

From: [Tyler Sanders](#)
To: [City Council](#)
Subject: Vancouver Comprehensive Plan
Date: Monday, June 1, 2026 7:03:40 PM

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Hello,

I just wanted to voice my support of the Vancouver comprehensive plan. I think people centered planning, safe and comfortable bike infrastructure, and pedestrian focused infrastructure are paramount to the success of the city!

From: [Eric Golemo](#)
To: [City Council](#)
Subject: FW: Public Comment on the Draft Zoning code
Date: Monday, June 1, 2026 5:27:54 PM
Attachments: [image001.png](#)
[image003.png](#)

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From: Eric Golemo
Sent: Monday, June 1, 2026 5:18 PM
To: 'Person, Mark'; 'Kennedy, Rebecca'; A.McEnery-Ogle@cityofvancouver.us
Cc: 'Noelle Lovern'; 'Ian Harkins'; 'Justin Wood CCAR'; 'Scott Taylor'; 'Ko, Chim Chune'; 'Snodgrass, Bryan'; Ron Arp
Subject: Public Comment on the Draft Zoning code
Rebecca and Mark,

I am submitting this final written testimony before the public hearing this evening. I am formally testifying in **support** of the proposed "Vancouver Municipal Code Title 20 Land Use and Development Code" with the expectation that staff and Council will continue to work with the development, building, real estate, and business communities to address the issues previously identified in our comments.

We understand that you are in a time crunch and do not want to stand in the way of progress. As you previously stated, you have committed to monitoring development, and working with stakeholders within the community to refine, update, and change the code as needed. We also appreciate the communication and outreach thus far. We understand the goal of prioritizing density. While it may not be our preferred approach, we feel we can work with the proposed code with a few minor changes recommended in the emails below. We also want to commend staff for their innovative approach to the code and for meeting the directive given by Council. The challenge with innovation, however, is that these approaches have not yet been tested and there can be unintended consequences. The suggestions we made in the emails below are reasonable and come from stress-testing the proposed code with real-world examples. If the suggestions do not get added, we are concerned that the type of development you are trying to encourage will not be economically feasible, or practical. As a result, some projects may not move forward at all, while others may be delayed significantly. This would not solve the supply issue, and housing would become more expensive and less attainable. Ultimately, Vancouver residents and future residents would bear these consequences through higher housing costs and fewer housing choices.

In particular, some of the minimum densities in the MX and RA zones (32 and 64 units per acre) are unusually high and may inadvertently prohibit the exact type of development you are trying to promote. In addition, some of the proposed maximum lot and dimensional standards are too rigid and some flexibility is necessary to make projects viable. Economy of scale and geometrical/dimensional constraints can also be limiting on smaller parcels. Parcels under 0.5 Acre need additional flexibility in the standards to facilitate the unique challenges. There are also other standards and codes, such as the road and utility standards that need to be adjusted to be compatible with the new code. Success should ultimately be measured not by the density permitted on paper, but by the number of homes that are actually built.

That said, we remain supportive of the proposed code and look forward to working with staff and Council in the coming weeks and months to resolve these issues and ensure the code achieves its intended housing objectives. Thank you for your consideration and continued efforts on this important initiative.

Sincerely,

Eric

Eric E. Golemo, PE
Owner / Director of Engineering and Planning
SGA Engineering, PLLC
Civil Engineering / Land Use Planning
Development Services / Landscape Architecture
[REDACTED] Vancouver WA 98663
[REDACTED]
[REDACTED]
[REDACTED]

Email: EGolemo@sgaengineering.com

From: Person, Mark <mark.person@cityofvancouver.us>
Sent: Monday, May 11, 2026 8:16 AM
To: Eric Golemo <[REDACTED]>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Cc: 'Noelle Lovern' <[REDACTED]>; 'Ian Harkins' <[REDACTED]>; 'Justin Wood CCAR' <[REDACTED]>; 'Scott Taylor' <[REDACTED]>; Ko, Chim Chune <ChimChune.Ko@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: RE: Comments on the Draft Zoning code

Eric,

Thanks for following up on this. The draft code and plan will go to Council on the consent agenda tonight 5/11 and is scheduled for a public hearing 6/1. To meet these timelines, we are past the point where we can make changes to these documents. We appreciate the time that BIA and CCAR have spent with us refining the code over the past two plus years. Your input has led to many improvements in the code and plan. We've heard your concerns about the minimum density requirements and have brought those concerns to our policy makers, stakeholders, and internal team. Currently, we plan to hold minimum densities as proposed. In the coming months, we plan to work with our transportation staff on roadway standards. As previously stated, we will continue to monitor development and work with stakeholders within the community to refine, update, and change the code as needed as is our practice. We hope that BIA and CCAR continue to partner with us in continuing this work.

Thank you,

Mark

From: Eric Golemo <[REDACTED]>
Sent: Friday, May 8, 2026 11:11 AM
To: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Person, Mark <mark.person@cityofvancouver.us>
Cc: 'Noelle Lovern' <[REDACTED]>; 'Ian Harkins' <[REDACTED]>; 'Justin Wood CCAR' <[REDACTED]>; 'Scott Taylor' <[REDACTED]>; Ko, Chim Chune <ChimChune.Ko@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: RE: Comments on the Draft Zoning code

Rebecca and Team,

What is the status of this code? Perhaps we can meet to discuss and go over some specific examples and sketch things out. It is hard to express these items in email. We really appreciate the communication and outreach thus far. We understand the goal to prioritize density. While it may not be the preferred approach with BIA and CCAR membership, we feel we could work this the proposed code with a few minor changes recommended below. The suggestions we made are reasonable and come from stress testing the proposed code with real world examples. If they are not added, we are concerned the anticipated development will not be practical or will not happen in a timely manner. This would not solve the supply issue, and housing will get more expensive and less attainable.

I think there may be concerns, that with these changes, the city will not hit their density targets (on paper) and the assumptions used in the comp plan will not match. But I would propose you do not change the comp plan assumptions for this cycle they can be considered an average or a target in the assumptions. It is too far along in the process to change them now. Instead, we can monitor and adjust in the future, as necessary. Thanks again for the effort and consideration.

Eric

From: Eric Golemo <[REDACTED]>
Sent: Monday, April 20, 2026 10:53 AM
To: 'Kennedy, Rebecca' <Rebecca.Kennedy@cityofvancouver.us>; 'Person, Mark' <mark.person@cityofvancouver.us>
Cc: 'Noelle Lovern' <[REDACTED]>; 'Ian Harkins' <[REDACTED]>; 'Justin Wood CCAR' <[REDACTED]>; 'Scott Taylor' <[REDACTED]>; 'Ko, Chim Chune' <ChimChune.Ko@cityofvancouver.us>; 'Snodgrass, Bryan' <Bryan.Snodgrass@cityofvancouver.us>

Subject: RE: Comments on the Draft Zoning code

Rebecca and Team,

Thanks for the response. I made a few follow up comments below in red. Perhaps we can meet to discuss and go over some specific examples and sketch things out. It is hard to express these items in email.

We really appreciate the communication and outreach thus far. We understand the goal to prioritize density. While it may not be the preferred approach with BIA and CCAR membership, we feel we could work this the proposed code with a few minor changes recommended below. The suggestions we made are reasonable and come from stress testing the proposed code with real world examples. If they are not added, we are concerned the anticipated development will not be practical or will not happen in a timely manner. This would not solve the supply issue and housing will get more expensive and less attainable.

I think there may be concerns, that with these changes, the city will not hit their density targets (on paper) and the assumptions used in the comp plan will not match. But I would propose you do not change the comp plan assumptions for this cycle they can be considered an average or a target in the assumptions for now. It is too far along in the process to change them now. Instead, we can monitor and adjust in the future, as necessary. Thanks again for the effort and consideration.

Eric

From: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Sent: Wednesday, April 8, 2026 4:26 PM
To: Eric Golemo <[REDACTED]>; Person, Mark <mark.person@cityofvancouver.us>
Cc: 'Noelle Lovern' <[REDACTED]>; 'Ian Harkins' <[REDACTED]>; 'Justin Wood CCAR' <[REDACTED]>; 'Scott Taylor' <[REDACTED]>; 'Ko, Chim Chune' <ChimChune.Ko@cityofvancouver.us>; 'Snodgrass, Bryan' <Bryan.Snodgrass@cityofvancouver.us>

Subject: RE: Comments on the Draft Zoning code

Eric-

Thanks for sending these comments and for your participation in the Comp Plan and code update process. Most recent draft of the new code is [here](#). Please see below for responses to your comments. Happy to jump on a call to discuss if helpful.

