



City Council Meeting Minutes

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

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

January 26, 2026

Workshops: 4:00-6:00 p.m.

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

The City Council Meeting was held on 1/26/2026 at 4:00 PM in the Vancouver City Hall, Aspen Room 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Aspen Room 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-01-26-26-2026011020/>

Comprehensive Plan Update

(Approximately 1 hour)

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.

Homelessness 2025 Year in Review

(Approximately 1 hour, to immediately follow the previous workshop)

Jamie Spinelli, Homeless Response Manager, jamie.spinelli@cityofvancouver.us

Staff led Council through a discussion of the Homelessness 2025 Year in Review.

Councilmember Paulsen was absent from the workshop.

Council Dinner / Administrative Updates (6:00 - 6:30 PM)

Regular Council Meeting

6:30 PM

Vancouver City Hall - Aspen Room - 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 CTV 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 CTV video recording, including presentations, testimony and discussion, for this meeting please visit: <https://www.cvtv.org/video/vancouver-city-council-01-26-26-2026011021/>

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's absence. Absent from vote: Councilmember Paulsen.

Approval of Minutes

Minutes - January 5, 2026

Motion by Councilmember Hansen, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to approve the January 5, 2026, Meeting Minutes. Absent from vote: Councilmember Paulsen.

Minutes - January 12, 2026

Motion by Councilmember Fox, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 0, to approve the January 12, 2026, Meeting minutes. Absent from vote: Councilmember Paulsen.

Proclamations

National Human Trafficking Prevention Month

Mayor McEnery-Ogle read and presented a proclamation to Alicia Laing, Chair of the Human Trafficking Task Force of Clark County, and Robin Miller, proclaiming January 2026, as National Human Trafficking Prevention Month.

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

- *Jessica Hendrix, Vancouver*
- *Bruce Barnes, 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 item 1 for discussion.

Motion by Councilmember Perez, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to approve Items 2-7 on the Consent Agenda. Absent from vote: Councilmember Paulsen.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 6, No: 0, Abstaining: 0, to approve Item 1 on the Consent Agenda. Absent from vote: Councilmember Paulsen.

1. Construction Acceptance - West Fourth Plain (BNSF Crossing) Water Transmission Main

Staff Report: 009-26

Request: On Monday, January 26, 2026, accept the facilities as constructed by Tapani Incorporated, of Battle Ground, Washington, and authorize release of the contractor's bond, subject to receipt of all documentation required by law.

Mehrin Selimgir, Water Engineering Manager,
Mehrin.Selimgir@cityofvancouver.us

Motion approved the request.

2. Contract Amendment – Selectron Technologies - C-100691

Staff Report: 010-26

Request: On Monday, January 26, 2026, authorize the City Manager, or designee, to approve the Selectron Technologies amendment.

Jason Nortz, Development Review Manager,
jason.nortz@cityofvancouver.us

Motion approved the request.

3. Contract Amendment – Spending Limit Increase and Extension of Talent Agent Services - C-100868

Staff Report: 011-26

Request: On Monday, January 26, 2026, authorize the City Manager, or designee, to execute Amendment No. 5 to contract C-100868 between the City of Vancouver and Pacific Talent Inc. Increase the not-to-exceed amount by \$100,000 to a total of \$400,000 and extend the termination date to 3/31/2027.

David Perlick, Director of Parks, Recreation and Cultural Services, Erik Miletich, david.perlick@cityofvancouver.us

Motion approved the request.

4. Contract Amendment — Increase Spending for Stryker Sales, LLC contract - C-101434

Staff Report: 012-26

Request: On Monday, January 26, 2026, authorize the City Manager, or designee, to increase the spending threshold for contract C-101434 to \$500,000 to continue purchasing automatic chest compression devices and accessories until the contract expires in 2028.

Robert Milano, Division Fire Chief, Michelle Bresee, Senior Management Analyst, Robert.Milano@cityofvancouver.us, michelle.bresee@cityofvancouver.us

Motion approved the request.

