



Anne McEnery-Ogle, Mayor
Bart Hansen · Ty Stober · Linda Glover
Laurie Lebowsky · Erik Paulsen · Sarah J. Fox

August 10, 2020 - Vancouver City Council Meeting Minutes

COUNCIL CONSENT AGENDA MEETING

This meeting was conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Citizen Forum was also facilitated via the GoToMeeting conference call.

Call to Order and Roll Call

The Consent Agenda meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnery-Ogle. This meeting was conducted remotely over video conference .

Present: Councilmembers Fox, Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnery-Ogle

Absent: None

Also present on the call were the following: Eric Holmes, City Manager; Jonathan Young, City Attorney; Amanda Delapena, Assistant to the City Council; Brent Boger, Assistant City Attorney; Teresa Brum, Economic Development Division Manager; Brian Carlson, Interim Deputy City Manager; Cayla Cothron, Associate Planner; Patrick Craney, Water Resource Engineer; Chad Eiken, Community and Economic Development Director; Sheryl Hale, Senior Engineering Manager; Rebecca Kennedy, Long Range Planning Manager; and members of the public.

Citizen Communication (Items 1-4)

Mayor McEnery-Ogle opened Citizen Communication and received the following testimony:

- Jim Luce, Vancouver, expressed concerns with the Heights District compatibility with adjacent neighborhoods and requested the Council adopt

the HX zoning before adopting the district plan, demolish the Tower Mall and build public infrastructure at the site as soon as possible, require one and a half parking spaces per residential unit for future development in the district, and create a neighborhood commission to review developer proposals with neighborhood compatibility.

- Christina Lombardi, Vancouver, representing the Northcrest Neighborhood Association, thanked the Council for removing the churches from being included in future HX zoning, and requested previously established covenants be respected and future development height be restricted to two stories.
- Sue Pupo, Vancouver, representing the Northcrest Neighborhood Association, stated a petition had been submitted to the Council signed by 174 neighbors requesting churches in the surrounding area be excluded from the future zoning changes.
- Glen Yung, Vancouver, requested adoption of the Heights District Plan be paused until further equity discussions can be held. He asked for clarification as to the maximum number of units that would be allowed in the Heights District.
- Janice Ritter, Vancouver, stated she appreciates the compromises made to the Plan so far, but said there still remain concerns related to transportation and parking impacts on surrounding neighborhoods.
- Kate Fernald, Vancouver, representing the Dubois Park Neighborhood Association, thanked the City for presenting a plan for 1340 units and tiered parking within the District. She requested a two-story maximum building height be implemented in the neighborhoods while high density development be limited to the Tower Mall site.
- Joe Fernald, Vancouver, requested Complete Streets design be required for the Heights District to ensure safety of all users.
- David Schmoldt, Vancouver, requested the Council adopt the HX zoning before adopting the district plan and demolish the Tower Mall and build public infrastructure at the site as soon as possible. He also requested 2 parking spaces per unit be required for future development.
- Liz Luce, Vancouver, requested the Council adopt the HX zoning before adopting the district plan, demolish the Tower Mall and build public infrastructure at the site as soon as possible, require one and a half parking spaces per residential unit for future development in the district, and create a neighborhood commission to review developer proposals with neighborhood compatibility.
- Sandi McClary, Vancouver, thanked City staff for their work, but expressed concerns that the Council has not heard directly from the public and requested that neighbors be included planning work, especially on future zoning considerations.

- Ann Donnelly, Vancouver, stated she appreciates the City's investment in the Tower Mall site, but expressed concerns about compatibility of the Heights District with surrounding neighborhoods. She requested the Council adopt the HX zoning before adopting the district plan, limit building height and increase required parking spaces per residential unit for future development in the district, and create a neighborhood commission to review developer proposals with neighborhood compatibility.
- Pam Myles, Vancouver, requested building height in surrounding neighborhoods be limited to two stories and require two parking spaces per unit for future development in the district.
- Michelle Briede, Vancouver, representing the Evergreen Highlands Neighborhood Association, echoed the comments of previous speakers and requested the HX zone be defined before Council adopts the district plan and expressed support for the creation of a neighborhood committee to be included in decisions and discussions about the district moving forward.

There being no further testimony, Mayor McEnerny-Ogle closed Citizen Communication.

Consent Agenda (Items 1-4)

Council requested Item 3 be pulled from the Consent Agenda for separate consideration.

Motion by Councilmember Stober, seconded by Councilmember Glover, and carried unanimously to approve Items 1-2, and 4 of the Consent Agenda.