- 1. Adjustments to minimum density in the MX and RA Districts:** We have discussed at length and believe the current minimum densities are appropriate. There are limited areas of MX and RA zoning in the preferred alternative, and these are areas where we want to see higher densities to support housing production and leverage significant public investments in nearby infrastructure (i.e., transit). In contrast, there is significant Medium Scale Neighborhood (MS) zoning across the City, which allows for density at or above 16 units per acre. We understand that lower density development is going to be more feasible in the short term, and believe that there are many opportunities for development with this density profile in the MS district. I know this may mean that specific building types may not work in the MS and RA, but the general consensus is that other building types will be feasible, and that we need to drive toward these denser development types in MX and RA areas to meet our production goals. We also allow density averaging across a site, so there is flexibility to mix building types on a site to meet the market while still hitting the minimum density requirements.
From review of the plan, it looks like a significant about of Medium scale neighborhoods are being changes to MX and RA. Some notable areas are uptown village, Fourth Plain, and Mill Plain. These unconventionally high minimum densities (32 and 64) units per acre may inadvertently prohibit the exact type of development you are trying to promote. Some examples include the vacant BIA Site and the Provision site at 1911 Broadway. In general, we support removing maximum density limits. Project economics already incentivize higher density where it is practical and cost-effective. The market will naturally drive this. However, minimum densities that are set too high may unintentionally stifle redevelopment and limit opportunities to increase housing supply. The anticipated development will not be practical or will not happen in a timely manner. This would not solve the supply issue and housing will get more expensive and less attainable.
- 2. Waiving minimum density requirements for parcels under 0.5 acres:** We have discussed at length and believe the current minimums should apply to all lots in the specific zoning district. Public infrastructure and critical root zone are excluded from density calculations in the code, and the density table allows flexibility for units with more bedrooms.
Economy of scale and geometrical/dimensional constraints can be limiting on smaller parcels. Parcels under 0.5 acres are particularly challenging, and in many cases, it is not practical to redevelop to achieve the proposed densities. Financing for small, high-density multifamily projects is also difficult to obtain. In these situations, the highest and best use may be splitting into a couple lots, adding ADUs, or building a multiplex housing project. While those do add needed density and housing, they may not meet the minimum densities or dimensions. The code needs to be more flexible on smaller sites.
- 3. Revise private road standards to allow for smaller, more flexible development:** Following the Comp Plan, we will be starting a Middle Housing / Small lot production strategy that will look at non-Title 20 barriers to infill and middle housing production, including transportation and fire requirements, among others, as well as incentives for homeownership and other outcomes that are hard for the market to deliver. We will continue to involve you and the BIA in this process. I know this means that the code may not work perfectly for really small or oddly configured lots at the outset, but we will continue to refine it.
Thanks. This will need to be a priority and Road mods will need to be granted in the interim. The type of development being incentivized will not be practical without revising the private road standards to allow for smaller, more flexible sections that better support these outcomes.
- 4. Exclude private roads from density calculations:** Private Road easements are excluded from minimum density calculations in the existing and draft code.
What about internal circulation drives (like apartment lot drive aisles)? They should be excluded from density calculations as well. They are basically private roads in function and should be treated the same in the density calculations.
- 5. Increase minimum lot widths and depths to provide for detached SFR and townhomes:** We have discussed internally and believe the current standards are appropriate. The variance process provides some flexibility, and we will continue to review how the new code is working and make updates as needed.
This one seems really reasonable. The proposed standards do not account for geometrical constraints or irregular lots. We should increase the Maximum Lot Widths and Depths to provide more flexibility and accommodate geometrical constraints. I provided some examples in the previous emails below. Perhaps set them at a Width of 75' and depth of 145' (that allows possible lots 75'x65' and 35'x145') that could accommodate middle housing products and still meet the 5000 SF lot size target.
- 6. Provide exceptions to maximum lot sizes to provide flexibility:** Lots existing at the time of code adoption will not be subject to maximum lot width and depth standards, only density minimums.
The proposed standards do not account for new divisions on geometrically constrained or irregular shaped lots. There are cases where a new proposed lot may be irregular shaped (maybe triangular) and would have to exceed 5000 sf to make it equivalent to the buildable area of a rectangular 5000 SF lot. The code doesn't appear to accommodate those situations.
- 7. Exclude critical areas, flag stems and other site constraints from maximum lot sizes:** The draft allows the exclusion of private streets, public facilities, critical root zones, critical areas, BPA easements, water detention/retentions ponds and parks/public facilities to be excluded from maximum lot sizes.
What about flag stems?

8. **Exclude 2-lot short plats from maximum lot size provisions:** The draft allows for an administrative lot split, these lot splits are not subject to maximum lot sizes.

Ok. This will be helpful. But it was not immediately clear that 2 lot divisions would be exempt from the maximum lot sizes. I assume they would also be exempt from the maximum dimensional standards.

As you know, minimum densities and maximum lot sizes are an important tool in driving more dense development and meeting our housing production goals, particularly given the amount of flexibility built into the new code. We believe we have landed in the best spot we can at this time given all the feedback we have received, but I also recognize that the code will not work perfectly at the outset and we will need to adjust it over time. We are committed to efficient updates as people start to use the new code, and if the issues you are flagging prove to be barriers, we will address them quickly. **Thanks. From the stress testing these items have already been identified as barriers. We are just trying to get ahead of them.**

Thanks again for your engagement and support of this process. I know we haven't made all the changes you have asked for, but I hope you feel like we have incorporated much of the feedback you and others in the development community have provided and overall created a balanced and flexible code, which of course will be refined over time. Best,

Note: Unless requested, no need to respond outside your normal business hours.

Rebecca Kennedy | Deputy Director

Pronouns: She/Her

City of Vancouver, WA

Community Development Department

M: (360) 624-6070 | **O:** (360) 487-7896

rebecca.kennedy@cityofvancouver.us

www.cityofvancouver.us



Learn more about [Our Vancouver](#): an effort to update our City's plan for growth and development over the next 20 years.

From: Eric Golemo [REDACTED] >

Sent: Wednesday, April 1, 2026 1:35 PM

To: Person, Mark <mark.person@cityofvancouver.us>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>

Cc: 'Noelle Lovern' [REDACTED] >; 'Ian Harkins' [REDACTED] >; Justin Wood CCAR [REDACTED] >; Scott Taylor [REDACTED] >

Subject: Comments on the Draft Zoning code

Mark and Rebecca,

Just checking back in this? What are the next steps? We feel we could work this the proposed code with a few minor changes recommended below. If they are not added, we are concerned the anticipated development will not be practical or will not happen in a timely manner. This would not solve the supply issue and housing will get more expensive and less attainable.

In addition to the items below, we identified an additional unintended consequence in the single-family Residential lot standards. The Maximum lot width and depth may be too restrictive and may prevent some sites from being able to subdivide. It assumes a perfect 100'x100' parent parcel and doesn't account for geometrical constraints or irregular lots.

For example, if there was an existing lot that was 80' wide and 120' deep that wanted to divide in half utilizing the lot split code to two 40'x120', it would not meet code. It would exceed the 120' max depth even if it met the 5000sf max. So instead, it would likely remain as-is and prevent it from accommodating additional housing to meet the density goals. A similar example can be used if the parent parcel is 90'x120' and about 10,800 SF. In that example, it also could not be split in half because it slightly exceeds the lot area in addition to the depth. I suppose you would say that it could be split in 3. But there may be multiple reasons why this is not practical. First, it would not meet the depth requirements without having a flag lot that wouldn't have access without significantly encumbering the other lots. Secondly, the cost of a short plat would make the division uneconomically feasible. Utilizing the new lot split bill is the only likely way to make this small-scale division cost effective.

There are also cases where a lot may be irregular shaped (maybe triangular) and would have to exceed 5000 sf to make it equivalent to the buildable area of a rectangular 5000 SF lot. The code doesn't appear to accommodate those situations.

Also, is there an exception to the 5000 sf lot size for other site constraints. For example, a tree that needs to be retained, steep slopes, or a flag stem. In these cases, there may be a larger lot that has less than 5000 sf of usable space. I know there are exceptions in the density calculations, but they may also need to apply to the maximum lot size.

We recommend the following adjustments to the Single-Family (and Townhouse) Residential Code:

- **Increase the Maximum Lot Widths and Depths to provide more flexibility and accommodate geometrical constraints Perhaps set them at a Width of 75' and depth of 145' (that allows possible lots 75'x65' and 35'x145') that could accommodate middle housing products and still meet the 5000 SF lot size target.**
- **Exceptions to the Maximum lot sizes need to be added to provide more flexibility and accommodate geometrical constraints on irregular shaped lots.**
- **Critical areas, flag stems, and other site constraints should not be included in the Maximum lot size similar to the exceptions in the density calculations.**
- **Exclude 2 lot divisions from the Maximum lot sizes and depths. Small short plats are not usually economically feasible. Something is better than nothing and it allows for an existing home to be split off utilizing the new lot split code and then the larger vacant portion could then be further divided to provide additional housing.**
- **Similar changes may also need to be made to the standards in other housing type sections.**

I would be happy to meet to go over these in detail and explain specific examples. It is very difficult to describe in text alone.

Sincerely,

Eric

Eric E. Golemo, PE

Owner / Director of Engineering and Planning

SGA Engineering, PLLC

Civil Engineering / Land Use Planning

Development Services / Landscape Architecture
[REDACTED] Vancouver WA 98663

[REDACTED].com

From: Eric Golemo [REDACTED] >

Sent: Wednesday, March 18, 2026 2:02 PM

To: 'Person, Mark' <mark.person@cityofvancouver.us>; 'Kennedy, Rebecca' <Rebecca.Kennedy@cityofvancouver.us>

Cc: 'Noelle Lovern' [REDACTED]; 'Ian Harkins' [REDACTED]; Justin Wood CCAR [REDACTED]; Scott Taylor [REDACTED] >

Subject: RE: 3016 NE 62ND AVE - Townhomes and Vacant lot next to the BIA building

Rebecca and Mark,

I am following up on the proposed code discussed at the BIA meeting. We appreciate the opportunity to provide feedback and help stress-test the draft language.

We are still encountering challenges with how the code applies in certain situations. In several cases, the proposed standards appear to prevent development of the very housing types the policy is intended to promote. We found 3-4 real world examples. In particular, the proposed minimum density requirements are proving difficult to achieve, especially on smaller parcels with geometric constraints. We are also seeing challenges with the private road standards, which in many cases would require road modifications to achieve a functional and livable site design.

In general, we support removing maximum density limits. Project economics already incentivize higher density where it is practical and cost-effective. The market will naturally drive this. However, minimum densities that are set too high may unintentionally stifle redevelopment and limit opportunities to increase housing supply.

We recommend the following adjustments to minimum densities:

- **Mixed Use: 22 units/acre**
- **Regional Activity Center: 32 units/acre**

Also, economy of scale and geometrical/dimensional constraints can be limiting on smaller parcels. Parcels under 0.5 acres are particularly challenging, and in many cases, it is not practical to redevelop to achieve the proposed densities. Financing for small, high-density multifamily projects is also difficult to obtain. In these situations, the highest and best use may be splitting into a couple lots, adding ADUs, or building a multiplex housing project. While those do add needed density and housing, they may not meet the minimum densities.

We recommend waiving minimum density requirements for small parcels (under 0.5 acres).

We also have concerns with the existing private road standards. In some cases, these standards are excessive and inconsistent with other jurisdictions, as well as with internal circulation standards that would serve the same functional purpose. For example, a condominium project could be developed with internal circulation drives requiring significantly less pavement and loss of land while achieving similar outcomes. However, condominium development is often not financially viable and can be difficult to insure and finance. A reduced private road section within a 25-foot tract or easement could effectively serve fee-simple townhouse lots, resulting in a functionally equivalent and financially feasible project. Revising these standards is important if the goal is to support higher-density housing, more efficient land use, and entry-level homeownership opportunities.