5. Authorization of Assignment of Affordable Housing Fund Agreement— Vancouver Housing Authority 31st Street Tiny Homes

Staff Report: 013-26

Request: On Monday, January 26, 2026, authorize the City Manager, or designee, to negotiate and execute an Assignment, Assumption, and Consent Agreement with the Vancouver Housing Authority (VHA) and Second Step Housing (SSH) to transfer all rights and obligations under the AHF agreement and covenant for the 31st Street Tiny Homes project from the VHA to SSH.

Ian Alger, Housing Project Planner, Ian.Alger@cityofvancouver.us

Motion approved the request.

6. Waterfront Gateway Disposition Development Agreement - Amendment 2

A RESOLUTION relating to the approval of a disposition and development agreement between the City of Vancouver and LPC West, LP; establishing the terms and conditions under which the Vancouver Waterfront Gateway site may be leased and conveyed by the City to LPC West; and authorizing the City Manager to execute and implement the amended and restated disposition and development agreement.

Staff Report: 014-26

Request: On Monday, January 26, 2026, finalize and approve the resolution that authorizes the City Manager or their designee to finalize and execute on behalf of the City the Second Amendment to the disposition and development agreement, in its substantive form, attached hereto as

Exhibit “A.” The City Manager is authorized to negotiate and execute any documents necessary to implement the agreement, as well as any amendments to the agreement, except those that extend deadlines for more than 180 days, modify the financial terms of the agreement, or that are inconsistent with the material substantive terms.

Chim Chune Ko, Principal Project Manager,
ChimChune.Ko@cityofvancouver.us

Motion adopted Resolution M-4368 to approve the request.

7. Approval of the Claim Vouchers

Request: Approve claim vouchers for January 26, 2026.

Motion approved claim vouchers in the amount of \$18,972,824.80.

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.

8. Public Defense Standards Revision

AN ORDINANCE repealing Vancouver Ordinance No. M-3927, adopted September 14, 2009 relating to the then-adoption of Vancouver Indigent Defense Standards; providing for approval of updated indigent standards by the City Manager or designee, and providing for an effective date.

Staff Report: 007-26

Request: On Monday, January 26, 2026, upon second reading and a public hearing, finalize and approve the ordinance to repeal Ordinance No. M-3927, which adopted Indigent Defense Standards in 2009, and authorizes the City Manager or designee to approve revised Indigent Defense Standards.

Katherine Kelly, Program and Policy Development Manager,
katherine.kelly@cityofvancouver.us

Katherine Kelly, Program and Policy Development Manager, provided an overview of the Public Defense Standards Revision.

Council discussed the item briefly with staff.

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

- *Bruce Barnes, Vancouver*

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

Motion by Councilmember Stober, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 0, to approve Ordinance M-4528. Absent from vote: Councilmember Paulsen.

Communications

- A. From the Council**

- B. From the Mayor**

- C. From the City Manager**

Main Street Promise Update

Chris Harder, Deputy Economic Development Director, and Ryan Lopossa, Public Works Transportation Division Manager, discussed the Main Street Promise Update.

Update on Interstate Bridge Replacement Environmental Process

Katherine Kelly, Program and Policy Development Manager, discussed the Update on Interstate Bridge Replacement Environmental Process.

Motion by Councilmember Stober, seconded by Councilmember Harless, and Yes: 6, No: 0, Abstaining: 0, to authorize the C-TRAN and Regional Transportation Council to support signing the final supplemental environmental impact statement on the Interstate Bridge Replacement Program. Absent from vote: Councilmember Paulsen.

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

- Bruce Barnes, Vancouver

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

Adjournment

8:09 p.m.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9089EC5424...

Anne McEnerny-Ogle, Mayor

Attest:

Signed by:

Anthony Glenn

1C30A6E850C240F...

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.

Vancouver Audubon Society Testimony
Public Hearing - Green Building Program

January 12, 2026

Testimony of Susan Saul, Vancouver Audubon Society

For over 50 years, our all-volunteer organization has worked to protect birds and the places they need using science, advocacy, education, and on-the-ground conservation.

Birds are telling us that we must do more to invest in their future and our future. Climate change is by far the biggest threat to the continued survival of birds. To bring birds back from a decline of three billion since 1970, we need to implement climate solutions, conserve natural resources, and build resilient communities.

Two direct ways to help bring back birds are in the Green Building Program.

