



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

March 2, 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 3/2/2026 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-03-02-26-2026031000/>

First Supplemental Budget

(Approximately 1 hour)

Shannon Olsen, Budget Manager, shannon.olsen@cityofvancouver.us

Staff led Council through a discussion of the First Supplemental Budget.

Councilmember Perez was absent from the workshop.

Councilmember Hansen was late to the workshop.

Councilmember Stober joined the workshop remotely.

Engagement and Access Department Update

(Approximately 30 minutes, to immediately follow the previous workshop)

Joy Fowler, Engagement and Access Director, Joy.Fowler@cityofvancouver.us

Staff led Council through a discussion of the Engagement and Access Department Update.

Councilmember Perez was absent from the workshop.

Councilmember Stober joined the workshop remotely.

Council Policy Update

(Approximately 30 minutes, to immediately follow the previous workshop)

Nena Cook, City Attorney, nena.cook@cityofvancouver.us

Staff led Council through a discussion of the Council Policy Update.

Councilmember Perez was absent from the workshop.

Councilmember Stober joined the workshop remotely.

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 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-03-02-26-2026031001/>

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 Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnery-Ogle

Absent: Councilmember Perez

Motion by Councilmember Harless, seconded by Councilmember Hansen, and

Yes: 6, No: 0, Abstaining: 0, to excuse Councilmember Perez from the meeting. Absent from vote: Councilmember Perez.

Councilmember Stober joined the meeting remotely.

Proclamations

World Kidney Day / Kidney Disease Awareness Month

Mayor McEnery-Ogle read and presented a proclamation to Adrian Miller, Board Member of The Dialysis Patients Citizens, proclaiming March 12 as World Kidney Day, and March 2026 as Kidney Disease Awareness Month.

Music in Our Schools Month

Mayor McEnery-Ogle read and presented a proclamation to Jessica Wager, President of SW Wind Symphony, proclaiming March 2026, as Music in Our Schools 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.

At the beginning of the meeting, Mayor McEnery-Ogle stated the applicant for Item 9, Ordinance for the 58th Street Rezone Reapplication, withdrew their application and asked for a motion to remove Item 9 from the agenda.

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to remove Item 9 from the agenda. Absent from vote: Councilmember Perez.

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:

- *Paul Burgess, Vancouver*
- *Natasha Ramras, 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 items 4-6 for discussion.

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 6, No: 0, Abstaining: 0, to approve Items 1-3, 7 and 8 on the Consent Agenda. Absent from vote: Councilmember Perez.

Councilmember Fox recused herself from Items 4 and 5 on the Consent Agenda and left the room during the vote.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and Yes: 5, No: 0, Abstaining: 1, to approve Items 4 and 5 on the Consent Agenda. Absent from vote: Councilmember Perez. Councilmember Fox Abstained.

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

1. Bid Award — Marine Park Wastewater Treatment Facility Aeration Basin Improvements - ITB 26-4

Staff Report: 039-26

Request: On Monday, March 2, 2026, award a construction contract for the Marine Park Wastewater Treatment Facility Aeration Basin Improvements Project to the lowest responsive and responsible bidder, Stellar J Corporation of Woodland, Washington at their bid price of \$5,211,520.00, which includes Washington State sales tax, authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Frank Dick, Wastewater Treatment Program Manager,
frank.dick@cityofvancouver.us

Motion approved the request.

2. Contract Amendment — Approval of Threshold Increase for Services Provided by ACE Parking - C-101806

Staff Report: 040-26

Request: On Monday, March 2, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101806 between the City of Vancouver and ACE Parking. Increase the not-to-exceed amount by \$300,000 to a total of \$600,000.

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

Motion approved the request.

3. Contract Amendment — Approval of Threshold Increase for Services Provided by Passport Parking Inc. - C-100069

Staff Report: 041-26

Request: On Monday, March 2, 2026, authorize the City Manager, or designee, to execute Amendment No. 2 to contract C-100069 between the City of Vancouver and Passport Parking Inc. and increase the not-to-exceed amount by \$300,000 to a total of \$750,000.

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

Motion approved the request.

4. Connecting Housing to Infrastructure Program (CHIP) Agreement Authorization

Staff Report: 042-26

Request: On Monday, March 2, 2026, authorize the City Manager, or designee, to negotiate and execute agreements associated with the 2025 and 2026 CHIP grant awards; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

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

Motion approved the request.

5. Commerce Climate Planning Grant

Staff Report: 043-26

Request: On Monday, March 2, 2026, authorize the City Manager, or designee, to accept a Climate Planning Grant from the WA Dept. of Commerce ("Commerce") and execute the Climate Planning Grant Agreement between the City of Vancouver and Commerce for \$275,000.

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

Motion approved the request.

6. Resolution Establishing a Small Business Revolving Loan Fund

A RESOLUTION of the City Council of Vancouver, Washington, authorizing the establishment of a Small Business Revolving Loan Fund (RLF) to support qualifying small businesses in the City of Vancouver and the Fourth Plain for All Investment Area, and authorizing the City Manager or designee to enter into an agreement with Business Impact Northwest dba Seattle Economic Development Fund to administer the RLF and provide capacity-building support to develop a local community-based Non-Profit CDFI.

Staff Report: 044-26

Request: On Monday, March 2, 2026, finalize and approve the resolution authorizing the City Manager, or designee, to establishing a Small Business Revolving Loan Fund (RLF) to support qualifying small businesses in the Fourth Plain for All Investment Area (FPIA) and, over time, citywide; and authorizing the City Manager, or designee, to (1) enter into an agreement with Business Impact Northwest to administer the RLF and provide capacity-building support to a local community-based organization to pursue nonprofit Community Development Financial Institution (CDFI) certification, and (2) execute related loan documentation necessary to capitalize and operate the RLF.

Chris Harder, Deputy Economic Development Director, Victor Saldanha, Small Business & Entrepreneurship Program Manager,
chris.harder@cityofvancouver.us, Victor.Saldanha@cityofvancouver.us

Motion adopted Resolution M-4373 to approve the request.

7. Resolution Establishing Product to Market Program

A RESOLUTION of the City Council of Vancouver, Washington, establishing the Product to Market Program to support small businesses and consumer product entrepreneurs in accessing markets, production resources, and multi-channel retail opportunities through partnerships with community-based organizations, educational institutions, and business development providers.

Staff Report: 045-26

Request: On Monday, March 2, 2026, finalize and approve the resolution authorizing the City Manager, or designee, to negotiate and issue a Request for Proposal (RFP) and enter into a contract with one or more

qualified nonprofit community-based organizations to administer the Product to Market Program, using \$250,000 in 2025-26 Biennial Budget and 2025 Spring Supplemental support, in accordance with city procurement rules.

Chris Harder, Deputy Economic Development Director, Victor Saldanha, Small Business & Entrepreneurship Program Manager, chris.harder@cityofvancouver.us, Victor.Saldanha@cityofvancouver.us

Motion adopted Resolution M-4374 to approve the request.

8. Approval of the Claim Vouchers

Request: Approve claim vouchers for March 2, 2026.

Motion approved claim vouchers in the amount of \$4,419,987.38.

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 for the 58th Street Rezone Reapplication

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver; amending the zoning map designation from R-22 to R-35 at a 1.6 acre property at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000; providing for severability; and establishing an effective date.