We recommend revising private road standards to allow for smaller, more flexible sections that better support these outcomes.

Also, internal circulation drives should be excluded from density calculations. They are basically private roads in function and should be treated the same in the density calculations.

Without these adjustments, we are concerned that many sites will not be practical or cost-effective to develop. If the planned housing is not feasible, land will not convert as anticipated. This would further constrain housing supply and increase upward pressure on prices, ultimately working against the policy's stated objectives.

Thank you again for your consideration.

Sincerely,

Eric

Eric E. Golemo, PE

Owner / Director of Engineering and Planning

SGA Engineering, PLLC

Civil Engineering / Land Use Planning

Development Services / Landscape Architecture

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

References:

<https://storymaps.arcgis.com/stories/82d081f7815941bd85ca07270144a125>

<https://experience.arcgis.com/experience/7d801887df3a4150a9a1e46aa16fc6f6/>

From: Person, Mark <mark.person@cityofvancouver.us>

Sent: Monday, February 23, 2026 4:12 PM

To: Eric Golemo [REDACTED]; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>

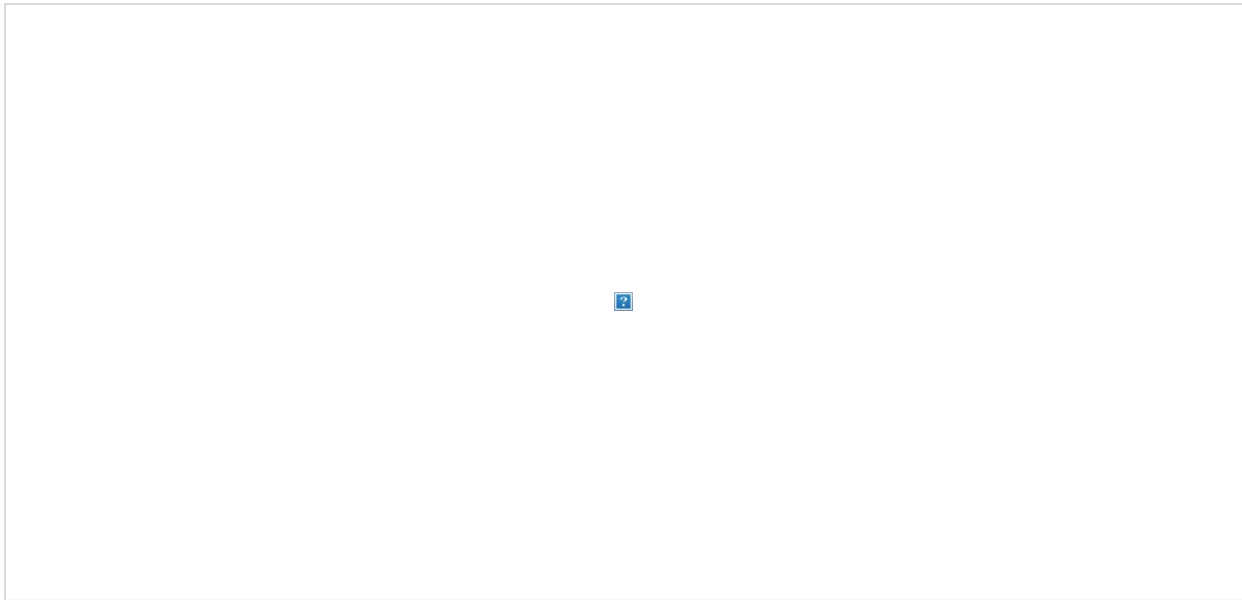
Cc: 'Noelle Lovern' [REDACTED]; 'Ian Harkins' [REDACTED] >

Subject: RE: 3016 NE 62ND AVE - Townhomes and Vacant lot next to the BIA building

Eric,

No, the NE 62nd Ave site would not require any ground floor commercial. In the attached map, only the pink areas labeled as ground floor active would be required to have ground floor commercial.

And yes, the private road would be excluded from net density:

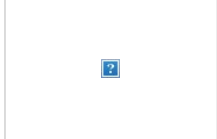


From: Person, Mark
Sent: Monday, February 23, 2026 4:03 PM
To: 'Eric Golemo' [redacted]; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Cc: 'Noelle Lovern' [redacted]; 'Ian Harkins' [redacted] >
Subject: RE: 3016 NE 62ND AVE - Townhomes and Vacant lot next to the BIA building

Eric,
Thank you for taking the time to help us test out the new code on some real world projects. Something that we can do a better job of messaging is that most sites that are designated MX, don't require a commercial component. The parcel next to the BIA office for example would not require any ground floor commercial and could be developed as 100% residential.

As for 3016 NE 62nd Avenue, assuming a 1 acre parcel with all 3 bed units, our MX would require 21 units minimum using our 1.5 density kicker for 3 bed units. Also keep in mind that any critical areas, dedication, critical root zones of trees to be retained can be excluded from the net density of the site.

Thank you,
Mark Person, AICP | Senior Planner
Pronouns: he/him/his
City of Vancouver
Community Development Department
415 W 6th St. Vancouver, WA 98660
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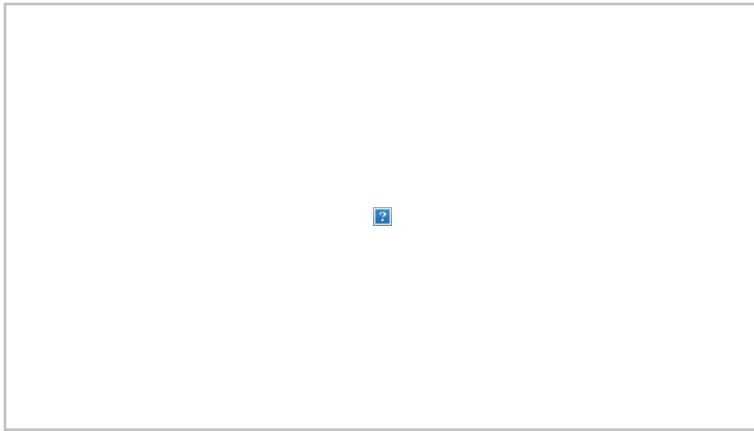
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- [Virtual Appointments](#) Available Tuesday & Thursday
- Closed 12:30 – 1:30 p.m. daily

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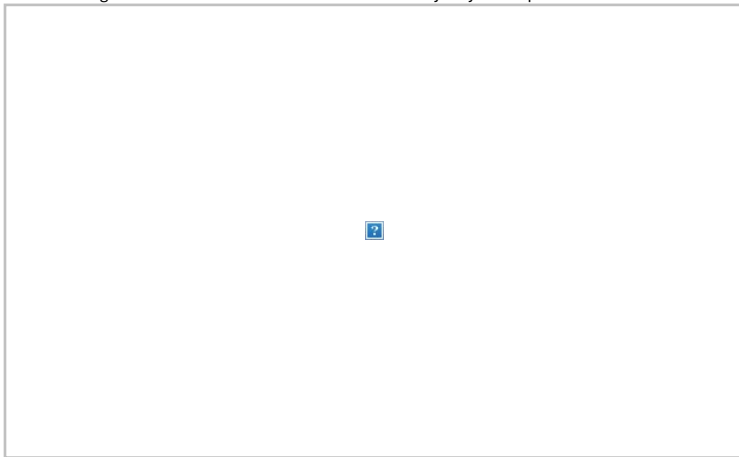
From: Eric Golemo [redacted]
Sent: Monday, February 23, 2026 3:51 PM
To: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Person, Mark <mark.person@cityofvancouver.us>
Cc: 'Noelle Lovern' [redacted]; 'Ian Harkins' [redacted] >
Subject: 3016 NE 62ND AVE - Townhomes and Vacant lot next to the BIA building

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

Rebecca and Mark,
We are trying to test out the new proposed code and zoning on some projects we are looking at. Here is an example of a challenge we just ran into. Our client wanted to build about 18 townhomes on the property as entry level medium density housing. It was previously zoned R-30. It is a smaller passed-over site primarily surrounded by medium density housing and commercial to the south. I initially assumed it was going to be in the proposed Medium Scale Neighborhood zone. I think we would have been able to work with that zone. But it looks like it may actually be Mixed use which is not ideal and would be a pretty high minimum density (32 units per Acre). I am not even sure how we would get that much on there, given the site constraints. It would really have to be a multifamily/mixed use building, and the site is too small for that type of development to be cost effective. It is not likely feasible as a mixed-use site and there are not any mixed-use sites adjacent. It is really a better townhouse site. I think this could be a broader issue on newly proposed Mixed use zoned sites. Mixed use is typically not a favorable zone and tends to sit vacant as they can be difficult to develop cost effectively, difficult to finance, there are limited buyers, and not a lot of market demand. If they are not on a main road with good access and visibility, the commercial component is a liability. It is unclear exactly what the required commercial component will be until we see more info on the draft code. While Townhouses appear to be an allowed use, the proposed minimum densities can be difficult or impossible to meet.



The same situation may be the case on the vacant lot next to the BIA Building (Parcel 11312000). It also appears to be proposed as Mixed use. The goal with that site is also some type of owner-occupied entry level affordable housing, likely plexes or townhomes. The limited access precludes the commercial component, and the area will not support even close to 32 units per acre. The project would also be very difficult to finance and likely would not be cost effective to develop. With this zone and the proposed standards, this site will likely sit vacant for the foreseeable future. Perhaps we are missing something. But we would be interested to get some feedback on these sites and how they may develop in the future.



From: Ian Harkins <[REDACTED]>
Sent: Monday, February 23, 2026 8:12 AM
To: Eric Golemo <[REDACTED]>
Cc: Noelle Lovern <[REDACTED]>
Subject: FW: {External Email} Draft updated Comprehensive Plan & zoning code published

Eric,
Please see the email from the COV below. I know we have several other agenda items to cover for March's GA meeting, but do we want to bring the City back instead? Please let me know.