First, window glass on homes, low rise buildings and high-rise buildings poses one of the most common hazards for birds in the built environment. Researchers estimate that up to 1 billion birds die every year in the United States alone from colliding with a window. The Green Building Program recognizes that solutions are available at commercial and residential scales to reduce this deadly hazard.

Second, every year, billions of birds migrate north in the spring and south in the fall. The majority of them fly at night, navigating with the night sky. As they pass over cities on their way, they can become disoriented by bright artificial lights and skyglow, often causing them to collide with buildings. Artificial light at night is a leading cause of bird mortality and an unnecessary source of wasted energy. The Green Building Program has adopted Dark Sky Lighting to both conserve energy and reduce skyglow.

We want to thank the city staff for including Vancouver Audubon's input into the Green Building Program.

We want to thank you, Madam Mayor and City Council, for your support. In 2021, you adopted a Resolution declaring Vancouver a Bird-friendly Community.

In 2022, you adopted the Climate Action Framework which laid the foundation for the Green Building Program that brings us here tonight.

Vancouver Audubon supports adoption of the Green Building Program. We believe that the Green Building Program actions are critical to reducing pollution, creating a resilient community, and making Vancouver a place where birds and people can thrive.

We commend you and the city staff for creating a Green Building Program that can be a model for other communities in our region and state.

From: [City Council](#)
To: [Dollar, Sarah](#)
Subject: FW: Submission: Contact City Council
Date: Monday, January 26, 2026 10:26:23 AM

1-26 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: City of Vancouver, WA <noreply@cityofvancouver.us>
Sent: Monday, January 26, 2026 9:33 AM
To: City Council <council@cityofvancouver.us>
Subject: Submission: Contact City Council

Contact the City Council

Name

Corey Troiani

Email

[REDACTED]

Phone

[REDACTED]

Address

Vancouver, WA 98660
United States
[Map It](#)

Subject

Share an Opinion of a City project or Initiative

Choose Recipient

All the Council

Message

I STRONGLY OPPOSE Item #6 on today's council consent agenda. Residents should be given adequate

time to discuss such a MAJOR change to the development of our downtown area. This proposal is value-engineering behind closed doors — packing in more units and less parking, less open space, taller buildings with bad soundproofing, and inadequate analysis on traffic and parking impacts. All of this makes for a lower quality of life for existing and future residents. I speak as a resident who lives a couple blocks away and already sees the impacts of poor design decisions. I am strongly considering moving away — as are many other residents in my building and buildings nearby. I encourage you to talk to residents and hold a well-advertised public hearing. We should not hand off this development decision to the city manager without doing more analysis and giving proper notice to residents with lived experience downtown.

|

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Written Testimony: Green Building Policy
Date: Thursday, January 15, 2026 4:38:54 PM
Attachments: [City of Vancouver Green Building Program testimony 011226.pdf](#)
[City of Vancouver Green Building Program Comments.pdf](#)
Importance: High

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: Holmberg, Nelson <[REDACTED]>
Sent: Monday, January 12, 2026 2:59 PM
To: City Council <council@cityofvancouver.us>; Pluckhahn, Lon <lon.pluckhahn@cityofvancouver.us>
Cc: Small, Rebecca <rebecca.small@cityofvancouver.us>; chad.eiken@cityofvancouver.com
Subject: Written Testimony: Green Building Policy
Importance: High

Good afternoon Mayor, Mayor Pro-Tem, Councilmembers, City Manager and City Staff,

Please find, attached, written testimony regarding the Green Building Policy that will be up for public hearing tonight. Also attached is a letter we sent on December 22, 2025, outlining comments about the Green Building Policy.

Thank you very much.