1. Bid Award -East Vancouver Phase 2 Sewer Improvements

Staff Report 096-20

Summary

The East Vancouver Phase 2 project is proposed to be constructed under the Sewer Connection Incentive Program (SCIP). This project will provide reliable sewer service to 49 parcels by installing approximately 3,371 linear feet of 8-inch gravity sewer mains in NE Rosewood Ave, NE 107th Ave, NE 133rd Ave, NE 134th Ave and NE 71st St.

On July 7, 2020, the City received 7 bids for the subject project. The bids ranged between \$594,000 and \$906,000. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	

BIDDER	AMOUNT
<i>Advanced Excavating Specialists, LLC, Longview, WA</i>	<i>\$594,713.84</i>
<i>Clark and Sons Excavating, Inc, Battle Ground, WA</i>	<i>\$631,269.57</i>
<i>Halme Battle Ground, WA</i>	<i>\$640,981.12</i>
<i>Folden Construction, Vancouver, WA</i>	<i>\$754,623.35</i>
<i>Rotschy Vancouver, WA</i>	<i>\$835,094.09</i>
<i>Nutter Corporation, Vancouver, WA</i>	<i>\$849,015.22</i>
<i>Thompson Bros Excavating, Vancouver, WA</i>	<i>\$944,949.95</i>
<i>Engineers' Estimate</i>	<i>\$650,000.00</i>

Based on the amount of the bid, this project falls within the \$500,000 to \$1,500,000 limits which requires a minimum apprenticeship utilization of 3%.

Request: Award a construction contract for the East Vancouver Phase 2 Sanitary Sewer Improvement project to the lowest responsive and responsible bidder, Advanced Excavating Specialists of Longview, WA, at their bid price of \$594,713.84, which includes Washington State sales tax.

Sheryl Hale, Senior Engineering Supervisor, 487-7151

Motion approved the request.

2. **Bid Award for Water Tower 6 Coatings & Improvements**

Staff Report 097-20

Summary

Water Station 6 is a 4.4-acre site located outside of City of Vancouver limits in Clark County, adjacent to Kunze Farms at 5800 NE 53rd St. The Water Station 6 site has been used for both water production and elevated water storage since the City purchased the property. The existing water tower was built in 1963 and holds up to 1.0 million gallons of water. Combined with two other elevated water towers at other locations, the Water Station 6 tower provides northeast Vancouver with the the water and the hydraulic pressure for drinking water & fire protection. All three water towers were recently retrofitted to better withstand a seismic event.

This project provides a new internal and external coating as well as improved operator access to the tower. The access improvements will allow Vancouver water operations staff to safely access the top of the tower. The previous Tower 6 coating replacements were conducted in 1987 and 1993 for the interior and exterior, respectively. The typical life expectancy of

coating on a steel water tank like Water Tower 6 is approximately 30 years for both the internal and external coating.

On July 7, 2020, the City received five (5) total bids of which three (3) were responsive for the subject project. The responsive bids ranged between \$1,305,829.76 and \$1,339,282.00. The bids are as follows:

SUMMARY OF RESPONSIVE BIDS	
BIDDER	AMOUNT
<i>HCI Inc., Vancouver, WA</i>	<i>\$1,305,829.76</i>
<i>S&K Painting, Clackamas, OR</i>	<i>\$1,313,808.00</i>
<i>Long Painting, Kent, WA</i>	<i>\$1,339,282.00</i>
<i>Purcell, Tukwila, WA</i>	<i>Non-responsive</i>
<i>Southern Iron and Bridge, Tarpon Springs, FL</i>	<i>Non-responsive</i>
<i>Engineers' Estimate with tax</i>	<i>\$1,355,000.00</i>

HCI Inc. has completed projects of similar size and scope in the past and has met the requested supplemental responsible bidder criteria.

Contractor acknowledges the City's desire for Apprenticeship Utilization on this project and is anticipating exceeding the 3% goal.

Request: Award a construction contract for the Water Tower 6 Coatings and Improvements project to the lowest responsive and responsible bidder, HCI Industrial & Marine Coatings of Vancouver, WA at their bid price of \$1,305,829.76, which includes Washington State sales tax; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Tyler Clary, Water Engineering Program Manager, 487-7169

Motion approved the request.

3. Adoption of the Heights District Plan and associated Comprehensive Plan amendments

Staff Report 098-20

AN ORDINANCE of the City of Vancouver, Washington relating to comprehensive planning under Chapter 37.70A, adopting the Heights District Subarea Plan; providing a vision and policies for the Heights District; providing for the future redevelopment of the Tower Mall Redevelopment Area in a

manner which is consistent with the Comprehensive Plan and community vision; amending the Comprehensive Plan to incorporate the Heights District Plan as a component of the Vancouver Comprehensive Plan as identified below; and providing for an effective date.