From: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Sent: Sunday, February 22, 2026 9:02 AM
To: Ian Harkins <[REDACTED]>; Noelle Lovern <[REDACTED]>
Cc: Person, Mark <mark.person@cityofvancouver.us>; Herbst, Meredith <Meredith.Herbst@cityofvancouver.us>; Ko, Chim Chune <ChimChune.Ko@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: {External Email} Draft updated Comprehensive Plan & zoning code published

WARNING: This email originated outside of the BIA of Clark County Network. Caution should be taken when opening attachments, clicking on links or taking action.

Noelle, Ian –

A draft of the updated Comp Plan and new zoning code was published late last week. You can find these and all supporting analyses here: [Vancouver, WA: Project Documents](#)

From now until mid-April, we'll be reviewing the drafts with partners, the community, Council, Planning Commission, and various other boards and commissions. Importantly, the State Department of Commerce will also begin its sixty-day review period on Monday, and they will circulate to other state agencies for review/comment as well. Based on comments received, we'll make a final round of refinements to the Plan and Code, and intend to start the adoption process on final versions with Planning Commission in late April and the City Council in May.

As discussed at our last briefing with the BIA working group, we'd like to schedule some time to provide a full overview and answer questions with the group some time in March. Can you please advise on date/time options? In the meantime, please share with your stakeholders and let me know if you have comments, questions, and/or want to set up some time to discuss prior to a full working group meeting. You shouldn't see anything too surprising since you've been reviewing drafts of much of this all along the way.

Thanks as always for your partnership. Best,

Note: Unless requested, no need to respond outside your normal business hours.

Rebecca Kennedy | Deputy Director

Pronouns: She/Her

City of Vancouver, WA

Community Development Department

M: (360) 624-6070 | **O:** (360) 487-7896
rebecca.kennedy@cityofvancouver.us
www.cityofvancouver.us



Learn more about *Our Vancouver*: an effort to update our City's plan for growth and development over the next 20 years.

From: [Jan V](#)
To: [City Council](#)
Subject: Support the Comp Plan
Date: Monday, June 1, 2026 12:01:23 PM

We need more housing and more options for people. Think: affordable, extended family, young and old. I fit into 2 of those categories, but know many people who fit in all.

We need walkable/bikeable/close to transit neighborhoods for the same people groups I listed above.

We need a change to climate change. Can't do it without curbing sprawl and easing the transition for our car-brains into other transit modes. Think: Height District project.

Thanks,
Jan Verrinder

From: [Scott Reed](#)
To: [City Council](#)
Subject: Support adopting the Comprehensive Plan
Date: Monday, June 1, 2026 11:10:35 AM

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

Good morning,

I wanted to express my support for adopting the recommended comprehensive plan. I am a 39 year old home owner in Hough and I believe the plan will change the city for the better, especially with the loosening of zoning restrictions that currently make walkable, mixed use neighborhoods impossible or impractical. There is a high demand for walkable living and that trend isn't changing, so please do not compromise on future of the city and younger generations.

Thanks for your time,

Scott Reed

From: [City of Vancouver, WA](#)
To: [City Council](#)
Subject: Submission: Contact City Council
Date: Monday, June 1, 2026 10:56:58 AM

Contact the City Council

Name
Diana Petty
Email
[REDACTED]
Address
[REDACTED] Vancouver 98684 United States Map It
Subject
Share an Opinion of a City project or Initiative
Choose Recipient
All the Council
Message
I oppose the Comprehensive Plan i. its current form. After struggling to find and download the draft plan, I read it. I was shocked at the broad brush used that will change Vancouver neighborhoods without nuance. The plan reads like it was written in Portland or Seattle. It will create legal problems for out neighborhoods for decades. It's too much, too drastic and too naive for Vancouver.

From: [City of Vancouver, WA](#)
To: [City Council](#)
Subject: Submission: Contact City Council
Date: Monday, June 1, 2026 10:51:48 AM

Contact the City Council

Name
Don and Alona Steinke
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED] Vancouver, WA 98682 United States Map It
Subject
Share an Opinion of a City project or Initiative
Choose Recipient
All the Council
Message
<p>Hello everyone, my name is Don Steinke, I live near the Vancouver City boundary in east Clark County. I'm speaking because I've been involved with climate policies in Vancouver as well as at the County level for over a decade.</p> <p>Kudos to your staff. I support the plan they produced.</p> <p>I'd like to comment on five parts of your comp plan.</p> <ol style="list-style-type: none">1. The law requires that we avoid sprawl as much as possible and to provide housing for all income levels. That means build up, not out, everywhere possible.2. Washington law also requires us to reduce vehicle miles traveled per capita. Increased density will enable people to live closer to where they work and shop.3. In chapter six, you encourage renewables and batteries. I support that. In particular, I support mid-sized grid enhancing batteries the size of shipping containers. Their cost has plummeted in the last 3 years. They can be distributed in neighborhoods, on top of commercial buildings and in church parking lots, wherever the grid is constrained. Last year, 99% of the new energy added to the grid globally came from wind and solar combined with batteries.4. Most renewable fuels are worse than fossil fuels. Don't assume that biofuels or renewable fuels are low carbon without proof.5. Lastly, cheers for the work your traffic engineers have done to support multimodal transportation systems.

From: [Jim](#)
To: [City Council](#)
Subject: Fwd: Fw: Letter to the Editor
Date: Monday, June 1, 2026 10:50:36 AM

I understand that it is my fault for not paying enough attention to issues that effect my community, and not getting involved earlier, and now, on the "Eve of Destruction", I am behaving like a the typical NIMBY. But the fact is that most people know even less than I do. It would not be a complicated process to go door to door in the neighborhoods that go from "low density " to "medium density" and ask property owners/ residents for their input. But I am pretty sure that you will just charge ahead with the local equivalent of Project 2025. I was in the council meeting directly following the presidential election of 2024 and listened to Kim Harliss express her angst about the results, (until the mayor cut her off), and the mayors comments will apply to me and my neighbors when Private Equity buys another family home and turns it into a rental with 4 more cars parked on the street (or builds a 4 story apartment), "There's nothing we can do about it and just focus on our core values". Like our U.S. congress, council can do better. Postpone the vote, and do real outreach.

Jim Williamson
[REDACTED]

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

From: Columbian Letters
To: [REDACTED]
Date: 06/01/2026 6:20 AM PDT
Subject: Fw: Letter to the Editor

I apologize for not getting to this letter prior to the vote; I just saw your submission. If you would like to resubmit a letter following the vote, I will be happy to consider it for publication.

Sincerely,
Greg Jayne
Editorial Page editor
The Columbian

From: The Columbian
Sent: Wednesday, May 27, 2026 1:43 PM
To: Columbian Letters
Subject: Letter to the Editor

Name
Jim Williamson
Email
[REDACTED]
Phone
(360) 281-4947

Address

██████████
vancouver, Washington 98664
United States
[Map It](#)

Enter your letter here:

City council's trumpican values

So next Monday the city council will probably vote to approve the "preferred alternative" comprehensive plan that will totally destroy the character of my neighborhood (Ellsworth Springs). In spite of the planning commission's estimated \$500-\$600K on community "outreach", none of my neighbors are aware of the proposed 5 story buildings from S.E. 11th north to Mill Plain, and I bet the same holds true for homeowners from McGillvray north, in Cascade Park.

But council will probably charge ahead with the same respect for citizen /taxpayer concerns that are getting us a White House ballroom, a war in Iran, the Epstein file redactions, tax amnesty for our new royal family (and the destruction of a healthy McGillvray arterial).

Council needs real "outreach", postpone the vote

From: [Geri Combs](#)
To: [City Council](#)
Subject: Our Vancouver - Comprehensive Plan 2045
Date: Monday, June 1, 2026 10:28:41 AM

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

May 31, 2026

Vancouver City Council

When we bought our Northwest Neighborhood home over 30 years ago there were indications that we would remain here a long time.

I had a sister who 10 years earlier had moved to a place north of Battle Ground. The stories I heard from her during that time period were mostly complaints about how their house and property were being encroached upon by developers. She had assumed they had moved far enough out of the suburbs that they would be more shielded from that development. After listening to her woes, we took all that into consideration when we shopped for a house.

We wanted to live in the city and were not interested in a thinly settled rural area, but we also were cognizant of any open spaces that were not designated as parks - knowing full well that those places would in time likely be targeted by developers. When we found our home there was a large open plot just a couple of blocks away that we feared would be developed and thereby change the nature of the neighborhood as well as bring a lot more traffic to our quiet street. That fear did not come to pass because Ed and Dollie Lynch donated that land to the city with the restriction that it be used for a park. We breathed a sigh of relief.

Now that the city is in the process of adopting a Comprehensive Plan to update zoning in the city, we are once again concerned for the nature of our neighborhood.

Please understand that we chose the Northwest Neighborhood based on its desired characteristics and nearby schools. That's what people do! Making a sizable investment in a home is a multifaceted decision. One major consideration for us was the character of the Northwest Neighborhood and the low density housing. We felt - and it has proven to be true - that people who live here would take pride in ownership and be neighborly. So now, after more than 30 years, you are asking us to give that up?

At our most recent Northwest Neighborhood meeting, we spent more than two hours discussing this plan. As a group we voted to ask you to reconsider rezoning the "Medium Scale Neighborhood" (buildings up to 75 feet) to 100% "Low Scale Neighborhood." Please consider this. We do not want the general charming character of our Northwest Neighborhood to diminish with taller housing and more cars on the streets. It's a desirable place to live right now. Will you change that?

Respectfully,

Geri Combs
Northwest Neighborhood

From: [Ben McCarty](#)
To: [City Council](#)
Subject: Testimony for June 1 public hearing on comprehensive plan update
Date: Monday, June 1, 2026 10:25:20 AM

Good evening,

My name is Ben McCarty, I am the President of the Northwest Neighborhood Association, I live at [REDACTED] St in Vancouver and am here once again to advocate on behalf of my neighbors.

As this process has moved forward, you have heard concerns from residents and neighborhood associations almost entirely centered on the potential impacts of Medium Scale zoning in the comprehensive plan update.

We recognize that every neighborhood in Vancouver has a role to play in helping the city to meet its current housing challenges. More housing is needed, more housing types are needed, more density is needed, and many areas of the city, including my neighborhood, welcome those changes. However, those changes do not need to come with the downsides caused by overuse of Medium Scale zoning.