Staff Report: 037-26

Request: On Monday, February 23, 2026, advance the ordinance to consider the proposed rezone to R-35 setting the date for the second reading and public hearing for March 2, 2026.

Bryan Snodgrass, Principal Planner,
bryan.snodgrass@cityofvancouver.us

At the beginning of the meeting, Mayor McEnery-Ogle stated the applicant for Item 9, Ordinance for the 58th Street Rezone Reapplication, withdrew their application and asked for a motion to remove Item 9 from the agenda.

Item 9 was removed from the agenda and no public hearing was held.

10. Amendment to Downtown Redevelopment Authority Bylaws

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority (“DRA”); adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

Staff Report: 038-26

Request: On Monday, March 2, 2026, upon second reading and a public hearing, finalize and approve the ordinance amending the bylaws for the Downtown Redevelopment Authority (DRA).

Jeffrey Towery, Deputy City Manager, Jeff.Towery@cityofvancouver.us

Jeffrey Towery, Deputy City Manager, provided an overview of the Amendment to Downtown Redevelopment Authority Bylaws.

Council discussed the item briefly with staff.

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

- *Bruce Barnes, Vancouver*
- *Natasha Ramras, Vancouver*
- *Bronson Potter, Vancouver*

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

So moved by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 5, No: 1, Abstaining: 0, to remand the Item back to staff to amend the language of the ordinance. Absent from vote: Councilmember Perez. Councilmember Fox voted No.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

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 McEnery-Ogle closed Community Forum.

Adjournment

7:48 p.m.

DocuSigned by:
Anne McEnery-Ogle
6C89D9089EC5424...
Anne McEnery-Ogle, Mayor

Attest:

Signed by:
Lisa Brandl
02BF78E9C0DB4DB
Lisa Brandl, 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: [REDACTED]
To: [City Council](#)
Cc: citymanager@cityofvancouver.us; [REDACTED]
Subject: Staff Report 038-26- Amendment to Downtown Redevelopment Authority Bylaws
Date: Thursday, February 26, 2026 10:47:11 PM
Importance: High

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

Mayor and Council: I am writing you in connection with the proposed ordinance you will be considering for adoption on March 2, 2026 regarding amending the Downtown Development Authority Bylaws.

My concerns about the proposed ordinance are two-fold: 1) usurping the independence and authority of the Downtown Redevelopment Authority ("DRA") and 2) whether such action in any way violates the Bond Documents associated with the financing of the Vancouver Hotel and Convention Center.

In my time as City Attorney, I worked closely with the City's bond counsel in structuring the bond offering and sale to finance the Hotel and Convention Center in 2003. The financing structure, as bond counsel later described it, was one of the most complex he had ever work on. That complexity was carried over to the 2013 refinancing of the bond debt. The DRA's role in the bond financing structure was predicated on a level of independence from the City. That is reflected in both the City Code, the DRA's Charter and Bylaws and in the Bond Indenture documents. They include the following:

VMC 2.73.010(B) ("The authority is an independent legal entity exclusively responsible for its own debts, obligations and liabilities. All liabilities incurred by the authority shall be satisfied exclusively from the assets and properties of the authority and no creditor or other person shall have right of action against the city, town, or county creating the authority on account of any debts, obligations, or liabilities of the authority.")

VMC 2.73.080(A) ("All corporate powers of the authority shall be exercised by or under the authority of the board of directors; and the business, property and affairs of the authority shall be managed under the direction of the board of directors, except as may be otherwise provided for by law or in the Charter.")

DRA Charter, § 6.01 ("Management of all Authority affairs shall reside in the Board.")

DRA Charter, § 6.03 ("The Board shall oversee the activities of the corporate officers, establish and/or implement policy, participate in corporate activity in matters prescribed by city ordinance, and shall have stewardship for management and determination of all corporate affairs.")

Section 7.08(h) of the Indenture states that "the Authority shall not, nor permit the City to, amend, modify or otherwise change its charter, bylaws or other organizational documents in any manner, other than as expressly permitted under Section 7.11."

Section 7.11.of the Indenture states that "The Authority shall not amend its charter or bylaws: (a) without the prior written consent of the City, (b) in any manner that would result in the inclusion of interest on any Bonds in gross income for federal tax purposes, or (c) without the prior written consent of the Trustee, in any manner that would materially and adversely affect the interest of the Owners of the Bonds.

The City Staff report consistently uses the phrase "correcting deficiencies" in DRA operations yet offers no evidence of what "deficiencies" it is referring to. In its long history of collaboration and

cooperation with the City, I have never heard of the DRA operations being questioned or its board operating in any way that is inconsistent with or in violation of the Interlocal Agreement between the DRA and the City or the related Bond documents. Over these several decades, the DRA Board has consistently and effectively carried out its obligations both to the City and to the bond holders as required in the Bond documents. Based on the article in the February 25, 2026 *Columbian* regarding the termination of the City's Chief Financial Officer and DRA Executive Director, Natasha Ramras and the subsequent attempt by the DRA Board to retain her as the ED, I can only conclude that the proposed ordinance is nothing more than a veiled attempt to obstruct and prevent Ramras from continuing on in her capacity as the DRA ED as sought by the DRA Board. If her continued role as DRA ED poses some kind of threat financial or otherwise to the City, then the City should have the wherewithal to explain why her role "would materially and adversely affect the interests of the Owners of the Bonds" as set forth in Section 7.11 of the Bond Indenture as quoted above.

At the very least, I ask the City Council to delay passage of the proposed ordinance until you request and receive an opinion from experienced bond counsel that the proposed ordinance is not in conflict with the Bond documents that are superior to and controlling of a City ordinance.

Respectfully,
Ted H. Gathe

From: [JAMES LUCE](#)
To: [City Council](#)
Subject: Downtown Development Authority: Ordinance and Policy
Date: Saturday, February 28, 2026 11:14:45 AM

Friends

I am troubled by this issue.

First, because of the significant legal issues former City Attorney Gathe raised in his memorandum to you, and second, because it suggests a broken relationship between the City Manager and the Chief Financial Officer is driving this which could have been resolved without being elevated.

As regards the Development Authority Ordinance, I do not understand the need for change. The Development Authority appears to work well with the City. And Mr. Gathe's memorandum raises substantial legal issues which I hope you will review with bond counsel before acting.

Thank you for considering my views,

James Luce



Vancouver, Washington 98661

From: [PETER BRACCHI](#)
To: [City Council](#)
Cc: [HART Team](#)
Subject: City council 3/2/26 Formal Demand for Policy Review and Accountability – 2017 Share House Encampment Strategy
Date: Friday, February 27, 2026 8:52:49 AM
Attachments: [ShareHouse-UEplan.pdf](#)
[Screenshot 2026-02-24 at 6.48.10 PM Original.PNG](#)
[Screenshot 2026-02-25 at 3.00.18 PM Original.PNG](#)

Subject: Formal Demand for Policy Review and Accountability – 2017 Share House Encampment Strategy

Mayor, Members of the City Council, and City Manager,

In February 2017, the City of Vancouver drafted the document titled “*Share Homeless Encampment: Draft Options for Post Clean-up City Stance.*” The City chose the “containment” strategy — formally allowing encampment within defined public rights-of-way along W. 12th Street and Lincoln Street under a system of “tolerance thresholds.”

