



# Parking Advisory Committee Meeting Minutes

**Date:** December 10, 2025

**Time:** 8:00 a.m.

**Location**

Aspen Conference Room and Virtual  
City Hall  
415 W 6<sup>th</sup> Street  
Vancouver, WA 98668

**Meeting** (Convened via in-person and video conference)

The meeting agenda materials referenced in these minutes can be found [online](#).

**Item 1: Call to Order and Roll Call**

The Dec 10, 2025, meeting of the Parking Advisory Committee Meeting was called to order at 8 am by President Ryan Morin.

**Board Members Present:** Ryan Morin, Jason Cromer, Jocelyn Cross, Jonathan Wheeler, Garrett Ginter

**Board Members Absent:** Travis Schemp

**Staff Present:** Patrick Quinton, Gabriel Montez, Tyler Lund, Callie Taylor, Jonathan Schetky

**Guests:** None

**Item 2: Approval of Minutes**

Cromer motioned, seconded by Morin, to approve October 8, 2025, minutes. Ginter abstained due to his absence from that meeting.

**Item 3: Parking Permit Evaluation/Permit Rates**

Montez presented to the committee the Permit Rate Evaluation which covers several considerations Parking Services used for permit rate increases for 2026. Considerations include price parity with other local and regional parking providers in the market, demand based on permit waitlists and permits sold, the proximity to commercial corridors, the right of way occupancy, availability and proximity of private lots, and the leasehold or sales tax. Montez highlighted that one consideration that was not on the slide, which is that pay to park is 7 days a week now on Evergreen Blvd and south thereof, on-street permits in this area are now valid on weekends.

## Members

**Ryan Morin**  
President

**Jason Cromer**  
Vice-Chair

**Garrett Ginter**  
**Jonathan Wheeler**  
**Jocelyn Cross**  
**Travis Schemp**

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**To request accommodation or other formats, please contact:**

Economic Prosperity & Housing | 360-487-8650 | Relay 711 | [Tyler.Lund@cityofvancouver.us](mailto:Tyler.Lund@cityofvancouver.us)

Montez presented Public and Private Lots with a map of Downtown Vancouver showing available off-street public and private parking lots. Cross asked if this map included Lot 16. Montez responded. Cross asked why Lot 16 was not included. Montez responded. Cross stated that Lot 16 has been vacant for a year and is causing frustration for the people who park in that area and expressed frustration at the City. Montez acknowledged her statements and stated that there may be potential parking options in the future in the area.

Montez transitioned to Suggested 2026 Rate Increase for the Lot 18 Parking Garage. Montez clarified the permits that the City offers for Lot 18 Garage parking. Montez showed a chart with the City of Vancouver permit and price, the proposed 2026 rate, senior discount rate for 2026, and the local average rate. Montez stated the City has high demand for P1/P2 permits and are oversold by 135. Montez clarified that P1/P2 permits are not subject to leasehold tax, only sales tax. Montez stated that the prices do not include tax currently, in 2026 P1/P2 permits will have an 8% tax included in their price and that P3 permits would be subject to a 12% leasehold tax.

Montez presented the Suggested 2026 Rate Increase for Surface Lots 1, 2, and 11 and clarified their location, amount of permits sold per lot, current cost for the City permit, the proposed rate for 2026, the senior citizen discount rate for 2026, and the local average rate. Montez presented Anticipated Off Street Parking Impacts and discussed Lot 1 Smith Tower being closed due to renovations occurring at Smith Tower, Lot 11 removing two stalls for a trash enclosure to improve safety and mobility Downtown, Lot 16 potentially being closed for construction parking and laydown. Cross asked if it is usually the responsibility of the construction companies to find proper parking and asked why the City is being accommodated to Walls. Montez responded. Montez continued to discuss Lot 24 potentially transitioning to permit or transient parking in the future. Cross was pleased with this information and asked for clarification on the location of the lot. Montez responded.

Montez proceeded to Next Steps and stated that the City Manager would need to review and approve these permit rate increases, then communication with the permit holders for the implementation of rate increases to occur on February 1, 2026 and review on-street permit rates in 2026. Cross asked when the last time Parking Services increased their parking permit rates for lots. Montez responded. Cross asked how these rates increased compared to last year. Montez responded. Ginter asked for clarification whether the rate increase occurred in beginning of 2024 or beginning of 2025. Montez responded. Montez asked if there were any further questions. Morin asked if Parking had data on who utilized these spots primarily. Montez and Lund responded. Morin asked if they were discussing the land underneath Smith tower. Lund responded. Montez asked if there were any more questions.

**Item 4: Public Comment:**

No public comment

**Adjournment**

8:34 am

Signed by:  


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Ryan Morin, Board President

Meetings of the Parking Advisory Committee are electronically recorded on audio. The audio tapes are kept on file in the office of the City Clerk for a period of six years.