All my best,

Nelson

Nelson Holmberg

Community Affairs & Customer Acquisition Manager, Clark County

w: [REDACTED] | nwnatural.com

[Facts and Analysis About Our Energy System](#)

NW Natural is committed to effectively addressing climate change by actively supporting sound energy policy, informed by facts and transparent analysis in service to those that depend on us. To learn more, visit

<https://www.nwnatural.com/ourenergysystem>



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Rebecca Small
Chad Eiken
Chim Chune Ko
415 W 6th St Vancouver, WA 98660
12/22/2025

RE: City of Vancouver Green Building Program

Dear Rebecca, Chad, and Chim Chune,

As an energy utility, Northwest Natural Gas Company (“NW Natural”) plays a key role in addressing and helping our customers to address climate change. We appreciate the opportunity to comment on the City of Vancouver’s Green Building Program Draft (“GBP”). NW Natural has long supported the development of programs that effectively and equitably meet the States’ greenhouse emissions reduction goals while preserving affordable, reliable energy that our region depends upon. To that end, we are providing the following background information and comments for your consideration.

NW Natural's Business

In existence since 1859, NW Natural is a local distribution company (LDC) that provides natural gas service to roughly 2.5 million people in Oregon and SW Washington. NW Natural provides the following comments from a viewpoint that emphasizes the importance of examining all climate action planning processes and decarbonization efforts through an energy planning perspective. This approach necessitates assessing affordability and reliability in tandem with investments and innovations in decarbonization.

Comments

Selection of Data

NW Natural wishes to express concern regarding the methodology used for carbon accounting. Accurate carbon accounting is the crux of successful decarbonization policy, making the selection of methodology crucial. For this policy to be successful, it is imperative that the City of Vancouver select a carbon accounting methodology that is accurate and unbiased. While there are many different methodologies out there, EPA has determined that source energy is the most equitable unit of evaluation for comparing different buildings to each other.¹ NW Natural recommends using avoided source energy and emissions, defined by ASHRAE Standards 105-2021 tables K-2, K-3, K-6, and K-7, to define the GHGI, TEUI and TEDI targets in the GBP.

Resiliency

NW Natural wishes to express concern regarding the push to 100% electric ready homes. NW Natural wonders how the city analyzed resiliency and reliability at the household and community level? Energy reliability is critical to address at the household, business, and community levels and is a foundational component of emergency preparedness,

¹ https://www.energystar.gov/buildings/benchmark/understand_metrics/source_site_difference



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which is particularly important for our region. NW Natural's pipeline system serves as a vital asset for resilience in the region. When cold winter storms strike or high winds knock down a transmission line and electricity is lost, the gas system provides essential heating and cooking options for homes with fireplaces and gas cooktops. Many gas water heaters also function during power outages.

As demonstrated by the January 2024 storm that hit our service territory, the electricity system is particularly vulnerable to these types of weather events and should not be the sole source of energy. In a Washington State Senate Environment, Energy and Technology Committee meeting in December 2024 a Clark PUD representative reported that "rolling blackouts [were] narrowly avoided in January 2024 when winter storm caused widespread outages in the Willamette Valley which dramatically reduced regional load".² Essentially, if it had not been for all the customers who lost power in the storm, Clark PUD would not have had enough power to supply its remaining customers. Their slides also stated that "Studies including PNUCC's 2024 NW Regional Forecast and BPA's 2024 White Book continue to sound the alarm and boost public awareness that region is dangerously close to blackouts during peak events".³ NW Natural recommends adding language that encourages the use of low-carbon gaseous fuels, renewable natural gas and hydrogen, as well as thermal energy networks.

Resource Adequacy

NW Natural and other regional energy providers have documented concerns about the grid's ability to handle an increase in demand. Attached to this letter is an analysis performed by the Pacific Northwest Utilities Conference Committee (PNUCC) and the Northwest Gas Association (NWGA), evaluating the resources adequacy issues the region faces. Resource constrained grid systems are vulnerable to blackouts, leaving residents⁴ without power until the system can be restored. With the increase of AI and data centers moving to the Pacific Northwest, the Western Interconnection will need to add dispatchable resources to help the energy supply match pace with demand. Electrification furthers the demand on the electricity grid, increasing the risk of power outages. By leveraging natural gas usage in communities, it helps lessen the demand on the electricity grid, reducing the need for expensive investments into transmission and provides resiliency features during blackouts. To help create a more sustainable and resilient energy future, joint energy planning between electric and gas utilities should occur.