That decision was not accidental. It was deliberate policy.

The 2017 memo explicitly warned that formally establishing a camp could:

- Attract additional campers
- Create a new baseline difficult to reverse
- Require ongoing and repeated city cleanups
- Produce concentrated solid waste impacts

Those warnings proved accurate.

For eight years — under the same mayoral leadership and continuous administrative oversight — the corridor surrounding the Men’s Share House has experienced:

- Chronic ADA sidewalk obstruction
- Repeated solid waste accumulation and biohazard debris
- Open fires and fire response
- Police call volume
- Recurring city-funded cleanups
- Visible discharge risk into the municipal stormwater system

This is no longer a temporary condition. It is the sustained outcome of a chosen strategy.

The City is subject to the Western Washington Phase II Municipal Stormwater Permit, which requires use of All Known, Available, and Reasonable methods of prevention and control (AKART) and mandates reduction of pollutants to the Maximum Extent Practicable (MEP).

The question is unavoidable:

How can the City require compliance from businesses and residents while knowingly allowing a chronic, concentrated pollution source to persist within a publicly managed corridor?

If the City has environmental monitoring data for this corridor, it should be released. If it does not, that absence itself raises serious concerns.

Operational responsibility for enforcement, public works response, and environmental compliance ultimately flows through the City Manager's office. Policy oversight rests with the Council. Eight years of recurring impacts without structural correction indicates a failure of evaluation and adjustment at both levels.

Compassion is not in conflict with accountability. But tolerance without boundaries becomes neglect — of environmental standards, ADA civil rights protections, neighborhood stability, and taxpayer resources.

Accordingly, I formally request that Council:

1. Direct staff to produce a full accounting (2017–present) of cleanup expenditures, contracted biohazard services, equipment deployment, and city labor hours associated with this corridor.
2. Release any environmental sampling or stormwater impact data collected in the immediate vicinity.
3. Clarify whether the 2017 tolerance framework remains active policy and whether it has ever undergone formal performance review.
4. Establish measurable benchmarks and a corrective action plan addressing ADA compliance, environmental protection, and public safety.
5. Provide a public timeline for reevaluation of this corridor strategy.

Eight years is not a temporary measure. It is institutionalized policy.

The public deserves transparency, measurable accountability, and a strategy that protects both vulnerable individuals and the broader community.

Please include this correspondence in the public record for the next Council meeting and provide a formal written response.

Peter Bracchi

Vancouver WA



From: [Chavers, Tyler](#)
To: [King, Dave](#)
Cc: [Eiken, Chad](#); [Young, Jonathan](#); [Sheehan, Peggy](#)
Subject: Chavers's thoughts on Draft policy for post Share camp cleanup
Date: Friday, February 17, 2017 9:04:00 PM
Attachments: [Draft Options Post Clean-up Stance.docx](#)
[image001.png](#)
[image002.png](#)

All,

Based on my experience over the past couple of years I have 2 words, "I agree".

Given enough time and brainstorming I am guessing we could come up with even more options than the two contained in the attached draft, however, in my opinion, these really are the two options we are confronted with.

Either, 1) manage the homeless in place with some aggressive rules which we clearly communicate regularly to the homeless
or 2) deal with the impact in the surrounding area, neighborhoods, etc of dispersal and aggressive enforcement – IF we can even justify the expense of aggressive enforcement. There will be dollar expense of processing arrests, storing property, potential for confrontation/injury/medical to both the homeless and the officers (the same risk we face with any arrest), as well as the social/political cost of making the news, "police declare war on the homeless". Of course, I exaggerate, but only a bit. There will be fallout and it will come with a cost.

Clearly, we are already doing Option 1....by default. The real difference is the sloppy way Option 1 is being done now, and "tightening it up" with the added "strict enforcement of the rules (trash, no hardening of camp sites, etc)", and the communication piece would make it that much better. With clear, consistent, and regular communication I believe we will have buy-in from the majority of the homeless in that area. And, with buy-in, comes compliance with expectations. Only the toughest minority who ignore or fail to comply with the rules would need to be handled by law enforcement via arrest or removal.

*** Note, I do NOT believe we need to or should tell the homeless they are allowed to camp there. Rather, I would simply imply that IF they follow the rules then we will not make the move or tear down every single day – BUT that we will need to do major camp cleanups every 4 to 6 weeks for health and sanitation reasons. This allows us the discretion of employing the Unlawful Camping/Storage Ordinances if we need to use them as a tool in the field.*

As far as the Cons for Option 1 – here is my rebuttal.

1- this area is ALREADY an unofficial established camp, and we don't need to make it official. We will simply establish rules for which we won't make them tear down their sites every day. If word of mouth had not already brought more to the area, I doubt we are going to see any more than we currently do. The numbers have been steady at about 35 to 40 since last fall.

2- the enforcement has already been different in this area than out in the parks, trail systems, private property, river front, etc. Again, I think we get around this issue by not officially allowing camping, we simply "reward" good behavior (strict rule following) with letting them leave their site up. But, we need to make it strict to send a message – any violations mean getting cited or arrested and having all the stuff

removed (stored).

3- I don't like changing enforcement behavior based on what people might think, because most of the time they are wrong. The City is not enabling camping. These are homeless people with no other options for the most part. Many are getting transitioned out of the lifestyle, slowly, and 1 or 2 at a time. The system is simply overwhelmed. Voters taxed themselves \$42 million to help the homeless, of course that is going to look like enabling to some....so what? And, again, there is no new baseline.....we are ALREADY there. Any changes would be different and garner attention from social service, media, etc.

4- we have already gotten away with less than one trip around the block weekly to remove the solid waste. AND, there is a new program just starting up which will alleviate some of that as well. We will still need to make regular trips down there to remove waste, enforce the rules, and keep them 'conditioned' to regular sanitation move outs. We will not be doing this more frequently, if anything, will be doing it less frequently.

As far as Option 2 – moving to this option would be moving away from Option 1, which we are currently doing, but not well. Option 2 would make a handful of people happy, while making dozens and dozens of other people unhappy. Whereas Lincoln Place took 30 of the worst-of-the-worst off the street and housed them in one place, so does the encampment around Share House. If we disperse them we will deal with more calls for service regarding trespassing, unwanted, disturbances, etc all over the area – Hough Neighborhood, Esther Short, downtown businesses, the parks, parking garages, business bathrooms, lobbies, restaurant tables and booths, etc. And, that would just be the daytime issues. At night they would return to their camps wherever they can hide them away from public view....or in public view creating more calls for service. We will simply chase the same issue around all over the place....as we were doing a couple of years ago before they concentrated around the Share House. I can speak more to this in person....too much to type.

Probably the most poignant point in the whole draft is the last Con in the Option 2 column. Yes....the homeless will return to the Share House area....no matter what. There is right-of-way there, and they know they can camp in the right-of-way. Short of aggressive enforcement we will not keep them from setting up there at nightwhich is perfectly legal....and they will be there in the morning to deal with.

I am all for Option 1 as written or as edited, tweaked, and finalized.

As Lou in the Columbian pointed out....Homelessness is a complicated issue,
Tyler

Tyler Chavers | N.P.O.
Neighborhood Police Officer - District 1



Vancouver Police Department – West Precinct
605 E Evergreen Blvd Vancouver, WA 98661-3812
P: (360) 487-7447 | **C:** (360) 518-2310 | **F:** (360) 694-1621
www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: King, Dave
Sent: Tuesday, February 14, 2017 8:49 AM
To: Chavers, Tyler
Subject: FW: Share Encampment Follow-up

Thoughts?