Summary

The general Heights area has been identified since 2011 by the Vancouver Comprehensive Plan as a future urban center that is envisioned to accommodate development as the City grows. Centers are areas where existing services and infrastructure support new development, and allow for the creation of 20-minute neighborhoods, where proximity to amenities and transportation options increase livability and convenience and promote community identity.

In June 2017 the City of Vancouver purchased the Tower Mall property with the intention of facilitating redevelopment and catalyzing private investment in an underserved area, now called the Heights District. The boundary of the Heights District generally follows Mill Plain Boulevard on the north, MacArthur Boulevard on the south and west, and Andresen Road on the east, but also includes some properties just outside these boundaries (See Exhibit A). The 205-acre District includes a mix of City-owned properties (a water facility, fire station, Park Hill Cemetery and former Tower Mall building), commercial/retail uses, social and healthcare service providers, three schools, churches, and a housing complex owned by Vancouver Housing Authority. Within the District, the 63-acre Tower Mall Redevelopment Area was identified as the area where most redevelopment will occur in the future. In order to ensure that any new development aligned with the vision being established by the Plan, a temporary development moratorium was enacted by City Council for the Tower Mall Redevelopment Area, and renewed at six-month intervals throughout the planning process.

The Heights District Plan establishes a vision and policy direction for the 205-acre Heights District, as well as a redevelopment plan and specific development program for the 63-acre Tower Mall Redevelopment Area. The Plan envisions a vibrant urban neighborhood center and provides a framework to leverage short- and long-term sustainable economic development initiatives; integrate income-based and market rate housing; catalyze private investment; include accessible public open spaces; utilize innovative urban design and sustainable development strategies; provide for the creative and functional integration of public transit; and optimize multimodal connections within the District and surrounding areas. The planning process occurred over the course of more than two years, and included a robust public outreach and engagement process that utilized a variety of methods designed to engage a diverse group of stakeholders and the broader community, including communities that are typically under-represented in planning processes.

To meet these objectives, the Plan identifies phased implementation strategies, including a new Heights-specific mixed-use zone and design guidelines as part of the first phase of implementation. Adoption of the Plan would trigger text changes to the Comprehensive Plan, as it is adopted as a component, which can be viewed in Attachments to this staff report. No zoning code changes would be implemented as part of adoption.

Request: On Monday, August 10, 2020, approve ordinance on first reading, setting date of second reading and public hearing for Monday, August 17, 2020.

Rebecca Kennedy, Long Range Planning Manager, 487-7896

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

Rebecca Kennedy, Long Range Planning Manager, presented background information on the Heights District planning effort and an overview of the community engagement involved, feedback and concerns expressed by members of the public, and how the results of that community engagement and feedback are reflected in the final proposed plan. She also presented an overview of an updated parking strategy for the district based on feedback received from the Council during the previous week's work session on the topic.

Councilmember Fox asked whether the City could develop the HX zone prior to adoption of the District Plan, noting this is one of the major points of feedback from the public, and bring the District Plan back with the zoning guidelines incorporated and consider concurrent adoption of the plan and the HX zone. She noted the Council has given significant feedback on a number of details to date, which staff has been able to respond to with amendments in the plan.

City Manager Eric Holmes stated that is possible, but it creates an environment of uncertainty in regards to Council's policy objectives for the district. He noted it would become much more of an iterative process. Ms. Kennedy stated that approach would be very challenging for staff.

Councilmember Hansen supported Councilmember Fox's recommendation for concurrent adoption of the HX zone and the District Plan in order for Council and the public to know what the HX zone looks like. He questioned the maximum number of units that would be allowed within the district. Ms. Kennedy clarified that the current version of the plan calls for a maximum of 1340 units within the redevelopment area, a reduction from previous versions in response to public feedback, and it also outlines an estimated 500 units in surrounding areas outside of the redevelopment area that could potentially be built under existing zoning. She noted those 500 units are an estimate of what could be built from private property owners taking action under current

regulations and were included to be transparent with the public in providing a complete picture of the district.

Councilmember Hansen asked if traffic calming projects would go through the normal Neighborhood Transportation Safety Alliance process. Ms. Kennedy stated the City would partner with the NTSA to evaluate and implement traffic calming projects, but projects for the Heights District would be considered outside of the citywide competitive grant program.

Councilmember Lebowsky asked whether the public would have an opportunity to participate in the process to develop parking and street design standards. Ms. Kennedy stated those standards are very technical in nature, and staff would rely on Planning Commission and Council workshops, as well as sending out notifications to the neighborhoods and putting out a public comment draft of the code once it has been drafted.

Council spoke at length regarding the involvement and roles of various City advisory boards and commissions in developing design standards.