Additionally, regional electric utilities and generation owners hired Energy+Environmental Economics ("E3") to evaluate the state of resource adequacy in the Pacific Northwest ("PNW") today and in the future. On September 22nd, 2025, the E3 team presented phase 1 findings to the Washington Utilities and Transportation Commission and Department of Commerce, giving a better understanding of the region's resource adequacy. E3 identified that accelerated load growth and continued retirements creates a resource gap that starts in 2026 and grows to 9 gigawatts ("GW") by 2030.⁵ To put this in perspective, by 2030 the PNW will need to generate 9GW of power or else the regional will face rolling blackouts

² Washington State Senate Environment, Energy and Technology [Committee Schedules, Agendas, and Documents](#) , Clark PUD: Supply, Peak Load and Resource Adequacy Snapshot

³ Washington State Senate Environment, Energy and Technology [Committee Schedules, Agendas, and Documents](#) , Clark PUD: Supply, Peak Load and Resource Adequacy Snapshot

⁴ [Guidehouse analysis of regional energy reports 2025](#)

⁵ [Energy+Environmental Economics Resource Adequacy and the Energy Transition in the Pacific Northwest: Phase 1 Results](#)



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due to supply outpacing demand. The preferred resources such as solar, wind, and batteries make only small contributions to meeting the resource adequacy needs⁶, making the decarbonization of the natural gas system a crucial part of the PNW's energy system. It is important to understand that development of resources in a timely manner is extremely challenging, due to delays with permitting and interconnection, federal policy headways, and cost pressures.⁷ The phase 1 findings from E3 re-iterate PNUCC's findings that the PNW's energy system is currently unequipped to handle electrification and a diversity of energy sources will be required to keep affordability, reliability, and resiliency front of mind. NW Natural recommends that the GBP consider and incorporate the analysis contained in the PNUCC and E3 reports.

A critical approach to decarbonization starts with an understanding of the interdependencies between the electric and gas systems. Both systems are affected by extreme weather and how we need to plan for peak energy use conditions. Decarbonization is not the only critical outcome of energy planning, both energy systems need resiliency and resource adequacy as well, especially if we aim to decarbonize affordably.

Thank you for considering our comments. If you have any questions, please reach out to Kevin Duell, [REDACTED], or Darrell Nelson, [REDACTED].

Sincerely,

Kevin Duell

⁶ [Energy+Environmental Economics Resource Adequacy and the Energy Transition in the Pacific Northwest: Phase 1 Results](#)

⁷ [Energy+Environmental Economics Resource Adequacy and the Energy Transition in the Pacific Northwest: Phase 1 Results](#)



11218 NE 66th St.
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ELECTRONIC SUBMITTAL

January 9, 2026

Mayor Anne McEnery-Ogle
Members of the Vancouver City Council
City Manager Lon Pluckhahn
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Dear Mayor McEnery-Ogle, Councilmembers and City Manager Pluckhahn,

Congratulations on completing the final draft of your Green Building Policy. We appreciate the opportunity to participate in the Technical Advisory Group (TAG).

We have a handful of important questions that we hope Council and staff will address prior to the implementation of the Green Building Policy.

- I. **EMERGENCY MANAGEMENT CONSIDERATIONS:** In Chapters 3.1 and 3.2 for New Municipal facilities, pages 18 and 20 reference emergency energy including a requirement to “Provide a minimum of 72-hours back-up power generation for critical areas and functions”. Ensure back up power is provided by generators using R99 fuel or renewable energy battery or thermal energy storage devices or a combination of these options.”

NW Natural asks what state or municipal policy this proposal is modeled after and recommends de-coupling green-building practices and requirements from emergency management practices and requirements. There is precedent for this decoupled structure, for example: air permits for routine operating equipment are regulated differently than emergency systems.

We have several questions regarding this section of the Green Building Policy and its rationale/basis:

- What best practices in emergency management is the City of Vancouver (the “City”) referencing when linking its new green building policy to fuels and battery sources that may be constrained during an emergency? Responsibly linking green building with emergency management requires experts from both industries to document their analysis and for all parties to have a collective understanding of the impacts of new requirements in emergency scenarios—we did not see that analysis in the final report.