The city has many paths to meeting its housing targets, including several that were presented to Council as part of this comprehensive plan update process.

If the City chooses to approve this comprehensive plan update as currently written, it is choosing a path that puts the interests of wealthy developers and private investment firms over those of the minorities, wildlife, middle class homeowners, potential first-time homebuyers and senior citizens and It will have chosen a path that places maximum pressure on infrastructure, economic strain on existing homeowners and forces potential first time home buyers to compete against mega developers to purchase homes.

I am thankful that many of you at least appear receptive to these concerns and acknowledge that this plan is far from perfect and want to see its impact monitored and changes made if needed.

The city believes that infill will be incremental, and that there will be limited negative impacts. However, there is no plan to ensure that outcome – only a hope, and hope is not a strategy. There are no avenues for appeal for the maximum infill development authorized by this plan. Landowners can, by right, simply begin construction on maximum infill following a meeting or two with the planning department. My neighborhood and many others simply must hope infrastructure and services will not be overwhelmed and 75-foot-tall walls of metal, wood and glass will not limit access to transportation or critical green spaces or have unforeseen adverse environmental impacts.

We should plan for the worst-case scenario and hope for the best. But there is no plan for a worst-case scenario of large swaths of land being locked away by the wealthy from potential homebuyers, or for maximum infill development overwhelming local infrastructure and causing significant negative impacts on transportation or critical services. There is simply a hope that any changes to the plan can be made in time to avoid negative impacts they would otherwise be unable to stop.

The city hopes that wishing for incremental impacts and infill will be enough to avoid the consequences of this plan.

With no other options left, I can only hope that they are right.

Thank you for your time and your consideration.

Sincerely,

Ben McCarty

--

Ben McCarty

President, Northwest Neighborhood Association



From: [Jon Combs](#)
To: [City Council](#)
Subject: Growth Management Plan
Date: Sunday, May 31, 2026 8:30:02 PM

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

I was born and raised in the Portland/Beaverton area. However, as a young adult I purchased my first home in Vancouver. After a few years of living here and getting married my wife and I moved to Portland to be closer to our work. Then, once we had a child we moved back to Vancouver, where my wife was raised, because we wanted a safer community and better schools for our daughter. We found a home and neighborhood that we loved in the NW Neighborhood and 30 some years later we are still here.

Both Portland and Vancouver have been challenged to find creative ways to manage a growing population. One thing that I believe Portland has gotten mostly right is recognizing and valuing the unique character of its many neighborhoods. Housing density has been significantly increased while at the same time the qualities that initially drew people to choose to live in their neighborhood, those qualities that made it desirable and unique, were protected. Unfortunately, Vancouver's leadership has chosen a different path. They have chosen to destroy existing neighborhoods for the sake of increasing density. Their vision seems to be a homogenized city of no unique neighborhoods. The result will be a city lacking character, history, diversity, pride, energy and overall excellence. A perfect formula for mediocrity.

For these reasons and many others I request that the city reconsider the proposed zoning change for the NW Neighborhood and keep the entire neighborhood designated as a "Low Scale Neighborhood".

From: [Peter L. Fels](#)
To: [City Council](#)
Subject: Vote to approve proposed Comp Plan, Agenda #9
Date: Sunday, May 31, 2026 8:25:31 PM

Dear Mayor and Council:

Please vote to approve the 2026-2045 Comprehensive Plan, Agenda #9

I ask you to vote for the proposed Our Vancouver Comprehensive Plan as proposed by staff.

I live in a neighborhood that is now zoned for single family residential use. I know many of my neighbors object to changing this zoning to medium density as in the proposed plan. They are concerned we will lose the quality of life we are used to.

I support the proposed plan because *it is the most equitable way to achieve the City's goals to increase housing affordability, reduce impact on the climate, and increase diversity*. Achieving all of these goals will make Vancouver an even more liveable, interesting and exciting city.

Those of us living in single family neighborhoods have enjoyed and will continue to enjoy many privileges. I don't expect to immediately or even soon see many low or high rise apartment buildings in my neighborhood or in other low density neighborhoods.

There are currently many large lots throughout the City which are underutilized. People spend hours and/or a fair deal of money maintaining their lots. Some people may benefit from less yard maintenance, being able to build additional units on their lots or partitioning their lots so someone else can build on part of the lot. People who now have to pay high property taxes may be able to lower the tax by partitioning their lots.

Increased density is good for the environment. It may cause us to know our neighbors better. Ideally, it will allow more people of varying income levels to live in the same neighborhood.

My neighbors voted to voice their objection to the proposed changes. Some say the expected population increase built into this plan is unrealistic and too high. They also say Vancouver's incorporated area is planning for more housing while the unincorporated UGA will continue to have lower density due to Clark County's failure to adequately plan for that space. I say if we end up with more housing than minimally needed, so much the better for lowering the cost of housing. And if as a result the current city is more dense than it might be if the

unincorporated area remains low density, so much the better for reduced sprawl and less harm to the environment.

In the end, if we don't increase density in all of the more privileged single family zones, we will continue to have disparity between neighborhoods and neighbors. It would not be fair to allow some of us to continue living in less dense neighborhoods while other parts of the City become even more dense.

It may not be ideal to allow three- to six-story apartments next to single family residences. However, I think people will find that in many cases apartments, townhouses, cottage homes and the like will enhance the quality of the neighborhood.

Please vote to approve this plan for the sake of the environment , housing affordability and fairness to all our citizens. Thank you.

Peter Fels

Vancouver

From: [ANN MORRISON](#)
To: [City Council](#)
Subject: Northwest Neighborhood Designation
Date: Saturday, May 30, 2026 8:51:39 PM

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Council Members

As a long time home owner, resident of the NW Neighborhood I urge the City of Vancouver to place the Northwest Neighborhood entirely within the Low Scale Neighborhood designation.

Thank you for reading my concern.

Ann Morrison

City of Vancouver

From: [Mark Leed](#)
To: [City Council](#)
Subject: Comments re: Comprehensive Plan and Zoning Map Updates
Date: Saturday, May 30, 2026 3:47:51 PM

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Dear Mayor and Council Members:

I commend you and city staff for all the hard work that has gone into updating and amending the City of Vancouver's 2026-2045 Comprehensive Plan, repealing and replacing the Zoning Map, and repealing and replacing the VMC Title 20 Land Use and Development Code. I especially applaud the continued commitment to implementing Vancouver's climate goals, and the specific actions intended to get us there, including green building policies, the 27% tree canopy goal, and the city's safe streets initiative. I encourage you to adopt the proposed changes at your June 1 Council Meeting.

Respectfully,

Mark Leed

[REDACTED]
Vancouver, WA 98661

From: [Kyle Sammons](#)
To: [City Council](#)
Subject: In support of the Comprehensive Plan
Date: Saturday, May 30, 2026 9:13:11 AM

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Hello,

I'm a resident of East Vancouver and wanted to voice my support of the Comprehensive Plan as it's currently written. In the past few years I've been living in Vancouver, I've seen dramatic changes in our transportation and road systems that have all been large steps in the right direction. I've seen more and more people out-and-about biking, riding scooters, or even just walking, now that we're prioritizing more human-centered infrastructure (as opposed to car-centered infrastructure). Not only does this help those of us who prefer to use different modes of transportation, but it also helps those who are disabled and are unable to drive for whatever reason.

These changes make me feel more confident about picking Vancouver as the city where I plan to reside in long-term, and where I plan to raise a family. I hope the Vancouver City Council continues to make these strides and improve the well being of our community as a whole.

Best,
Kyle Sammons

From: [Heidi Cody](#)
To: [City Council](#)
Cc: [Cathryn Chudy](#)
Subject: Alliance for Community Engagement (ACE) support for City comp plan
Date: Friday, May 29, 2026 1:24:18 PM
Attachments: [image001.png](#)
[ACE support for City Comp Plan.pdf](#)

Hello,

Attached please find a letter from Alliance for Community Engagement (ACE) SW WA. This is a comment for Agenda item #9 at the Monday June 1 City Council meeting. We support the city's comp plan and we thank you for your work.

Sincerely,

Heidi Cody



Heidi Cody (she/her)

SW WA Field Manager

Washington Conservation Action

ACE Coalition Manager

Evergreen Workers Union: Member of

Communications Workers of America Local 7800



Web www.waconservationaction.org

1417 Fourth Ave, Ste 800, Seattle, WA 98101

May 29, 2026

Alliance for Community Engagement (ACE) SW WA

Dear Mayor, Councilmembers and staff,

Thank you for your diligent work on the City of Vancouver's comprehensive plan, and for your community outreach during this extensive, complicated process. Alliance for Community Engagement (ACE) SW WA appreciates this opportunity to offer our support.

ACE supports the city's comprehensive plan. Vancouver's population has boomed, growing by 39% since 2000 and adding 56,000 new residents. Vancouver is projected to need 38,000 more homes and 42,200 new jobs by 2045. As our city continues to grow, we need thoughtful urban planning that absorbs future growth and density equitably throughout the city.

We appreciate that the Climate and Environment Chapter of this comp plan continues to strive towards Vancouver's ambitious climate goals of city-wide greenhouse gas emissions reductions of 80% by 2035 and carbon neutrality by 2040. We applaud specific actions that will contribute to this vision, like the city's green building policies, the city's safe streets initiative and the goal of 27% tree canopy. We understand that this plan will:

- Prepare the city for more extreme heat days, wildfire smoke, flooding, drought, and severe winter storms.
- Prioritize climate investments in neighborhoods with the greatest exposure and lowest adaptive capacity.
- Advance tree canopy, green infrastructure, habitat restoration, and protection of natural systems.
- Support compact, transit-oriented growth to reduce vehicle miles traveled and greenhouse gas emissions.
- Move Vancouver toward carbon neutrality through cleaner buildings, low-carbon transportation, renewable energy, waste reduction, and sustainable development.

- Address environmental health disparities tied to air, water, heat, noise, and pollution exposure.

Allowing duplexes, triplexes and other forms of middle housing throughout the city is also important. Vancouver needs a wider variety of housing options so that all residents can afford to live here.

Everyone should have equitable access to green spaces, climate-resilient infrastructure, green building practices and cleaner, more accessible forms of transportation. These are not improvements that should be made in just a few neighborhoods.

Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE) SW WA

From: [Bryan Watson](#)
To: [City Council](#)
Subject: Support for the city council to adopt the Comprehensive Plan as is.
Date: Friday, May 29, 2026 8:23:19 AM

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Dear Councilors of Vancouver,

I'm voicing support for the city council to adopt the Comprehensive Plan as is. This has been years in the making and you all have done an excellent job being accountable, listening, and forward looking the past 6 years developing the Comprehensive Plan that is before you for adoption.

I've been present at my share of meetings with you all the past 2 years and am aware of the sudden pushing back on the plan by residents that resist any change for the better of all at the cost of their own short-sightedness.

Let me be terse & honest in my support with you that the NIMBY contingent, while needs to be heard and you have listened, will always be unsatisfied and blindsided by their own ignorance that change is coming and this plan is how we collaborate on what we believe it should look like. Opposition to the Comprehensive Plan as it is, is rooted in an ignorance that will always be present when "leading a horse to water" when they are in need of it, only to watch the horse stay rooted where they are and not drink the water of change that continually flows through society.

You have done above and beyond with listening, compromising, and collaborating with a populace that has been involved. You can take it in good faith that it's beyond time to adopt the Comprehensive Plan as is, and should approve it to move forward.

--

Until our next ride,
Bryan "About Bikes" Watson

From: [Eric Prileson](#)
To: [City Council](#)
Subject: Comprehensive plan vote
Date: Thursday, May 28, 2026 9:35:25 PM

Hi there,

I'm writing to express my support for the comprehensive plan as it stands/ currently written and strongly urge the city council to vote in favor of the plan as written.

This plan provides a base for moving the city and county forward to accommodate a growing population in a realistic and community centered mind set

Thank you,

Eric
Hudson Bay
Vancouver, WA

Eric G. Prileson, MS

Pronouns: He/Him/His ([What is this?](#))

prileson.e@gmail.com



Washington State University - Vancouver

[Rudman Lab](#)

[Google Scholar](#)

ORCID: 0000-0003-1103-3900

<https://www.martinevolutionaryecologylab.com/>

BLOG:

Science: <http://thenewparadigm.home.blog>

History: <http://understandhistorynow.wordpress.com>

History, Science, Reading, Writing, Sports, Outdoor Adventures!

From: [Parker Graham](#)
To: [City Council](#)
Subject: Comprehensive plan
Date: Thursday, May 28, 2026 8:03:05 PM

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Hello, I am writing ahead of the final vote on June 1st to express my support for the adoption of the comprehensive plan as is so that our city can grow into the future and continue to meet the needs of it's people.

From: [Justin](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Thursday, May 28, 2026 8:03:03 PM

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

Hello,

I'm writing to let you know that I'm in support of the Comprehensive Plan and hope for a brighter future for Vancouver.

Less Sprawl, More Tall!!!

Keep up the good work!
-Justin G

From: [Dev](#)
To: [City Council](#)
Subject: Adopt the Comp Plan
Date: Thursday, May 28, 2026 7:55:21 PM

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

Hello City Council Members,

I ask of you to adopt the staff's Comprehensive Plan as they've presented it to you. Our housing costs have exploded, our streets are not safe for transportation, and we desperately need to redesign how we define "living", away from the seas of concrete and asphalt, and more towards greenery, mixed housing, and third places that are a short walk or bike ride away.

Adopt the Comprehensive Plan as is. Vancouver needs this.

With Kindness,
Dev

From: [Jason Cromer](#)
To: [City Council](#)
Subject: Please Adopt the Comprehensive Plan
Date: Thursday, May 28, 2026 7:54:04 PM

Hi all,

Please adopt the Comprehensive plan as-is, and let the city grow into something that supports people's quality of life, and the quality of living of those coming here in the future. We need this.

Best,
Jason

From: [PETER BRACCHI](#)
To: [City Council](#)
Subject: Jun 1st - Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20
Date: Thursday, May 28, 2026 9:54:26 AM

Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20

Mayor and City Council,

The Comprehensive Plan is supposed to guide the next 20 years. It should not hide the consequences of the last 10.

If Vancouver is serious about clean water, safe streets, ADA access, public health, environmental protection, and transparent government, those values must apply even when the issue is homelessness and even when enforcement is politically difficult.

That is the major shortcoming in the Our Vancouver 2045 Comprehensive Plan. The plan contains many promises about equity, safety, resilience, clean water, accessibility, and accountable government. But it does not honestly account for what happened when the City spent years making informal exceptions to those same standards in the name of homelessness.

This is not a comment against helping homeless individuals. It is a comment against creating a permanent Homeless Industrial Complex — more programs, more teams, more contractors, more studies, more outreach, more cleanup spending, and more exceptions — without proving results, enforcing basic laws equally, or reporting the true public cost.

Two long-running examples should be addressed directly.

First, the Men's Share House / Share Hot Meals area has become a public right-of-way, public health, sanitation, ADA, stormwater, and neighborhood-impact issue. This includes blocked sidewalks and curb ramps, repeated garbage and sanitation problems, dumpsters and portable toilets in or near the public right-of-way, food-service impacts outside the building, storm-drain exposure, police/fire involvement, and repeated cleanups. The plan talks about accessibility and public health in broad terms, but it does not measure this known local failure.

Second, Burnt Bridge Creek has suffered years of encampment-related impacts, including trash, human waste, fire debris, erosion, vegetation damage, and recurring cleanup needs. The plan invests in stormwater and water-quality projects, but it does not connect those investments to one of the obvious urban pollution sources

the City has tolerated for years.

Before Vancouver commits to another 20 years of homelessness-related spending and policy exceptions, the public deserves a clear accounting of the last 10 years.

I request that the City add, or formally commit to adding in the first implementation review, a Homelessness Response Accountability section that includes:

1. A 10-year accounting of homelessness-related cleanup costs, debris tonnage, police/fire response costs, staff time, contractor costs, and public-works impacts.
2. A review of environmental impacts to Burnt Bridge Creek, downtown stormwater systems, parks, natural areas, sidewalks, and public rights-of-way.
3. A review of ADA and right-of-way impacts, including blocked sidewalks, curb ramps, tents, dumpsters, portable toilets, and lack of traffic-control or pedestrian-detour planning.
4. A requirement that future homelessness programs include measurable outcomes before additional long-term funding is expanded.
5. A clear statement that public health, environmental, ADA, nuisance, food-service, stormwater, and right-of-way laws apply equally and will not be suspended informally in the name of homelessness.
6. Annual public reporting showing whether conditions are actually improving or whether the City is simply funding another layer of management around a problem it is not willing to solve.

The City should not use the Comprehensive Plan to build the next 20 years of spending on homelessness without first measuring the consequences of the last 10 years of non-enforcement, cleanup costs, environmental damage, blocked access, and public-health impacts.

Please place this comment in the public record.

Peter Bracchi
Vancouver, Washington

From: [Monica Zazueta](#)
To: [City Council](#)
Subject: Comprehensive Plan Comments
Date: Thursday, May 28, 2026 9:28:46 AM

Dear Mayor and members of the City Council,

I'm writing to you because I care deeply about what we are doing as a city. For the last couple of years, many of us have put in the work to make sure that people of color in our community aren't just "consulted" on this Comprehensive Plan, but are actually at the heart of it, especially as we work to heal the damage of past injustices.

We need you to approve this plan. I know some people are pushing back because they're afraid of change or "infill," but we can't let that stop us from getting truly affordable housing. Life is all about change, and the truth is, if the system isn't working for all of us, then it isn't working. If we want a city where the people who work here can afford to live here, we have to be brave enough to build that reality.

I'm asking you to transform our economic system into a model that is both ecologically safe and socially just. By staying within the means of our living planet, we can meet the needs of all people today without compromising the ability of future generations to meet their own.

Let's start by changing our language. Let's stop treating "economic growth" as the only measure of success. Let's change that goal to thriving in balance with our natural systems. And let's stop saying "affordable housing" and start committing to truly affordable housing. We need to move past the idea that "affordable" is just a percentage of some median income that doesn't match our reality. We need housing that actually fits the real life survival budget of a family in our city, not some outdated federal number from the 60's.

I want to see a city that can actually breathe. I'm talking about "rewilding" our neighborhoods, trading in those manicured lawns for food forests and places where pollinators can thrive. We shouldn't just "prioritize" pesticide-free zone, we need to get rid of these toxins completely. We have to do this for the health of our soil and for our children.

I also want us to rethink how we make a living. Why are we still stuck in this "boss and worker bee" model? Let's support shared ownership businesses, where everyone who helps create the value gets a fair share. And let's set up a "Bioregional Finance Facility" so people who want to put their money back into our local land and ecology actually have a way to do it.

Please look at the models that are already working, like social housing in Vienna or the community projects in Amsterdam. We don't have to reinvent the wheel, we just have to be willing to turn it.

Please, don't just "encourage" these changes. Support them. Fund them. Require them. Let's build a city that doesn't just grow, but heals.

This plan is our chance to build a city that is actually fair and livable for everyone. I'm urging you to pass it, but please make sure the things I've shared in this letter are written clearly into the plan. We need to stop just chasing growth and start focusing on healing, making sure our city is regenerative by design and distributed by design.

Thank you for everything that you all do.

The future is not planned, it's seeded.

Monica Zazueta Tabor



The videos below enriched my life. I see the world from a wider lens. I really hope you choose to watch them.

1.
Doughnut Economics 7 Ways to Think Like a 21st Century Economist by Kate Raworth, 29 minute video

<https://youtu.be/qwyzsAWRMcw?si=Hut8czYBLqAjOBpb>

2.
The Superorganism Explained in 7 Minutes
The Great Simplification

<https://youtu.be/h5VWZm7ESfk?si=PCvre3pYNXCFhhGX>

From: [Our Vancouver 2045](#)
To: [City Council](#)
Cc: [Kennedy, Rebecca](#); [Dollar, Sarah](#)
Subject: FW: Public Comment on Our Vancouver 2045
Date: Thursday, May 28, 2026 4:12:23 PM

Please see public comment below that came through the Our Vancouver 2045 inbox and include in Council 6/1 testimony.

Let me know if you need anything else from me.