From: Lester, Mike
Sent: Monday, February 13, 2017 8:38 AM
To: Foster, Amy; King, Dave
Subject: FW: Share Encampment Follow-up

Amy & Dave,

Could I get some thoughts from you on this?

Mike

From: Eiken, Chad
Sent: Tuesday, February 07, 2017 12:19 PM
To: Potter, Bronson; Crawford, Lenda; Holmes, Eric; Young, Jonathan; McElvain, James; Lester, Mike; Carlson, Brian
Subject: Share Encampment Follow-up

All,

We are tentatively targeting February 23/24 as the dates for the next big clean-up (pending confirmation from Ops). This will be a major event similar to the Fall 2015 action, where notices will be posted, campers will be interviewed and possessions documented, debris will be removed, and unclaimed property will be tagged and stored. We will be involving service providers to be there in a supportive role. I'll be convening the same group that worked on the previous operation next week to coordinate functions such as street closures and debris management.

The real reason for this email though is to get your feedback on the attached draft strategy options for the encampment beginning on Day Zero after the clean-up. There are two strategies outlined: 1) Containment, and 2) Dispersal. Either approach has benefits, as well as potentially significant downsides, but I think unfortunately we are in the position of choosing the least worst option.

Please review this so we can have a follow-up discussion on this early next week.

Thanks, Chad

Share Homeless Encampment: Draft Options for Post Clean-up City Stance

February 7, 2017

Option 1: Containment of Encampment		Option 2: Dispersal of Encampment	
Goals	<ul style="list-style-type: none"> ▪ Confine camping area to South side of 12th St. between Lincoln and King Streets, and the West side of Lincoln between 12th and 13th Streets ▪ Allow for camping in public right-of-way and, in exchange for campers adhering to strict rules, allow tents to stay up during the day and commit to a period where the camp will not be added. ▪ Improve collection of garbage/human waste ▪ Prevent/reduce items from being collected/stored ▪ Establish Tolerance Thresholds* (e.g. Prevent "hardening" of campsites with pallets and other materials, reduce collections of materials/bikes, ensure tents and RV's do not block vehicle travel ways, etc.) *See next page ▪ Communicate Tolerance Thresholds to Campers ▪ Enhanced enforcement including dispersal of camp would be triggered if boundary or tolerance thresholds are exceeded 	Goals	<ul style="list-style-type: none"> ▪ Disperse encampment following major clean-up of area by City ▪ Stake-off planter areas to discourage campers from returning ▪ Strict enforcement of VMC time periods for camping through added VPD/Code/Law resources ▪ Strict enforcement of camping in vehicles in and around Share ▪ Discourage Share and other groups from providing food to campers not housed at the shelter
Pros	<ul style="list-style-type: none"> ▪ Compassionate approach allows for some camping with minimal disturbance (e.g. allow tents to stay up during the day to minimize disruption and stress such during bad weather) ▪ Recognizes reality that campers likely to stay for foreseeable future ▪ May be more in line with realistic resources to enforce VMC 	Pros	<ul style="list-style-type: none"> ▪ Relieves area around Share from negative impacts of increasingly permanent-looking encampment ▪ Responds to political/neighborhood pressure to "do something" ▪ Clear communication from City to Campers regarding standard of enforcement ▪ Consistency in enforcement with other areas of the city ▪ Less attractive to secondary criminal activity that might otherwise occur in the area if there are numerous vulnerable campers ▪ Reduces concentration of solid waste, including human waste ▪ Easier to stay on top of the situation
Cons	<ul style="list-style-type: none"> ▪ Officially establishes a camp; may attract other campers by word of mouth ▪ One area of concentrated campers would have a different level of enforcement than in rest of city - VPD consistency concerns ▪ City acceptance of a new 'baseline' - may be harder to roll back; City seen as "enabling" homeless ▪ Accumulation of solid waste and debris means more frequent clean-ups by city 	Cons	<ul style="list-style-type: none"> ▪ Pushes campers to other areas of city, potentially impacting more neighborhoods ▪ More difficult for service providers to contact and help homeless who need counseling, medical assistance, or permanent housing ▪ City potentially viewed as being dispassionate, particularly if camp is dispersed when weather is bad ▪ Campers may return anyway which may necessitate a more heavy-handed approach (e.g. citations, arrests, etc.)

Share Homeless Encampment: Draft Options for Post Clean-up City Stance

February 7, 2017

DRAFT Tolerance Thresholds for Establishing a Limited Encampment

Premise: City would allow a limited encampment to remain in place without tents having to be dismantled daily, provided the below standards are observed:

- Tents may be placed in public rights-of-way (off of the street) along the south side of W. 12th Street between Lincoln and King Streets, and along the west side of Lincoln Street between 12th and 13th Streets only
- No hardening of campsites (e.g. with pallets, building materials, etc.)
- No tents or possessions shall be placed in the vehicle travel lanes or parking spaces
- No disposal of human waste/needles except in designated containers
- No open fires
- No collection of materials (e.g. bikes, building materials, etc.) that cannot reasonably be transported by an individual
- No obstruction of sidewalks during daylight hours
- No camping in vehicles, campers, trailers, etc.
- All garbage shall be disposed of in designated receptacles

City reserves the right to remove the encampment should the above rules not be followed by the campers, and upon reasonable notice to the campers

From: [Eiken, Chad](#)
To: [Chavers, Tyler](#)
Subject: Re: Chavers's thoughts on Draft policy for post Share camp cleanup
Date: Saturday, February 18, 2017 2:39:04 PM

Thanks Tyler, excellent comments - I appreciate your insight. I think that's where we might end up. Chad

From: Chavers, Tyler <Tyler.Chavers@cityofvancouver.us>
Date: February 17, 2017 at 9:04:52 PM PST
To: King, Dave <Dave.King@cityofvancouver.us>
Cc: Eiken, Chad <Chad.Eiken@cityofvancouver.us>, Sheehan, Peggy <Peggy.Sheehan@cityofvancouver.us>, Young, Jonathan <Jonathan.Young@cityofvancouver.us>
Subject: Chavers's thoughts on Draft policy for post Share camp cleanup

All,

Based on my experience over the past couple of years I have 2 words, "I agree".

Given enough time and brainstorming I am guessing we could come up with even more options than the two contained in the attached draft, however, in my opinion, these really are the two options we are confronted with.

Either, 1) manage the homeless in place with some aggressive rules which we clearly communicate regularly to the homeless

or 2) deal with the impact in the surrounding area, neighborhoods, etc of dispersal and aggressive enforcement – IF we can even justify the expense of aggressive enforcement. There will be dollar expense of processing arrests, storing property, potential for confrontation/injury/medical to both the homeless and the officers (the same risk we face with any arrest), as well as the social/political cost of making the news, "police declare war on the homeless". Of course, I exaggerate, but only a bit. There will be fallout and it will come with a cost.