Councilmember Glover stated everyone is supportive of developing an inviting, successful neighborhood that stimulates the economy. She stated her concern is related to traffic congestion, and she stated it is important to take the time to decide how the City will manage parking. She asked whether Council would have to make any decisions on parking regulations now with adoption of the district plan. Ms. Kennedy stated Council would not be making those decisions at this point and what is in the plan is policy direction. Parking standards would be included in consideration of the future zoning code.

Councilmember Glover stated the City is not asking people to give up their cars but talking about the possibility that people might not want to rely on cars, and the district is located at a place where multimodal options can work. She stated the future development of C-TRAN's VINE along Mill Plain will also have an impact on that.

Councilmember Paulsen stated he appreciates the community involvement in this project, noting it has been a two-way process with aspirations for the district formulated in collaboration with the community. He expressed concerns when members of the public state there has been a lack of transparency with the process, noting there have been numerous changes to the plan in response to listening to, hearing and acting upon community feedback. He stated the plan is meant to be a strategic framework that outlines what the Council hopes to accomplish and how the City will go about that. He spoke in support of moving the plan forward to second reading and public hearing, noting that additional steps will need to be taken to implement the plan, such as developing the zoning code.

Councilmember Lebowsky stated she supports moving the plan forward to second reading.

Councilmember Fox stated she is very much aware of the preference to

approve the plan first before the zoning code, and she is supportive of most of the plan as proposed, but preference does not mean that the proposed process cannot be changed. She stated she has heard a lot of fear from members of public because the HX zone has not yet been developed. She stated she would not be voting in favor of moving the plan forward not because she is voting against the plan, but because she is in favor of moving another process forward to concurrently consider the plan and the zoning code.

Councilmember Stober stated there is a broad set of opinions and feelings across the city and across the Council, and a particular set of opinions and feelings does not make anyone a bad person or mean that the Council did not hear other people. He stated if he was making the sole decision on this plan, he would make some changes to it, but this is a plan that was put together in a public engagement process and has been refined by public input and the Planning Commission. He stated moving this forward is not a matter of somebody winning and losing, but a matter of arriving at a plan as a Council and a community.

Mayor McEnerny-Ogle asked whether any development can move forward in the Heights prior to approval of the HX zoning. Mr. Holmes stated there is currently a moratorium on development in the Tower Mall area that expires in September. He stated because the EIS comment period was extended, further extension of that moratorium by Council will be required to allow for time.

Mayor McEnerny-Ogle noted the Council had received a petition requesting the Northcrest Church be excluded from the future zoning, even though the Council had previously directed the churches not be included in the zoning, which is reflected in the plan. She stated the church could go through the normal zone change process with the City if they want to move forward with that separately. She asked staff to outline that process.

Ms. Kennedy stated the City reviews requests for zoning changes once a year, and staff processes those all together so the Planning Commission and Council can consider the collective impact of those proposed changes. The City requires property owners who want to request a zone change to submit a preapplication and participate in a preapplication process with staff in the spring. Recognized neighborhood associations are notified of any applications submitted. Applicants can then move forward and submit a formal application that is evaluated by staff and submitted to the Planning Commission for consideration. She noted there is also a formal notification process to neighbors of the subject property and the general public.

Mayor McEnerny-Ogle noted there was a question from the public regarding the enforcement of covenants. She asked for clarification of the City's involvement and how such covenants could impact zone changes.

Mr. Holmes stated that unless the City is a party to the covenant, it does not generally enforce them, as they are a private restrictive tool that does not supersede the City's zoning.

Councilmember Paulsen clarified it would not be the intent of the City to go against the spirit of these covenants, even if it does not directly enforce them. He stated the right thing to do in the event of future potential development would be to work with the neighborhood and encourage the developers to work with them.

Councilmember Hansen expressed concerns that the City would lose the trust of the residents surrounding the Heights District by moving the district plan forward before adopting the zoning code, and for that reason, he would be voting against moving it forward to public hearing.

Councilmember Fox asked whether the City would continue working with the Heights Community Advisory Committee to develop the zoning code and other standards for the district. She stated maintaining a high level of neighborhood involvement will be important. Ms. Kennedy stated staff would continue working with the neighborhoods.

Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried 5-2 to approve the request, setting date of second reading and public hearing for Monday, August 17, 2020. Councilmembers Fox and Hansen voted No.

4. Approval of Claim Vouchers

Request: Approve claim vouchers for August 10, 2020.

Motion approved claim vouchers for August 10, 2020, in the amount of \$2,345,651.28.

Citizen Forum (up to 90 minutes)

Mayor McEnery-Ogle opened the Citizen Forum and received the following testimony:

- Glen Yung, Vancouver, expressed concerns that citizens living near the Heights District are not being listened to and stated he was disappointed with how the Council handled the petition submitted by the Northcrest neighbors.