Thank you,

Meredith Herbst | Associate Long Range Planner
Pronouns: She/Her/Hers
City of Vancouver, WA
Community Development Department
O: (360) 487-7937 | Relay 711



Learn more about [Our Vancouver](#): an effort to update our City's plan for growth and development over the next 20 years.

From: PETER BRACCHI [REDACTED]
Sent: Thursday, May 28, 2026 9:39 AM
To: Our Vancouver 2045 <OurVancouver2045@cityofvancouver.us>
Subject: Public Comment on Our Vancouver 2045

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

Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20

The Comprehensive Plan is supposed to guide the next 20 years. It should not hide the consequences of the last 10.

If Vancouver is serious about clean water, safe streets, ADA access, public health, environmental protection, and transparent government, those values must apply even when the issue is homelessness and even when enforcement is politically difficult.

That is the major shortcoming in the Our Vancouver 2045 Comprehensive Plan. The plan contains many promises about equity, safety, resilience, clean water, accessibility, and accountable government. But it does not honestly account for what happened when the City spent years making informal exceptions to those same standards in the name of homelessness.

This is not a comment against helping homeless individuals. It is a comment against creating a permanent Homeless Industrial Complex — more programs, more teams, more contractors, more studies, more outreach, more cleanup spending, and more exceptions — without proving results,

enforcing basic laws equally, or reporting the true public cost.

Two long-running examples should be addressed directly.

First, the Men's Share House / Share Hot Meals area has become a public right-of-way, public health, sanitation, ADA, stormwater, and neighborhood-impact issue. This includes blocked sidewalks and curb ramps, repeated garbage and sanitation problems, dumpsters and portable toilets in or near the public right-of-way, food-service impacts outside the building, storm-drain exposure, police/fire involvement, and repeated cleanups. The plan talks about accessibility and public health in broad terms, but it does not measure this known local failure.

Second, Burnt Bridge Creek has suffered years of encampment-related impacts, including trash, human waste, fire debris, erosion, vegetation damage, and recurring cleanup needs. The plan invests in stormwater and water-quality projects, but it does not connect those investments to one of the obvious urban pollution sources the City has tolerated for years.

Before Vancouver commits to another 20 years of homelessness-related spending and policy exceptions, the public deserves a clear accounting of the last 10 years.

I request that the City add, or formally commit to adding in the first implementation review, a Homelessness Response Accountability section that includes:

1. A 10-year accounting of homelessness-related cleanup costs, debris tonnage, police/fire response costs, staff time, contractor costs, and public-works impacts.
2. A review of environmental impacts to Burnt Bridge Creek, downtown stormwater systems, parks, natural areas, sidewalks, and public rights-of-way.
3. A review of ADA and right-of-way impacts, including blocked sidewalks, curb ramps, tents, dumpsters, portable toilets, and lack of traffic-control or pedestrian-detour planning.
4. A requirement that future homelessness programs include measurable outcomes before additional long-term funding is expanded.
5. A clear statement that public health, environmental, ADA, nuisance, food-service, stormwater, and right-of-way laws apply equally and will not be suspended informally in the name of homelessness.
6. Annual public reporting showing whether conditions are actually improving or whether the City is simply funding another layer of management around a problem it is not willing to solve.

The City should not use the Comprehensive Plan to build the next 20 years of spending on homelessness without first measuring the consequences of the last 10 years of non-enforcement, cleanup costs, environmental damage, blocked access, and public-health impacts.

Please place this comment in the public record.

Peter Bracchi
Vancouver, Washington

From: [City of Vancouver, WA](#)
To: [City Council](#)
Subject: Submission: Contact City Council
Date: Monday, May 25, 2026 4:02:00 PM

Contact the City Council

Name
Linda Huddle
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED] Vancouver 98664 United States Map It
Subject
Share an Opinion of a City project or Initiative
Choose Recipient
All the Council
Message
<p>You will soon be voting on a new city tree code. I urge you to vote for the Urban Forestry Commission's recommendation. The proposed tree code (which addresses tree loss in the face of private development), is more robust than current law and therefore more closely aligns with the city's current goal of a 28% tree canopy.</p> <p>I chose to live in the Vancouver Heights area because of its plentiful native trees. There is a peace and beauty here that cannot be replaced by planned landscaping. Our earth is in a fragile state; we need to find ways to preserve this beautiful planet and live respectfully with other living plants and creatures inhabiting earth.</p> <p>Thank you for considering my request.</p> <p>Sincerely, Linda Huddle</p>

From: [Paul Gardner](#)
To: [City Council](#); [Snodgrass, Bryan](#); [Kennedy, Rebecca](#); [McEnerny-Ogle, Anne](#)
Subject: Request for Reconsideration of Medium-Scale Zoning Designation of Santa Fe Drive and Devine Road in Preferred Alternative
Date: Friday, May 22, 2026 4:48:34 PM
Attachments: [image.png](#)
[Visual Impact - Santa Fe Drive.pdf](#)

Dear Mayor and City Council,

Thank you for your continued work on Vancouver's Comprehensive Plan. Recently Bryan Snodgrass and Rebecca Kennedy (Rebecca via email) discussed with me my concerns regarding the proposed Medium Scale Neighborhood designation affecting a portion of my neighborhood.

I am not challenging the City's broader housing goals, state housing requirements, or the need for thoughtful growth. I support the Heights Redevelopment project and recognize the importance of creating additional housing opportunities throughout Vancouver. I am also not arguing about all of Dubois Park as low scale zoning.

My concern is much narrower and more targeted.

I am asking the Council to reconsider only the small group of lots west of Devine Road and east of Santa Fe Drive that were designated Medium Scale Neighborhood while the whole remaining Dubois Park neighborhood remains Low Scale Neighborhood.

It is the cumulative and layered impact these particular properties are being asked to absorb that I am asking you to reconsider.

These homes east of Santa Fe Drive / west of Devine Road are already directly impacted by the Heights redevelopment project and the significant increase in density, traffic, activity, and infrastructure demands that project will bring. Adding Medium Scale zoning immediately adjacent to these same homes creates a disproportionate concentration of impacts on a very small section of the neighborhood.

I believe the cumulative effect of:

- the Heights redevelopment,
- increased density,
- increased parking requirements,
- and the possibility of 5-story / 75-foot buildings directly adjacent to existing homes

has been significantly underweighted in the current planning analysis.

During my discussion with Bryan, safety concerns related to parking and traffic were identified as an important consideration for Council. I strongly encourage the Council to

carefully evaluate these practical impacts.

The surrounding residential streets were not designed for the scale of parking demand and traffic that could accompany multi-family development of this intensity. Even if transit and mobility investments are planned nearby, the practical reality is that most households in this area will continue to rely heavily on personal vehicles. Overflow parking, reduced visibility, increased congestion, and impacts to pedestrian safety are real neighborhood concerns — particularly for children, families, and longtime residents.

I also remain concerned by what feels like a contradiction in the current rationale.

On one hand, residents are being told the Medium Scale designation is necessary to meet long-term planning goals. On the other hand, residents are also being told that redevelopment at the maximum scale is unlikely to occur because of market realities. Rebecca and Bryan both said directly to me that it is unlikely that redevelopment will happen in the next twenty years. Rebecca wrote to me; *"the value of the lots and homes will likely make full redevelopment in much of the neighborhood infeasible for the foreseeable future. Our capacity analysis accounts for this."*

If large-scale redevelopment is unlikely anyway, then I do not understand why this small pocket must permanently absorb the long-term uncertainty and risk associated with 75-foot zoning directly adjacent to existing homes.

Residents are effectively being asked to accept the possibility of 5-story buildings towering over their homes and backyards while simultaneously being reassured that it "probably won't happen." That is difficult reassurance for homeowners making long-term decisions about where they live, invest, and raise families.

I also ask the Council to consider the direct impact on light, privacy, and neighborhood character for the homes immediately adjacent to these proposed zoning changes.

For many residents, this is not an abstract planning discussion. It is the possibility of standing in a backyard or front yard currently surrounded by open sky, trees, and low-scale homes — and instead facing a 75-foot building overlooking bedrooms, backyards, and family living spaces.

To help illustrate this concern, I have attached visual comparisons showing my property as it exists today alongside an illustrative rendering of what a 5-story apartment structure could look like directly adjacent to the neighborhood under the proposed zoning. The visual impact to privacy, openness, and residential character is significant.

My request remains modest and focused:

Please align the lots west of Devine Road and east of Santa Fe Drive with the Low

Scale Neighborhood designation applied to the rest of Dubois Park.

I believe this would still fully support the City's broader housing and redevelopment goals while creating a more balanced, fair, and context-sensitive transition for the residents most directly affected by these changes.

Thank you for your time, consideration, and continued service to Vancouver.

Sincerely,

Paul Gardner



Vancouver, WA 98661

Rendition of visual comparison attached and inserted into this email below.

image.png

DUBOIS PARK NEIGHBORHOOD – VISUAL IMPACT COMPARISON

315 Santa Fe Drive, Vancouver, WA

The images below show the existing views from my property compared to a rendering of a proposed 5-story apartment building located directly behind my backyard, as allowed under the **Medium Scale Neighborhood** designation (up to 75 feet / 5 stories).

BACKYARD VIEW – FACING EAST

CURRENT VIEW – EXISTING CONDITIONS



Open sky, natural light, and a sense of privacy.
Current view includes neighboring trees and rooftops.

RENDERING – WITH PROPOSED 5-STORY APARTMENT



Significantly reduced privacy, increased building mass,
and loss of open sky view.
Building would be approx. 65–75 feet tall and
4–5 stories visible.

FRONT YARD VIEW – FACING EAST (FROM STREET)

CURRENT VIEW – EXISTING CONDITIONS



Low-scale neighborhood character with trees and open sky.
No large buildings visible.

RENDERING – WITH PROPOSED 5-STORY APARTMENT



5-story building would be visible above existing homes and
trees from the street, changing the character of the
neighborhood. Impacts light, privacy, and property values.

**Note: Rendering is for illustrative purposes only.
Building design, materials, and exact placement may vary.**

From: [Paul Sochacki](#)
To: [City Council](#)
Subject: Comprehensive Plan recommendation
Date: Monday, May 11, 2026 6:52:40 PM

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

Hi City of Vancouver Councilors,

I am writing to express my interest in the city adopting the Comprehensive Plan as is. I have lived in Vancouver about 14 years now, I serve on the Clark County BPAC group and am very happy with the direction the city is moving to build out facilities (i.e., infrastructure) for mass transit and active transportation (cycling, scooting, walking).