Clearly, we are already doing Option 1....by default. The real difference is the sloppy way Option 1 is being done now, and "tightening it up" with the added "strict enforcement of the rules (trash, no hardening of camp sites, etc)", and the communication piece would make it that much better. With clear, consistent, and regular communication I believe we will have buy-in from the majority of the homeless in that area. And, with buy-in, comes compliance with expectations. Only the toughest minority who ignore or fail to comply with the rules would need to be handled by law enforcement via arrest or removal.

***Note, I do NOT believe we need to or should tell the homeless they are allowed to camp there. Rather, I would simply imply that IF they follow the rules then we will not make the move or tear down every single day – BUT that we will need to do major camp cleanups every 4 to 6 weeks for health and sanitation reasons. This allows us the discretion of employing the Unlawful Camping/Storage Ordinances if we need to use them as a tool in the field.*

As far as the Cons for Option 1 – here is my rebuttal.

1- this area is ALREADY an unofficial established camp, and we don't need to make it official. We will simply establish rules for which we won't make them tear down their sites every day. If word of mouth had not already brought more to the area, I doubt we are going to see any more than we currently do. The numbers have been steady at about 35 to 40 since last fall.

2- the enforcement has already been different in this area than out in the parks, trail systems, private property, river front, etc. Again, I think we get around this issue by not officially allowing camping, we simply "reward" good behavior (strict rule following) with letting them leave their site up. But, we need to make it strict to send a message – any violations mean getting cited or arrested and having all the stuff removed (stored).

3- I don't like changing enforcement behavior based on what people might think, because most of the time they are wrong. The City is not enabling camping. These are homeless people with no other options for the most part. Many are getting transitioned out of the lifestyle, slowly, and 1 or 2 at a time. The system is simply overwhelmed. Voters taxed themselves \$42 million to help the homeless, of course that is going to look like enabling to some....so what? And, again, there is no new baseline.....we are ALREADY there. Any changes would be different and garner attention from social service, media, etc.

4- we have already gotten away with less than one trip around the block weekly to remove the solid waste. AND, there is a new program just starting up which will alleviate some of that as well. We will still need to make regular trips down there to remove waste, enforce the rules, and keep them 'conditioned' to regular sanitation move outs. We will not be doing this more frequently, if anything, will be doing it less frequently.

As far as Option 2 - moving to this option would be moving away from Option 1, which we are currently doing, but not well. Option 2 would make a handful of people happy, while making dozens and dozens of other people unhappy. Whereas Lincoln Place took 30 of the worst-of-the-worst off the street and housed them in one place, so does the encampment around Share House. If we disperse them we will deal with more calls for service regarding trespassing, unwanted, disturbances, etc all over the area - Hough Neighborhood, Esther Short, downtown businesses, the parks, parking garages, business bathrooms, lobbies, restaurant tables and booths, etc. And, that would just be the daytime issues. At night they would return to their camps wherever they can hide them away from public view ... or in public view creating more calls for service. We will simply chase the same issue around all over the placeas we were doing a couple of years ago before they concentrated around the Share House. I can speak more to this in person....too much to type.

Probably the most poignant point in the whole draft is the last Con in the Option 2 column. Yes....the homeless will return to the Share House area....no matter what. There is right-of-way there, and they know they can camp in the right-of-way. Short of aggressive enforcement we will not keep them from setting up there at night.....which is perfectly legal....and they will be there in the morning to deal with.

I am all for Option 1 as written or as edited, tweaked, and finalized.

As Lou in the Columbian pointed out....Homelessness is a complicated issue,

Tyler

Tyler Chavers | N.P.O.

Neighborhood Police Officer - District 1

Vancouver Police Department - West Precinct

605 E Evergreen Blvd Vancouver, WA 98661 -381 2

P: (360) 487-7447 **IC:** (360) 518-2310 **IF:** (360) 694-1621

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From: King, Dave
Sent: Tuesday, February 14, 2017 8:49 AM
To: Chavers, Tyler
Subject: FW: Share Encampment Follow-up

Thoughts?

From: Lester, Mike
Sent: Monday, February 13, 2017 8:38 AM
To: Foster, Amy; King, Dave
Subject: FW: Share Encampment Follow-up

Amy & Dave,

Cou ld I get some thoughts from you on this?

Mike

From: Eiken, Chad
Sent: Tuesday, February 07, 2017 12:19 PM
To: Potter, Bronson; Crawford, Lenda; Holmes, Eric; Young, Jonathan; McElvain, James; Lester, Mike; Carlson, Brian
Subject: Share Encampment Follow-up

All,

We are tentatively targeting February 23/24 as the dates for the next big clean-up (pending confirmation from Ops). This will be a major event similar to the Fall 2015 action, where notices will be posted, campers will be interviewed and possessions documented, debris will be removed, and unclaimed property will be tagged and stored. We will be involving service providers to be there in a supportive role. I'll be convening the same group that worked on the previous operation next week to coordinate functions such as street closures and debris management.

The real reason for this email though is to get your feedback on the attached draft strategy options for the encampment beginning on Day Zero after the clean-up. There are two strategies outlined: 1) Containment, and 2) Dispersal. Either approach has benefits, as well as potentially significant downsides, but I think unfortunately we are in the position of choosing the least worst option.

Please review this so we can have a follow-up discussion on this early next week.

Thanks, Chad

From: [Eiken, Chad](#)
To: [Sheehan, Peggy](#); [Chavers, Tyler](#); [King, Dave](#)
Subject: Share Encampment
Date: Wednesday, February 22, 2017 8:45:37 AM

Hi Peggy, Tyler and Dave,

Yesterday I met with Eric, Lenda, Brian, Chief McElvain, Chief Lester, Bronson, and Jonathan to discuss what the City's stance will be following the clean-up, e.g. will we "embrace" the encampment, or require dispersal and make it difficult for the campers to move back in? It was a good discussion, with pros and cons of various approaches being debated. In the end, we decided that the best approach would be to take a firmer stance on enforcing the camping ordinance. While there is an understanding that this may push some campers into other locations that will cause other issues, this is seen as being the most defensible.

Probably the biggest change is that the campers would be required to take down their tents/camps during the day, or be cited. VPD and Code would make contact with the campers about once a week, though not on the same day of the week – as resources permit. The thought is that if campers have to dismantle their camps periodically, they won't be able to collect as much "stuff" or harden the campsites. The ordinance would also be applied consistently citywide, which had been another concern.

I'll be sending out an email to the broader group that will be involved in the clean-up, but wanted you to know first what the management team decided regarding "after the clean-up." I really appreciate your comments on what we should do, which helped inform the discussion.

Let me know if you have any questions. Thanks, Chad

From: [ALAN KERR](#)
To: [City Council](#)
Subject: 70-unit apartment proposal on 58th street
Date: Friday, February 27, 2026 9:51:51 AM

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Dear Council,

My family has lived on 57th circle for the last 25 years which is next to the proposed 70 apartments on 58th Street next to the Greenway. The Greenway is currently home to various wildlife and birds, and the evergreen trees on the property even have an owl family right now. I am hoping for a nesting pair this spring. I and others often walk the greenway enjoying a slice of heaven within our own neighborhood.

This area cannot accommodate 77 apartments, and the new proposal of 70 apartment is ludicrous. How is the reduction of only 7 apartments an improvement? Even the 56 apartments allowed are pushing what the wildlife, water and roads in the area can manage. Right now, we often have excessive traffic through our neighborhood due to avoidance of the "58th potholes" putting our pets and our neighborhood children at risk.