There being no further testimony, Mayor McEnery-Ogle closed the Citizen Forum.

Councilmember Paulsen clarified that the petition submitted by the Northcrest Neighborhood requested the Northcrest Community Church not be included in the proposed Heights rezone. That request has been honored, as the Council directed staff to remove the church property from the rezone area during earlier workshops,

and the plan being considered by the Council reflects that direction. He stated the petition also requested that any future rezone of that property occur with a public process, which would happen under the City's normal rezone process in the event such a request is submitted by the property owner in the future.

Adjournment

8:53 p.m.

DocuSigned by:

Anne McEnery-Ogle

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Anne McEnery-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

BCF6734E40E94AE...

Natasha Ramras, City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and video. The audio files are kept on file in the office of the City Clerk for a period of six years.

To Vancouver City Council
From Northcrest Neighborhood Homeowners

We are asking City Council Members to consider our strong opposition to the proposed High-Density Urban Development in the Northcrest Community Church lot.

We feel invaded by the proposed zone change from R-9 to Mixed-use. This development could potentially reach 4-6 stories high and as suggested in the Heights District Plan Appendix dated July 19, 2019 could include 90 – 110 apartments on the Northcrest Community Church lot. (a copy of this page is included)

This would affect our quality of life in Northcrest as increased traffic in our subdivision will be a safety concern for all of us that daily bicycle and walk with children, dogs and elderly.

A part of Idaho Street, Kansas Street and Montana Lane are in direct view of the proposed development.

We object to our streets being used as a parking lot for a proposed development that has already happened in Portland and Vancouver.

We are a friendly and quiet neighborhood with very low crime due to the fact that people here know their neighbor, and help each other on a daily basis. We are truly a community.

Help us protect the integrity of Northcrest.

Presented August 10, 2020
For the Record

PHASING STRATEGY-OUTSIDE IN

- Parcel led with City Owned Parcel first
- Only minimum required infrastructure to serve adjacent parcels to be in each Phase. except Mill Plain
- Key Mixed-Use Projects with shared parking are held for later Phases to allow for Market to 'catch-up'
- Some non-City owned parcels in early phases based on preliminary conversations with property owners = market dependent

Additional phasing information can be found in Appendix H ??).



1	LINDA HIGGONS	6104 MONTANA	503 729-9529		Linda Higgons
2	PAUL MACKIE	5712 KANSAS	360 608-5880		Paul Mackie
3	LOIS HOKANSON	5903 KANSAS	360 694-9005	lois.hokanson@gmail.com	Lois Hokanson
4	DOE HOKANSON	5903 KANSAS	360 694-9005		
5	Marilyn Saul	5902 Kansas			Marilyn Saul
6	Pat Howard Hawley	6004 KANSAS			Pat Hawley
7	Humay Mohammar	6502 Montana Ln	360 567 7617	nishivon2001.com	Humay Mohammar
8	CHRISTINA LOMBARDI	6712 Montana Ln	707 816 9662		Christina Lombardi
9	MICHAEL LOMBARDI	" "	360 600 5443		Michael Lombardi
10	SUE Pupo	5719 Montana Ln	561-809-9323	Suzanne Pupo@gmail.com	Sue Pupo
11	Pam Myles	5804 MONTANA LN	360-773-7343	myles4906@gmail.com	Pamela Myles
12	Glen Miller	6104 Montana Ln	503-577-2225		Glen Miller
13	Kevin Myles	5804 Montana Ln	360-773-7345	kmyles4906@gmail.com	Kevin Myles
14	Kor. McMahon	5905 Idaho St	971-275-3267	Korla McMahon	Korla McMahon
15	Gandy McMahon	5405 Idaho	503-317-8917		Gandy McMahon
16	Larry O'Leary	6612 Montana Ln	360-695-6922 360-923-9714	o@gmail.com	Larry O'Leary
17	Jane Brannen	6410 Montana Ln	360-901-8165	jbrannen216@gmail.com	Jane Brannen
18	Lori Bryan	16303 Wyoming St	360-901-8165		Lori Bryan
19	Chris Prescott	5805 Montana Ln	503-729-1662		Chris Prescott
20	LINDA ELI	6617 MONTANA LN	360-694-3117		Linda Eli
21	Tom Eli	6617 Montana Ln	360-694-3117		Tom Eli
22	Marijane O'Leary	6612 Montana Ln	360-695-6922		Marijane O'Leary
23	Gene W. Batten	6702 Montana Ln	360-695-3913		Gene Batten
24	Shirley J. Batten	6702 Montana Ln	" "		Shirley Batten
25	Marilyn Williams	5703 Montana Ln	360-695-8608		Marilyn Williams
26	Chloe Eckmann	5706 MONTANA	360-735-0685		Chloe Eckmann
27	Ronald L Cook	5712 MONTANA	360-693-5357		Ron Cook
28	Norma Cook	5712 Montana	" " "		Norma Cook
29	Michael Fischer	5719 Montana	360-609-0121		Michael Fischer
30	Michael Swanson	5904 Montana	810-869-5221		Michael Swanson
31	Marcia Mackey	5904 Montana	810-869-5221		M. Mackey
32	Larry Easter	5912 Montana	360-693-4887		Larry Easter