Thank you
Paul

From: [Parker Graham](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Monday, May 11, 2026 6:21:04 PM

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

Hello, my name is Parker Graham and I am writing as a Vancouver resident, in support of the comprehensive plan being adopted as is so that our city can grow with the increasing demand and occupancy.

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#); [Our Vancouver 2045](#)
Subject: FW: Support for the Comprehensive Plan As-Is
Date: Thursday, May 14, 2026 4:25:32 PM

6/1 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: Amanda Cavanaugh <[REDACTED]>
Sent: Wednesday, May 13, 2026 5:23 PM
To: City Council <council@cityofvancouver.us>
Subject: Support for the Comprehensive Plan As-Is

You don't often get email from amandaecavanaugh@proton.me. [Learn why this is important](#)

Hello, Vancouver City Council,

My name is Amanda Cavanaugh, and I am writing to you today to urge you to adopt the 2026-2045 Comprehensive Plan **as-is**.

For many years, I lived in the Seattle area where I was transitioning to relying exclusively on my bicycle for transportation (despite it being another very car-centric city), and when I moved to Vancouver in 2020, I was impressed by the city's commitment to expanding multi-modal transit. At that time, the Columbia Street bike corridor was under construction, and when it was finished, I used it regularly to bike from my home in the northwest neighborhood to downtown.

Now, I'm in east Vancouver, and I take advantage of the newly-finished and improved Fourth Plain to get into downtown. The Fourth Plain project is example of the city doing right by cyclists and those who rely on public transit.

However, much of my life is not oriented towards downtown; I work at the Humane Society for Southwest Washington, on 192nd Street - a street without bike lanes or sidewalks, one of the most dangerous stretches of road for cyclists in the county. But without a car and insufficient transit, I take the risk. I urge you to support the 192nd Street Improvement Plan, and, looking further into the future, the 2026-2045 Comprehensive Plan **as-is** to make the city safe for all, not just motorists.

Thank you,

Amanda Cavanaugh

From: [Mike Yamamoto](#)
To: [City Council](#)
Subject: Keep Comprehensive Plan As-Is
Date: Monday, May 11, 2026 4:37:23 PM

Dear City Council,

I am writing to request that the Comprehensive Plan remains as is, without further modifications.

Thank you for your time.

Mike Yamamoto

From: [demi.yamamoto](#)
To: [City Council](#)
Subject: Support for Comprehensive Plan as is
Date: Monday, May 11, 2026 5:46:50 PM

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

Dear City Council,

I am writing to express support for the Comprehensive Plan to remain as is.

Thank you,

Demi Yamamoto

Jackson Oldham

[Redacted] OR RPDC 972

Vancouver, WA 98662 2026 PM 2 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
and Mayor Anne McEnerney-Ogle
415 W. 6th St
Vancouver, WA 98660

98660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

A handwritten signature in black ink, appearing to be the initials 'JAC' followed by a flourish.



Pauline Faull
7872 N.E. 80th St.
Vancouver, WA 98682-8486

PORTLAND OR RPDC 972

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MAY 14 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogix
415 W. 6th Street
Vancouver, WA 98660

8860-337593



Dear City Leader,

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Thank you,

Pauline Faull

Brandi Oldham



AND OR RPDC 972

Vancouver, WA 98682

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CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
and Mayor Anne McEnerney-Gle
415 W. 6th St
Vancouver, WA 98660

98660-337599



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Thank you,

A handwritten signature in black ink, appearing to read "Bliss".



Ms. Kathleen Seid

Vancouver, WA 98682

LAND OR RPDC 972

9 MAY 2026 PM 2 L



Vancouver City Council
Mayor Anne McErney De
415 W 6th St.

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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver, WA 98661

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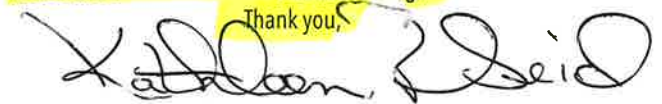
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Thank you,



Vancouver, Wa

98682

PORTLAND OR RPDC 972

6 MAY 2026 PM 1 L



Vancouver City Council
Mayor Anne McEnerney-Dogle
415 W. 6th St.
Vancouver, Wa 98660

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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

0660-067599



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Thank you,

Vincent Borca 

Vancouver, WA 98682 PORTLAND OR PDPC 972

6 MAY 2026 PM 1 L

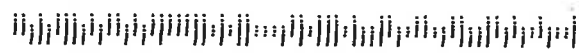


Please hear & help
US. ! 

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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th ST.
Vancouver, WA 98660

8880-337599



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Thank you,

Mark & Dayna Paulson

BORLA

[REDACTED]

PORTLAND OR RPDC 972

Vancouver, Wa.

98682 MAY 2026 PM 3 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor Anne McEnerney-Ogle
Vancouver City Council
415 W. 6th St.
Vancouver, Wa 98660

8660-337599



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Thank you,


Penny Lane Borcia

Robbins

[Redacted]
Vancouver, WA
98682

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
Mayor Anne McEnerney-Ogle
415 W. 4th St.
Vancouver, WA
98660

98660-337599



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Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you, JANINE Robbins

Janine Robbins



Ms. Joanne H. Harty
[Redacted]
Vancouver, WA 98682

LAND OR RPDC 972

MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vanc. City Council
Mayor Anne McEnaney
4615 W. 6th St
Vanc WA 98660

SAVE THOSE TREES!

Dear City Leader,

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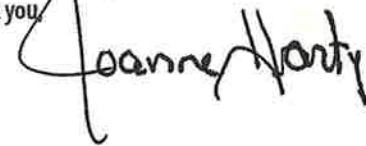
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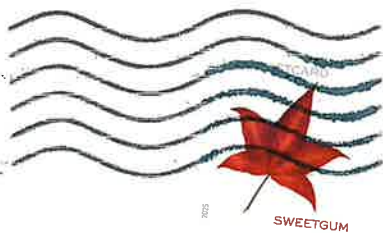
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Thank you,

Joanne Hardy

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor + City Council
415 W 6th St
Vancouver WA 98660

98660-337599



Dear City Leader,

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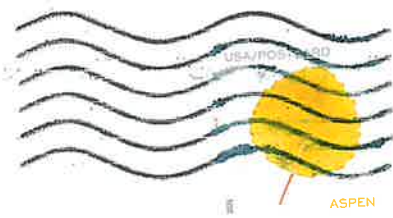
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Thank you,

Slavik Koltunov

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor + City Council
415 W 6th St
Vancouver WA 98660

98660-337599



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Thank you,

Manya Ferris

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

City Council + Mayor Arne
415 W 6th St
Vancouver WA 98660

98660-337599



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Thank you,

Juniper Ferris

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

City Council +
Mayor Anne
415 W 6th St
Vancouver WA 98660

98660-937599



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Thank you,

Robert Benway

Craig



LAND OR RPDC 972

Vancouver, WA 98687
MAY 11 2026 PM 6 L



RECEIVED
MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, WA 98660



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Thank you,

Ken & Carol Crays
Crays

PORTLAND OR RPDC 972

5 MAY 2026 PM 6 L



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MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
+ Mayor Anne
415 W 6th St
Vancouver WA 98660

88660-337599



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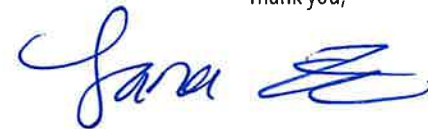
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Thank you,

A handwritten signature in blue ink, appearing to read "Sara" followed by a stylized flourish.

Stonelake



DR RPDC 972

Vancouver, WA 98682

MAY 2026 PM 4 L



RECEIVED
MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Please Preserve
our existing trees!!
Limit homes so we
keep a tree canopy
A park would be
nice

Vancouver City Council
& Mayor Anne McEnerney-Ogle

415 W 6th St
Vancouver, WA

98660

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Thank you,

Julie Stonelake

Hello all!

Please pay close attention

to this. To apply a zone change should not be approved. It will lead to a dangerous increase in traffic because this parcel is too big and the streets are too narrow. Please consider the quality of life for those of us, now and in the future that will be damaged by this development if approved

Thanks,
David [Signature]

PORTLAND OR 972
15616 NE 34th
98622

MAY 11 2026 PM 1 L



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MAY 11 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
and Mayor Anne McEnerney-Ole
415 W. 6th St.
Vancouver WA 98660

98660

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Thank you,



Stonelake

OR RPDC 972

Vancouver, WA 98683

5 MAY 2026 8:18

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MAY 11 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER



Please include
Douglas firs
in building plans
They are needed
in this neighborhood



Vancouver City Council
& Mayor Anne McEnerny-Ogle

415 W. 6th St

Vancouver, WA

98660

86660-337599



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Thank you,

Keith Stoneclake

June 1, 2026 Vancouver, Washington

Comments by Mary Keltz

City Council public hearing

Comprehensive plan update

Thank you for the opportunity to comment on the proposed comprehensive plan update.

I am Mary Keltz, a long-time resident of Vancouver.

If implemented as drafted, the plan would allow many more homes than needed to meet the city's own goals. That fact is reflected in the final environmental impact statement.

As a result, Clark County is taking less responsibility for new homes and planning for less density in neighborhoods next to the city. To be specific, the county is preparing to delete 8,000 housing units from the plan update covering Vancouver's urban growth area.

The city plan is filled with words about equity and positive community experiences. However, it calls for greater inequities in who will bear the impacts and expenses from increasing population. It puts too much pressure on existing city neighborhoods.

Demand and prices for homes are likely to increase as people search for more relaxed environments in places where Vancouver is expected to grow. Important opportunities for planning may slip away quickly. We are seeing examples of that today, with Oregonians moving to Clark County to escape some aspects of Portland.

If we are serious about planning for the next 20 years, we must have an equitable and effective plan for increasing the supply and variety of housing throughout our urban area, while containing the cost when possible. It now appears we are failing to give adequate attention to the urban growth area and prevent undue strain in the city.