Transmission Line



High Voltage Transmission Line – Oregon Drive to Mill Plain Boulevard
Yellow lines indicate 100 Foot Easement and Red is Transmission Line



Transmission Tower Example in Southcliff



Transmission Tower Between Oregon Drive and Mill Plain Boulevard



Transmission Tower at Willamette Court



From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Our Vancouver - Preferred Alternative Comments
Date: Monday, November 10, 2025 11:30:35 AM

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: anthony tortorici <[REDACTED]>
Sent: Sunday, November 9, 2025 9:27 AM
To: City Council <council@cityofvancouver.us>
Subject: Our Vancouver - Preferred Alternative Comments

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

Ashley and Anthony Tortorici

[REDACTED]
Vancouver, WA 98664

Dear Members of the City Council,

I am writing to provide feedback on the proposed citywide zone change, particularly the rezone of parcels along NE Andresen Street, north of the Mill Plain intersection, from residential to mixed use.

While I support the City's intent to promote redevelopment and more flexible zoning, I am concerned that the proposed mixed-use designation in this location is not feasible and could unintentionally freeze future development.

If adopted, the rezone would make the existing single-family homes nonconforming. Adding a second unit or an accessory dwelling unit would no longer be allowed unless paired with a commercial component, which is unrealistic given the site constraints. This would effectively halt incremental residential growth encouraged under state housing law.

Several physical and regulatory factors further limit the feasibility of mixed-use redevelopment:

- **Residential limitations:** The mixed-use zoning would prevent the addition of new dwelling units without a commercial element, removing the flexibility currently allowed in lower-density residential zones.
- **Commercial infeasibility:** A 20-foot-wide city-owned grassy strip separates the lots from NE Andresen Street, preventing any direct pedestrian or building connection to the sidewalk.

- **Setback constraints:** A recorded 20-foot setback along the north property line, facing Kansas Street, limits the ability to orient buildings toward that frontage.
- **Site orientation:** With Andresen and Kansas both constrained, new development could only face inward toward Topeka Lane, creating an inward-facing layout inconsistent with mixed-use corridor goals.

Given these conditions, a middle-density residential zone would be a more practical and context-sensitive designation. It would allow additional density while acknowledging the site's physical limitations.

More broadly, this reflects a pattern seen in other parts of the city where proposed mixed-use or commercial zones overlap with topographic, access, or environmental barriers. I encourage the City to review these conditions more closely to ensure the final zoning map aligns with both policy intent and on-the-ground feasibility.

Thank you for considering these comments.

From: [Shepard, Laura](#)
To: [Dollar, Sarah](#)
Subject: FW: Please review/time sensitive - Flag Design Review Committee
Date: Friday, October 31, 2025 3:59:49 PM

I just spoke with Lee. She had a factual error in her letter. Please submit this for the record or for Council (I have no idea; the context makes me think she wants it entered as written testimony).

Thanks,
Laura

Mayor and City Councilors;

I was privileged to serve on a committee recently to take a long, well informed look at our city's flag. I was a representative of the City's Arts Culture and Heritage Commission. We learned from Ted Kaye (author of 'Good Flag Bad Flag') that it's easy to make mistakes when designing a flag. Too busy? Busy is never better in good design. Words? It's difficult read them when they are waving and high above you. Purpose? Not a representative of the city as a body....rather a design that tells more about the place and its people. Ted has worked with many cities to craft smart flags. And, he knows about the best practices for the production of flags.

Through our process, City staff brought us along. The project was well organized. Our citizens were invited to participate in both the design and selection phases. It was open and transparent. And, I believe that we worked well together.

Tonight, you will see the big reveal! It has been an exciting process. I hope that you will feel a swell of pride and know that good work by good people made careful decisions to bring it forth

Thank you for devoting real interest and investment into this process. I was proud to be a part of it.

Long may it wave,

Lee Rafferty

From: Lee Rafferty <[REDACTED]>
Sent: Friday, October 31, 2025 3:49 PM
To: Shepard, Laura <Laura.Shepard@cityofvancouver.us>

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]; Dollar, Sarah <Sarah.Dollar@cityofvancouver.us>; Willburn,

Tatyana <Tatyana.Willburn@cityofvancouver.us>

Subject: Re: Please review/time sensitive - Flag Design Review Committee

ack. please add the names of staff that worked with us. I neglected to give shout outs to Tracie and Laura.

Lee Rafferty

On Fri, Oct 31, 2025 at 3:44 PM Lee Rafferty <[REDACTED]> wrote:

please let me know if the following is suitable for sending to our city council re:flag process.

Mayor and City Councilors;

I was privileged to serve on a committee recently to take a long, well informed look at our city's flag. I was a representative of the City's Arts Culture and Heritage Commission. We learned from Ted Kaye (author of 'Good Flag Bad Flag') that it's easy to make mistakes when designing a flag. Too busy? Busy is never better in good design. Words? It's difficult read them when they are waving and high above you. Purpose? Not a representative of the city as a body....rather a design that tells more about the place and its people. Ted has worked with many cities to craft smart flags. And, he knows about the best practices for the production of flags.

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Thank you for devoting real interest and investment into this process. I was proud to be a part of it.

Long may it wave,

Lee Rafferty

On Thu, Oct 30, 2025 at 9:29 AM Shepard, Laura <Laura.Shepard@cityofvancouver.us> wrote:

Great edit, I will make that. Thank you, Mayor.

Laura

From: McEnery-Ogle, Anne <[REDACTED]>
Sent: Thursday, October 30, 2025 9:28 AM
To: Shepard, Laura <Laura.Shepard@cityofvancouver.us>; Ramirez, Tracie <Tracie.Ramirez@cityofvancouver.us>; [REDACTED]
[REDACTED]
[REDACTED]
Cc: Dollar, Sarah <Sarah.Dollar@cityofvancouver.us>; Willburn, Tatyana <Tatyana.Willburn@cityofvancouver.us>
Subject: RE: Please review/time sensitive - Flag Design Review Committee

Well done. Just a thought – see below.

Anne

City of Vancouver Flag — Official Description

The Vancouver city flag tells the story of a community shaped by the Columbia River, a deep sense of place, and the generations of people who have called this land home. The City Flag consists of three fields: a green upper field, a blue lower field, and a white chevron linking land and water. Nestled in the center of the chevron is a white geometric emblem.

The **green field** symbolizes Vancouver’s rich environment, its natural spaces, parks, and a commitment to sustainability. The **blue field** represents the Columbia River and the community’s deep connection to the waterway that has shaped its culture, economy, and sense of place. The **white chevron** signifies the meeting of land and water, the unity of the community, and the forward path of progress. The **central white emblem** draws inspiration from iconic Vancouver landmarks: the historic fort that gave rise to the city, the Salmon Run

Clock Tower, and the Grant Street Pier. It is both a nod to our origins and a symbol of a city continually moving forward.

The City Flag **consists** of three fields:

The City Flag **is composed** of....