33	Edna J. Easter	5912 Montana Ln	360-693-4507	Edna J. Easter	Edna J. Easter
34	Edna J. Easter	6303 Wyoming	360-901-1020	Edna J. Easter	Edna J. Easter
35	Stephen Cambren	1222 Pocatello	360-695-9911		
36	Mike W.	1201 Pocatello	360-448-5558	Mike W.	
37	Chris Hammond	1201 Pocatello	360-258-2850		
38	RICK MILLER	1102 MONTANA	360-609-1413	DOOR DINGERO	RICK MILLER
39	TERI PERRINE	1208 NAMPA CT.	360-567-7413	CSNIPP	TERI PERRINE
40	TRICIA HUSBANDS	5818 IDAHO ST	360-607-4590	TRICIA HUSBANDS	TRICIA HUSBANDS
41	Julie Freeman	1215 Nampa Ct.	360-903-8185	Julie Freeman	Julie Freeman
42	Diane Walter	5809 Idaho	360-903-2936	d.walter	Diane Walter
43	ELMO A. GIBBS	5603 IDAHO ST	360-695-9017	ELMO A. GIBBS	ELMO A. GIBBS
44	GLORIA F. GIBBS	5603 IDAHO ST	360-695-9017	GLORIA F. GIBBS	GLORIA F. GIBBS
45	Thomas J. Ratts	5504 Idaho St	360-903-3065		Thomas J. Ratts
46	Margaret Ratts	" "	360-609-8123		Margaret Ratts
47	Shirley Mowry	5510 Idaho	360-694-7813		Shirley Mowry
48	Jack B. Pree	1200 Nampa Ct	360-356-6391		Jack B. Pree
49	Janet B. Pree	1215 Nampa Ct	360-903-8145		Janet B. Pree
50	Jane McVichols	5711 Montana			Jane McVichols
51	Becky Hilfiker	5727 Montana	971-998-6062		Becky Hilfiker
52	Luis Aparicio	5727 Montana	971-998-6062		Luis Aparicio
53	Sharon Ewald	6004 Montana	360-694-0212		Sharon Ewald
54	Jeff Coffey	6012 Montana	503-477-3403		Jeff Coffey
55	Linda Higgins	6014 Montana	503-577-2225		Linda Higgins
56	BRUCE ROSS	1212 MISSOULA	360-600-7137		Bruce Ross
57	Gaynell Ross	1212 Missoula Ave	360-600-7137		Gaynell Ross
58	John Towers	1204 Missoula	360-993-5583		John Towers
59	Jana Towers	1204 Missoula	360-993-5583		Jana Towers
60	Coral Ambriz	1112 Missoula	971-678-9913	Coral Ambriz	Coral Ambriz
61	Matt Mawhicker	1032 Missoula	360-606-6802		Matt Mawhicker
62	Harold Lampman	1205 Missoula	360-693-0143	Harold Lampman	Harold Lampman
63	Edna J. Easter	6409 Idaho	360-513-3116		Edna J. Easter
64	Joanita Muñoz	4126 Bradshaw Ln.	360-256-5406		Joanita Muñoz