There is no way the developers can pledge to "protect" the trees and once they are cut down, they are gone. Hundred-year-old trees will be destroyed. I have been on many construction sites in my profession and know what needs to be done to prepare and build on this small of a site. Have you visited the proposed site to view the trees?

Adding this much blacktop with runoff will damage the currently thriving waterway in the Greenway and overwhelm the current storm water/drainage system in place for this area resulting in catastrophic failure as we already have issues when experiencing heavy rainfall. The 77 units (R-50 Rezone) have already been rejected by the City Council in August 2025, and a compromise was reached which was not good enough for Sunlight and they refused to sign the agreement. They are only interested in maximin profit and have shown they do not want to compromise or be bound by contractual accountability, which includes protection of the area.

Please do not grant Sunlight's request for 70 apartments. I am afraid that even the 56 apartments will force me out of my home where my children grew up and I will need to sell before the market value of my home plummets.

Thank You,

Barbara Johnson Kerr



From: [Cynthia LeBaron](#)
To: [City Council](#)
Subject: 58th St. rezoning
Date: Sunday, March 1, 2026 8:21:06 AM

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

Dear Council Members,

I am a resident who lives near the property considered for rezoning on 58th St. and I write to ask that you vote AGAINST the rezoning proposal.

I do not object to the property being developed into multi family units, but I strongly object to a 5 story building in that location. The property sits between two open areas and something of that height would stick up like a sore thumb! A 3 story building would fit into the neighborhood much better and still allow needed, additional housing.

I also am concerned by the number of units the new zoning would allow. Rezoning would bring hundreds of new cars every day. 58th Street is a two lane neighborhood artery and was not designed for heavy traffic. Additionally, with a park and a school very close, the increased traffic would pose an increased danger to pedestrians. The promised crosswalk would do little to ease my concerns.

The developer has made some stated concessions to concerns regarding height, pedestrian safety, noise, drainage and landscape, but he refuses to put those concessions into writing in a development agreement. If the rezoning is approved, there is little that can be done if he ignores those issues.

Please vote AGAINST the rezoning request for 58th Street and keep the area the neighborhood we chose to make our homes!

Thank you,
Cynthia LeBaron
[REDACTED]

Sent from my iPad

From: tx-cherri@sbcglobal.net
To: [City Council](#)
Subject: 58th Street Rezone
Date: Sunday, March 1, 2026 10:24:53 AM

You don't often get email from tx-cherri@sbcglobal.net. [Learn why this is important](#)

To The City Council Regarding 58th St Rezone:

Our Walnut Grove association voted **“NO”** on the R-35 classification for apartments on 58th Street. How many times do we have to vote NO to get you to notice we don't want high density apartments around here. We have a public park now, that will be improved with swings and playground equipment. That means there will be more than just children walking to and from the school on 72nd Street. There will be children frequently on 58th street.

Several council members would only entertain R-35 if a Development Agreement was signed with the following simple requirements:

- 1) Prohibit the 125% density bonus and prevent the 70-unit plan previously rejected in August.
- 2) Legally mandate the protection of evergreen trees, as pledged.
- 3) Require compliance with the [Green Building Policy](#) to protect wildlife, water, and reduce emissions for Shaffer Park and the Stormwater Treatment Facility.

Sunlight refused to sign this agreement.

Despite our Association's "NO" vote on R-35, we were asked to compromise. Then, Sunlight didn't compromise even on the preservation of a few trees. Sunlight proved they don't want to build responsibly. **So should Walnut Grove compromise? No.**

I am a resident of Walnut Grove and I strongly *oppose* an R-35 rezone on 58th St. Thank you.

Cheryl Hummel

From: [Jared Welch](#)
To: [City Council](#)
Subject: Public Hearing Comment – Staff Report 037-26, 58th Street Rezone (R-22 to R-35)
Date: Sunday, March 1, 2026 10:47:24 AM

You don't often get email from jwelch92@gmail.com. [Learn why this is important](#)

Hello, my name is Jared Welch and I live in the Walnut Grove neighborhood, just one block from the proposed rezoning at 7711 and 7809 NE 58th Street. I am writing to urge the council to reject the proposed R-35 rezone.

I want to be clear: I support more housing in Vancouver. But this proposal has some serious problems that I do not think have been resolved.

Several City Council and Planning Commission members asked the developer, Sunlight, to sign a Development Agreement. This would have held them to their stated promises, like retaining mature trees on the southern and western borders of the site and placing the building in the northeast corner. Sunlight said no. They said no because they want to keep the option to use the Transit Overlay District density bonus, which would push the project from 57 units up to 70. That is a 23% increase beyond what the base R-35 zone allows. It also means that every neighborhood protection discussed at this dais is unenforceable if this rezone passes without a signed agreement.

The current R-22 zoning already allows 36 to 45 units. That is real, meaningful density. The question before the council is not "housing or no housing." It is whether to give a developer additional zoning benefits when that developer has refused to make any binding commitments to the neighbors and council members who asked for them.

Please deny the R-35 rezone unless Sunlight agrees to a Development Agreement that caps density at the R-35 base allowance and puts their tree retention promises in writing. The city's Comprehensive Plan update is expected in June 2026, just a few months away. There is no rush here that justifies skipping the safeguards that council members themselves said were needed.

Thank you for your time.

Jared Welch

Walnut Grove Neighborhood

From: [Landon Dodson](#)
To: [City Council](#)
Subject: Public Hearing Comment – Staff Report 037-26, 58th Street Rezone (R-22 to R-35)
Date: Sunday, March 1, 2026 11:03:46 AM

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

My name is Landon Dodson and I live in the Walnut Grove neighborhood, about a block from the properties at 7711 and 7809 NE 58th Street. I am asking the council to vote no on the R-35 rezone.

I support building more housing in Vancouver. That is not what this letter is about. This letter is about a developer who was asked to make binding commitments to this neighborhood and refused.

Members of both the City Council and Planning Commission asked Sunlight to sign a Development Agreement. The agreement would have locked in the promises they already made, keeping mature trees along the south and west edges of the property and putting the apartment building in the northeast corner of the site. Sunlight turned them down. Their reason was straightforward: they want the option to use a density bonus under the Transit Overlay District, which would take the project from 57 units to 70. Without a signed agreement, there is nothing stopping them from doing exactly that, and nothing holding them to any of their other promises either.

It is worth pointing out that the current R-22 zoning already permits between 36 and 45 units on this site. The neighborhood is not opposed to growth. We are opposed to handing over additional zoning benefits to a developer who will not put anything in writing.

The city is also planning a full Comprehensive Plan update this coming June. Waiting a few months to let that process play out seems reasonable given the circumstances.

I hope the council will vote to deny this rezone until Sunlight is willing to sign a Development Agreement with real, enforceable terms.