- What documentation does the city have, and from whom, that using R99 diesel for backup generators is the most cost-effective, environmentally sustainable, and safe choice for all municipal building and emergency situations?
- R99 diesel can be stored long term but requires that the fuel be monitored and that the tanks be monitored for leakage. It is also our understanding that stored diesel fuel needs to be cycled occasionally in accordance with industry best practice. Additionally, on-site storage is finite for an extended emergency, which could be a critical limitation.
- How is a “renewable battery” defined, maintained, and certified? (e.g. what materials are mined to create it and how will these batteries be disposed of? What monitoring is necessary in order for the “renewable” label to be maintained?)
- How was the 72-hour storage limitation decided? What are the City's emergency plans for longer outages?

In contrast to diesel fuel, natural gas (and standby natural gas generators facilitate long-term generation capability. Natural gas (and other gaseous fuels) has less particulate than R99. Standby natural gas generators can also accommodate some hydrogen blends or renewable natural gas; additionally, to achieve carbon neutrality, offsets can be purchased after the emergency use of conventional natural gas.

NW Natural recommends, as a best practice, city policy should decouple green building policy from emergency management and allow for a larger variety of back-up energy sources for municipal buildings. The city can accommodate multiple combinations of emergency back-up to approach or achieve carbon neutrality. If certain prescriptive emergency management energy options are determined in the future, it should only be after appropriate analysis and documented impacts by certified experts in energy and emergency management.

II. TIMING CONSIDERATIONS:

- What is the city’s position on the timing of adopting this policy ahead of the Washington State Supreme Court’s consideration of the constitutionality of Initiative 2066?
- Has the city identified and considered the pros and cons of pausing adoption of this policy until there is legal clarity on I-2066? What new responsibilities does the City take on if it proceeds with implementation in the wake of a reversal in state policy?
- How does the city address the recently documented impacts of the interdependent electric and gas systems with this Green Building Policy? There’s a heavy emphasis on electrification only. As referenced in our letter dated December 22, 2025 (see attached) and recently reported in the Oregonian¹, there is significant new and documented concern regarding an already-strained electric system.² Both electric and gas utilities across the Pacific Northwest are collaborating on how to solve this in the short- and

¹ See [‘A 9-gigawatt problem’: Northwest's soaring energy demand, supply constraints, could spark new power crisis, The Oregonian, January 12, 2026.](#)

² See https://www.energystar.gov/buildings/benchmark/understand_metrics/source_site_difference Washington State Senate Environment, Energy and Technology [Committee Schedules, Agendas, and Documents](#); Clark PUD: Supply, Peak Load and Resource Adequacy Snapshot; Washington State Senate Environment, Energy and Technology [Committee Schedules, Agendas, and Documents](#), Clark; PUD: Supply, Peak Load and Resource Adequacy Snapshot; [Guidehouse analysis of regional energy reports 2025; Energy+Environmental Economics Resource Adequacy and the Energy Transition in the Pacific Northwest: Phase 1 Results; Solutions to Improve Interregional Transmission Planning and Permitting](#)

long-terms. Joint utility planning has become a priority in the region in response to frequently noted concerns about electric supply and potential blackouts in the region.

iii. **ECONOMIC CONSIDERATIONS:**

NW Natural continues to be concerned about the return on investment for increasing costs, and we are unclear about the ongoing and long-term economic impact to Vancouver. The City's own study estimates costs will increase by 8.8%-15.1% depending on the type of structure.³

- Where does the proposed policy address economic development cost and address concerns about signals that the city is sending to businesses looking to expand in, or move to, Vancouver?
- It appears that cost analyses included in this work only address the cost of construction. Is the city considering the cost of energy and development for new and expanding businesses in Vancouver?
- Is the City of Vancouver taking responsibility for monitoring and reporting publicly on increased economic costs from this program?

We ask that these critical questions be considered and addressed before the adoption of the City of Vancouver's proposed Green Building Policy.

Thank you for your consideration.

Sincerely,

Nelson Holmberg
Community Affairs & Customer Acquisition Manager, Clark County

Kevin Duell
Customer Acquisition, Codes

ATTACHMENT: December 22, 2025 NW Natural letter to Rebecca Small, Chad Eiken, Chin Chune Ko

³ "Green Building Policy Development Cost Analysis", BAE Urban Economics for the City of Vancouver, pg. 38, December 2025.