	Print Name	Address	Phone #	Email	Signature
65	Damaris Radeu	6003 Montana Lane	(360) 975-2153	radwardamaris@yahoo.com	Dede
66	Kim Mohr	6122 Broadview Ln	360-600-8006	Kim@class-cooking.com	Kim
67	MARK MAHAN	6122 Broadview Ln	360 6000120	mmahan54@gmail.com	Mark Mahan
68	STEVEN EUSTIS	6126 Broadview Ln	360 936 0661	STEVEN52@yahoo.com	Steve Eustis
69	Laura Eustis	6126 Broadview Ln	360 5187200	LNickmson@aol.com	Laura Eustis
70	Jeanette Richards	6128 Broadview	503-701-2007	blulitebitch@gmail.com	Jeanette
71	Greg Duvic	6130 Broadview Lane	360.449-2224	gregduvic@gmail.com	Greg Duvic Richards
72	Inn Glas	6132 Broadview Lane			Inn Glas
73	Melba Wilcox	6134 Broadview Ln			Melba Wilcox
74	Doug Hunt	6136 Broadview			Doug Hunt
75	Lori Frank	6138 Broadview	360-695-4834	lfrank57@hotmail.com	Lori Frank
76	Kathleen Sumpster	6118 Montana	360-608-2727	KathleenSumpster@yahoo.com	Kathleen Sumpster
77	Sunhee Hong	6202 Montana	512-927-7393	shhong@utexas.edu	Sunhee Hong
78	Zach Breitenstein	6202 Montana	573-238-6574	zachbreitenstein84@gmail.com	Zach Breitenstein
79	Quinn	6212 Montana	360-693-0392	qthor39@msn.com	Quinn
80	Diane Thorne	612 Montana	360-453-0397	qthor39@msn.com	Diane Thorne
81	Janice Rankin	6220 Montana	360-693-8321	jrankin@msn.com	Janice L. Rankin
82	KELLY RANKIN	6220 Montana Ln	360-693-8321	"	Kelly Rankin
83	Traie Blustone	6205 Montana	360 560 5327	traie85@yahoo.com	Traie Blustone
84	Brian Gustafson	6119 Montana	360 910-3719	Gust135@gmail.com	Brian Gustafson
85	KIRBY LOTT	6110 Montana	360-453-2711		Kirby Lott
86	Joe Gergen	1104 MISSOULA AVE	509 324 8260		Joe Gergen
87	ARLON MYLES	1202 Pocatello Ave	360-953-8589	mylusaam@aol.com	Arlon Myles
88	CORTENITO SPARK MYLES	1202 Pocatello Ave	360-953-8589	Smyles828@gmail.com	Cortenito Spark Myles

	Print Name	Address	Phone #	Email	Signature
89	Joyce Prigge	6309 Idaho	360 696-4806		Joyce Prigge
90	Paul Prigge	6309 Idaho	696-4806		Paul E Prigge
91	Luis Munoz	6120 Broadway	360 256-8406	14-jd@msn.com	Luis Munoz
92	JULIE HALL	6106 KANSAS	360 983-8875	DNSHALLWAY@YAHOO.COM	Julie A. Hall
93	Dennis DuBois	6118 KANSAS	360-693-6973		Dennis DuBois
94	DAN Michael	6124 Kansas	360 356-0185		Dan Michael
95	David Perez	6209 Kansas St	503-997-2275	Fishinford1025@comcast.net	David Perez
96	M. Olson	6408 Kansas St	360-695 0644		M. Olson
97	DENNIS OLSON	6408 KANSAS ST	360 695-0644		Dennis Olson
	Lois Harris				
98	Kathy Lehto	6510 KANSAS ST	360 699-9358	KathyLehto@comcast.net	Kathy Lehto
99	ROMONA FRASER	6608 ST	360 906 0644		Romona Fraser
100	John Raggie	6608 Kansas	360 906 0644		John Raggie
101	Scott Blanchard	6614 KANSAS	360 216 9981		Scott Blanchard
102	Rosco Pirtle	6704 Kansas	360 644 8676		Rosco Pirtle
103	Joyce Pirtle	6704 Kansas	360 694 8676		Joyce Pirtle
104	Maria Witt	6709 Idaho	978-319- 3179	harold.witt@gmail.com	Maria J. Witt
105	Harold Witt	"	978-430- 7441	harold.witt@gmail.com	Harold Witt
106	DONNA TINSEN	6609 IDAHO ST	406-899-5238	gd-tinsens@yahoo.com	Donna Tinsens
107	GLEN PIERCE	6117 IDAHO ST	360-909-5633	gfpierce@comcast.net	Glen Pierce
108	Carolyn Shefler	1209 Nampa Ct	360-737-9785	cshelfer@comcast.net	Carolyn Shefler
109	Roxie Kemler	1113 Missoula	360-258-0183	KemlerROXIE@comcast.net	Roxie Kemler
110	Victor Holmgren	6209 Idaho	360-607-1011	Victor.Holmgren@comcast.net	Victor Holmgren
111	Foy E WEBSTER	6217 IDAHO	360-993-0910		Foy E Webster

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Karen Johnson	6508 Wyoming	360-696-0510	ekjohns6508@comcast	Karen Johnson
Evel Johnson	6508 Wyoming	360-696-0510	" " "	Evel Johnson
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Richard Payne	1119 Montana Ln	360 933 393	"	Richard Payne
Lawrence Hothusen	1111 MONTANA LANE	360 798 9289	Larry 0619@GMAIL.com	Lawrence Hothusen
Rebecca Hothusen	1111 Montana Ln	360-989-5105	"	Rebecca Hothusen
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Cherise Ballou	6124 Broadview Ln	503-828-2753	reballou@yahoo	Cherise Ballou
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Darin Hanes	6619 Wyoming	360 695 6035	"	Darin Hanes
WAYNE SIMONS	5826 MONTANA AVE	812-1156	"	Wayne Simons
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JAY JOSEPHSEN		360 607 1282	jayjosephsen@comcast.com	Jay Josephsen
JAMES S. MOORE	6509 IDAHO ST	(360) 791-3354	Im2Bizy2@aol.com	James S. Moore
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Mervyn Smith	1212 Montana	360 695 9135	mervyn.smith@comcast.net	Mervyn Smith