Thank you,

Landon Dodson

Walnut Grove Neighborhood

From: [CHARLES BRASHER](#)
To: [City Council](#)
Subject: Fwd: Item # 9: 58th Street Rezone Public Hearing
Date: Sunday, March 1, 2026 2:10:32 PM

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

Below is written testimony for the March 2nd Public Hearing on the 58th Street Rezone

The rezone application should be denied for the reasons listed below:

- 1) The Walnut Grove Neighborhood association voted no against it at our meeting on 12/12/25 and in addition many residents have submitted written and oral testimony against the proposed rezone.
- 2) The transit overlay district would allow the developer to to increase the now proposed 54 units to 70 units anyway, exactly as proposed before which was rejected by the City Council. The developer has used this before on projects like the 63rd street apartment complex.
- 3) The man who showed up dressed in a pineapple onesie and testified at the planning commission hearing insulting and belittling the residents concerns about the rezone we think was a paid actor brought in by the developer. Would any serious concerned resident of Vancouver do such a thing otherwise?
- 4) We feel that the principal planner Bryan Snodgrass has too close of a relationship with the developer. Whenever we raise concerns he always seems to give priority to the developer. Many times we feel as if our concerns don't matter and they get dismissed or passed over. As an example when one of the residents brought up the transit overlay district at the planning commission hearing and Bryan's comment was good catch on their part. Why did he not bring this up himself because surely he knew about it? Then when questioned on it by the planning commission he was only able to give vague answers on how it worked but the developer had just recently used it on his 63rd street apartment development.
- 5) The developer has a reputation for questionable building practices. Just look at some of his most recent developments: 1) the 63rd street apartment complexes only exit point is onto the small residential 62nd street and then turning left onto 76th before finally getting to the main large road 63rd street. This has created a safety hazard for families living on 62nd as well as much unwanted congestion. The residents are still very upset about this. 2) 90th street development in Clark County has the same problem with no exit from the apartment complex except onto small residential streets. A resident living in area impacted spoke to us about other highly irregular things that have happened prior to and during the apartment complex development. **Why should we the residents or you the City Council trust this developer to do the right thing?**

Thank you Charles Brasher & Betty Lavis
Residents of Robins Glen for 20+ years

From: [CHARLES BRASHER](#)
To: [City Council](#)
Subject: Fwd: Re: Item 9: 58th Street Rezone Public Hearing
Date: Sunday, March 1, 2026 2:24:41 PM

Trees on the 58th street on the two lots proposed for zoning change from R-22 to R-35

>> Please include this in the written testimony for the March 2, 2026 Public Hearing on the proposed zoning change for two lots on 58th street. Thanks

>>

>> The pictures are of the beautiful old trees that would be removed for the proposed development of the 1.6 acre site. An assessment of the trees on the property should be done before removing them. Vancouver is an official Tree City USA and therefore should pay special attention to trees that are hundreds of years old before removing them for development. Surely a development could be done that would leave some of the older ones in place. The R-22 zoning would allow development while leaving some of the trees. The developer for the proposed zoning change to R-35 would remove all of the trees except a few on east and west side. We are definitely against the proposed zoning change and strongly recommend that the Planning Commission reject it! I would also request that members of the Planning Commission go to the site and at least look at the trees before voting to remove them.

Thank you. Betty Lavis & Charlie Braher

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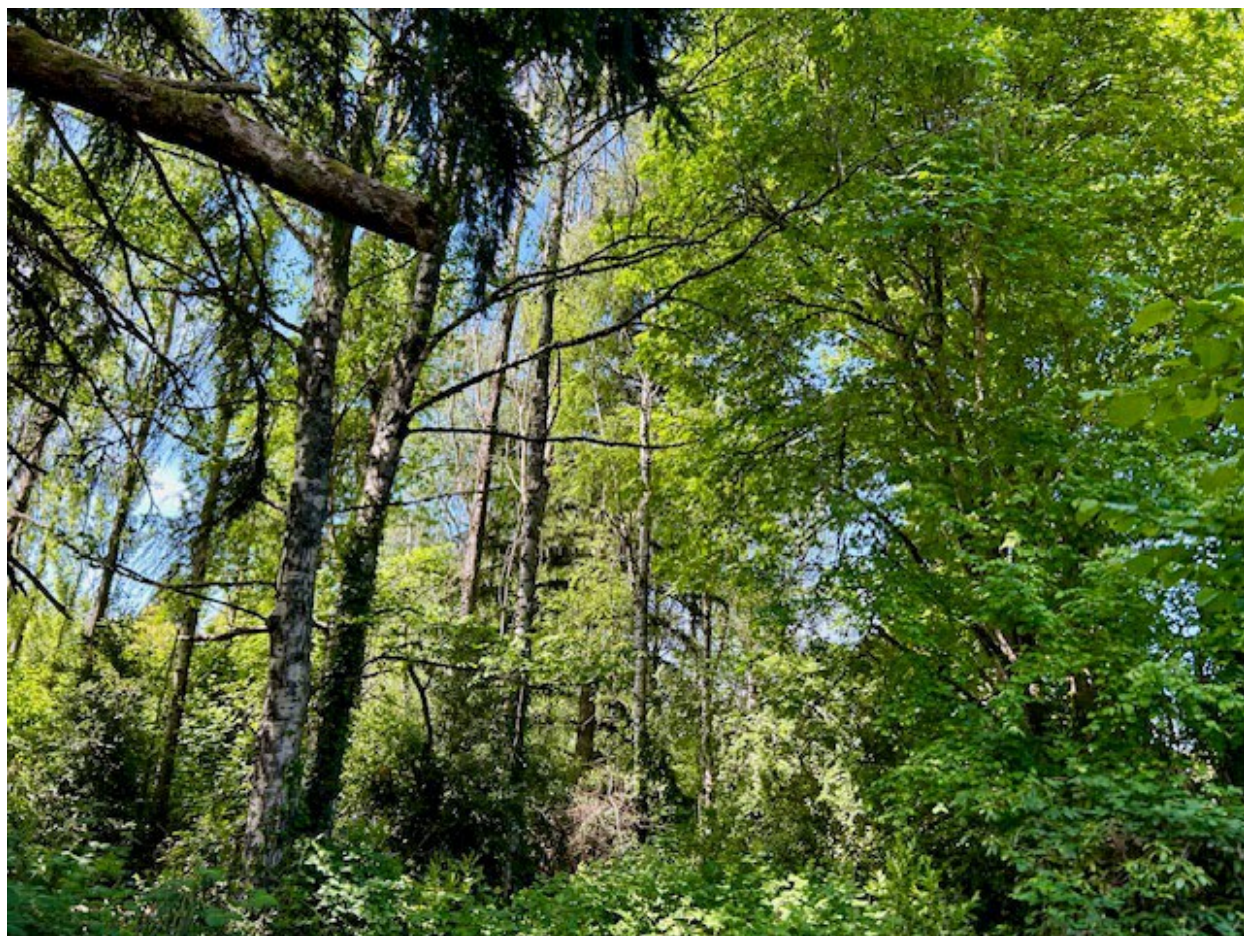
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>> Sent from my iPhone









From: [CHARLES BRASHER](#)
To: [City Council](#)
Subject: Fwd: Written testimony for the March 2, 2026 Public Hearing, Item 9: 58th Street Rezone
Date: Sunday, March 1, 2026 2:38:10 PM

Below is written testimony for the March 2, 2026 Public Hearing on the 58th Street Rezone

My name is Charles Brasher and I am a retired Registered Professional Environmental Engineer. My wife and I have lived in the Walnut Grove Robins Glen neighborhood for over 20 years. At the public hearing on August 11, 2025, when the proposed R-50 rezone was rejected by the City Council, the developer said they would not seek a R-35 rezone if the R-50 was denied. This was not true and here we are again looking at a proposed R-35 which will still let the developer build a large multi story luxury apartment building on a small lot in a inappropriate area. The project is the same as before only it is proposed to be a little smaller but can probably be changed during construction to be almost as big as the R-50. The developer has in fact changed very little, if anything, from the previous R-50 proposal. The R-35 proposal has the same problems as the original R-50 rezone proposal had. I will summarize those problems below.

1) Streets and Traffic

58th street between Andresen and Thurston Way is a designated school zone. School buses stop at 76th Ave and 58th street to pick up children for grade and high school. Walnut Grove Elementary School is nearby on 72nd Ave. Large portions of 58th street are narrow and without sidewalks and curbs and not just in front of the proposed development. It will be costly and difficult to put sidewalks and curbs in because of lack of available space. Another 300 plus cars on 58th street will only cause more congestion and safety issues. Many car accidents already occur on 58th street and I know because I was in one of them.

2) Public Transportation

The proposed development is not close to Public Transit. It is a long 4 block walk to Andresen on 58th street and which does not in many places have sidewalks and curbs. It is even a longer walk, a mile or more the the Van Mall Transit Center.

3) Trees and Vegetation

Both of the lots are heavily wooded with old beautiful trees most all of which will be taken out for the development. An assessment of the trees on the two properties should be done before removing them all. After all Vancouver is an officially designated Tree City USA. Also, why put a luxury multi story apartment building right in between Schaffer Park and the Water Quality Treatment and Storage Facility? Would not a lower density R-22 development be more appropriate given all the hard work by the city to purchase and maintain the community park and to keep water quality safe for people living in the city.

4) Water Quality

Directly south behind the property is a City of Vancouver Water Quality Storage and Treatment Facility. If R-35 is approved the proposed multi story apartment building would add an unacceptable amount of stormwater into the treatment facility. Also, it would add more people and pet waste into the treatment facility.

5) Drainage Issues

There is currently an abrupt 4 foot straight drop from the proposed development

property to the houses in Robins Glen area. This has caused ground water drainage problems from the proposed development site onto adjacent properties. This is with the site currently covered with vegetation and trees. Imagine how much worse it could be with a multi story apartment building and a concrete or asphalt parking lot.

6) Conclusion

This proposed R-35 zoning change from the current R-22 has all the same problems as the previously proposed R-50 zoning change and **should not be approved.**

From: [Sandy](#)
To: [City Council](#)
Subject: Final Hearing, March 2, 2026, for 58th St. Rezone
Date: Sunday, March 1, 2026 4:26:13 PM

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City Council of Vancouver:

I am asking you to please reject the 58th St rezone from R-22 to R-35 at 7711 and 7809 NE 58th Street. Adding 70 units to the 1.6 acres would devalue the existing homes, 58th Street would need improvements and parking on 58th St. shouldn't be an answer when you overbuild a lot/area. We don't need more apartments. I recommend small row houses like the recent development on 80 Ct. with one lot used for overflow parking. That development has been a nice addition to the neighborhood. Especially because there is a parking lot for visitors and residences. It keeps the street open for safer traveling and bicycles.

Thank you for your consideration.

Sandra Caines
[REDACTED]

From: [Deborah Petrie](#)
To: [City Council](#)
Cc: [Deborah Petrie](#)
Subject: NE 58th Street Rezone Final Hearing Testimony
Date: Sunday, March 1, 2026 9:28:28 PM
Attachments: [Vancouver City Council.pdf](#)

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Hello,

I am writing to submit a testimony, for the final hearing, regarding NE 58th Street Rezone. Please see the attachment for my written testimony.

Thank you for your time.

Sincerely,
Deborah Petrie

**NE 58th Street Rezone
Vancouver, Washington
Written Testimony
By Deborah Petrie**

Monday, March 2, 2026 at 6:30 p.m.

Good Evening Mayor and City Council,

My name is Deborah Petrie and I reside in Robin's Glen of the Walnut Grove Neighborhood. I strongly oppose an R-35 rezone on NE 58th Street. One concern I have is there has already been a significant increase in the housing density in my neighborhood. This past year more housing was built on NE 74th Court, and in the past ten years or so, NE 75th Avenue on both sides of NE 58th Street. This has created some residents, who live between NE 75th Avenue and NE 74th Court, to park on NE 58th Street due to lack of parking space on these streets. Some of the residents are parking close to NE 76th Avenue which blocks the view on the West side of NE 76th Avenue. Just the other day, I wasn't able to see if there were cars coming, from the West of NE 76th Avenue and pulled out onto NE 58th Street with a car closely approaching my vehicle, causing me to increase my speed to avoid a collision.

There's a very short sight distance to check for oncoming traffic no matter if a person is going North or South on NE 76th Avenue. I'm also concerned for pedestrian safety when crossing NE 58th Street at NE 76th Avenue. Even though there is a visible crosswalk, many vehicles do not stop or yield the right of way to pedestrians. There is a school bus stop at NE 76th Avenue and NE 58th Street which raises a very important safety concern.

To conclude, I am very concerned about the increase of traffic and parking space which is insufficient to handle vehicles and traffic.

Thank you for your time.

Sincerely,
Deborah Petrie

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Item #9: 58th Street Rezone Public Hearing
Date: Monday, March 2, 2026 1:20:27 PM

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: CHARLES BRASHER <[REDACTED]>
Sent: Monday, March 2, 2026 11:28 AM
To: City Council <council@cityofvancouver.us>
Subject: Item #9: 58th Street Rezone Public Hearing

The Walnut Grove neighborhood association has just been informed by head planner Bryan Snodgrass that the developer has withdrawn their application. What does this mean? Is there still a public hearing on Item #9 tonight at the City Council Meeting? The timing of this is very unusual and seems intent on causing chaos! Please help explain what is going on. We want Item #9 to be rejected tonight by the City Council.
Thank you Charles Brasher

Dear City Council,

7...1..

Please read the following statement into the record for the December *f.*, 2025 Regular City Council Meeting:

"My name is Kimberlee Shattuck.

For over thirty years I have applied to the City of Vancouver. I hold a master's in gerontology, a bachelor's in psychology, decades of behavioral-health and social-services experience, and I have been on SSDI since 2000 for a permanent physical/mobility disability. I have always disclosed my disability on every application.

In the last six years alone, I have submitted twelve City applications-including multiple Homeless Outreach Coordinator, Police Records Specialist, and Volunteer Coordinator roles that were reposted repeatedly-yet I have never once been referred for an interview.

What I have observed is a consistent pattern in which positions appear to be filled by pre-selected internal candidates or individuals with personal connections inside the City, while external applicants-particularly those who disclose disabilities-are either never advanced or brought in for interviews that do not appear competitive.

Last week I filed Public Records Requests #**C001213-112425** and a second request for aggregate disability data seeking the screening notes, scores, flags, and the actual numbers behind the City's "7% disability goal" (how many employees with physical disabilities were hired from the outside versus counted only after becoming disabled on the job).

I respectfully ask this Council to:

1. Direct staff to fully release both PDRs within 30 days.
2. Ensure all future hires are the result of genuine, competitive processes without pre-selection or favoritism.
3. Publicly report the true physical-disability hiring numbers and end any two-tier system.

Thirty years is long enough. Thank you.

Sincerely,

Kimberlee Shattuck

[REDACTED]

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