From: Jerry Fisher <jjayeff@gmail.com>

Date: February 11, 2020 at 2:05:54 PM PST

To: Tim Davis <Davistim@comcast.net>

Subject: Petition to limit development near 6620 KANSAS

I want to sign any of the above petitions being submitted.

I own the house listed above on KANSAS St.

Jerry J Fisher MD

Signer #157

From: [Eileen Buslach](#)
To: [City of Vancouver - Office of the City Manager](#)
Cc: [Eileen Buslach](#)
Subject: Heights development
Date: Sunday, August 9, 2020 4:26:00 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Big Concerns:

1. My address is [REDACTED]. I live in a residential neighborhood. Currently my front yard faces a nice open lawn area and the fire station. It is VERY Important to us that our home continues to feel like it's in a quiet residential neighborhood vs an urban center. I would expect that future home across the street from me are single family dwellings that fit into a residential neighborhood and they have ample off street parking.

2. PARKING. If you look up and down Idaho street all the homes have at least two car garages and driveways that accommodate another two cars if needed. That is the standard in this neighborhood. I'm sure studies must show that most households are at least two cars per residence. It is a huge worry the local homes will not be provided with enough parking for families and their visitors and additional business overflow into the neighborhoods will crowd our streets. I basically know that this is going to be a problem. What is the city's plan for this and what recourse will we have in the future when this happens. I drive through new developments all over Vancouver and cars are crowding the streets. Seems no developer make adequate accommodations for parked cars. No money in it I suppose!

Eileen Buslach

From: [FRANK L'AMIE](#)
To: [City of Vancouver - Office of the City Manager](#)
Subject: Heights Redevelopment Plan
Date: Monday, August 10, 2020 10:26:29 AM

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Mayor and City Council:

As a member of the Citizens Advisory Committee (CAC) for the Heights Redevelopment Plan I would like to recommend adoption of the plan.

I have been involved in various advisory committees for the City of Vancouver over the last 10 years. This process has been by far the most inclusive of citizens and had the most outreach by city staff of any I have experienced. The process was thorough and covered a broad range of issues and topics. Many issues raised by the CAC were included in the final plan. All the issues raised were resolved to the satisfaction of the CAC and the VHNA.

As the representative of the Vancouver Heights Neighborhood Association (VHNA) I can attest that the VHNA was apprised of all developments throughout the entire planning process over the last 2 years. The VHNA is strongly in favor of this proposed redevelopment.

Council has made some modifications to the original proposal that accommodate concerns raised after the proposal was received. These changes strengthened the proposal. Additional options can be addressed as the project takes shape and zoning ordinances are adopted. The proposal as it stands should move forward.

Frank L'Amie

[REDACTED]

Vancouver, WA 98664

[REDACTED]

Phone [REDACTED]

Cell [REDACTED]

From: [Barbara](#)
To: [City of Vancouver - Office of the City Manager](#)
Cc: [Kate Fernald](#)
Subject: Submitting these comments for the record
Date: Monday, August 10, 2020 6:55:23 AM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To everyone involved in the Heights plan,

So you want everyone to stop driving cars? It's not going to happen. They are still making cars, and 8 months out of the year around here people aren't going to stand around waiting for a bus unless they have to .

So you are going to make everything slower around here with speed bumps; 1 lane on Andresen; and not enough parking . Then adding 4,000 or more people to the mix .

To me all that's doing is hurting the people that have been paying this city taxes for years .

Hopefully you have seen what the Northcrest Neighborhood needs adjusted in this plan.

Since it directly affects their neighborhood , you should listen to them. There's no reason not.

I found an article from July 8, 2019 saying Vancouver expected to get 700 new parking spaces. It also said downtown is a real balancing act, we're trying to make sure there's enough parking available, convenient, and easy to find.

I also see there's plenty of parking at the waterfront .

You want an Urban Center that will change this area tremendously . Hopefully you will listen to the neighborhoods that surround this area .

If your urban center doesn't want to furnish parking, then maybe it doesn't belong up here at all.

A concerned resident ,taxpayer, and voter .

Barbara Stanley
517 Phoenix Way

Sent from my iPad