



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

June 15, 2020 - Vancouver City Council Meeting Minutes

WORKSHOPS

Workshops were 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, or listen via the GoToMeeting conference call.

5:15-6:15 p.m. Business Assistance Response and Recovery Update

Chad Eiken, Community and Economic Development Director, 487-7882; Teresa Brum, Economic Development Manager, 487-7949

Summary

Staff provided Council with an overview of businesses assistance programs and related recovery activities the City has engaged in to respond to the impact of the COVID-19 pandemic on local businesses and economic development.

REGULAR COUNCIL 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 and Public Hearing items was also facilitated via the GoToMeeting conference call.

Call to Order and Roll Call

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

Present: Councilmembers Fox, Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnerny-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 Manager; Brian Carlson, Interim Deputy City Manager; Chad Eiken, Community and Economic Development Director; Chris Malone, Public Works Finance and Asset Manager; James McElvain, Police Chief; Jason Nortz, Development Review Manager; Mark Person, Senior Planner; Bryan Snodgrass, Principal Planner; Dan Swensen, Interim Public Works Director; members of the public.

Approval of Minutes

Minutes - May 18, 2020

Motion by Councilmember Glover, seconded by Councilmember Fox, and carried unanimously to approve the meeting minutes of May 18, 2020.

Minutes - June 1, 2020

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes of June 1, 2020.

Proclamation: Juneteenth Celebration Day

Mayor McEnerny-Ogle read and presented a proclamation to Bridgette Fahbulleh, president of the NAACP Vancouver Chapter, proclaiming June 20, 2020, as "Juneteenth Celebration Day."

Citizen Communication (Items 1-5)

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

Consent Agenda (Items 1-5)

Council requested Item 3 be pulled for separate discussion and consideration.

Councilmember Fox thanked the two outgoing commissioners who left the Commission, Roch Manley and Alex Gall, thereby creating the vacancies that are the subject of this appointment. She noted that normally there would be a recognition of their service at the last commission meeting they attend, but given the pandemic, the commission has not been meeting.

Councilmember Fox also noted that neither of the individuals proposed for appointment to these positions is an archaeologist or architect, two professions that have typically been represented on the commission due to the expertise they bring to the subject matter. She asked whether it would be prudent for the City to pause its appointment process and determine whether the City should appoint one seat this year and wait and appoint the second seat later and try to recruit an archaeologist.

Councilmember Stober, who sits on the subcommittee that reviewed this appointment process, stated the subcommittee had a robust conversation about these appointments. He noted that the City Council only gets to appoint two of the five positions on the commission, the others being appointed by the County Council, and if the City is burdened with being responsible for filling those professional positions, it greatly decreases the Council's flexibility in being able to choose who to appoint. He stated at the end of the discussion, the subcommittee felt the two people being recommended for appointment did not fit those professional criteria but would represent the City well on the commission. He stated there was a very strong pool of applicants for this recruitment, and noted there were applicants who would have fit that professional criteria, but they were not the ones the subcommittee ended up coalescing around.

Councilmember Fox stated she wants to make sure it is known that she feels the applicants being put forward have great qualifications to add to the commission, but she is concerned they do not have the skill sets to make it a strong commission over the years.

Councilmember Stober asked for clarification about the timing of this appointment, as the interlocal agreement and the associated code updates had not yet been approved. City Attorney Jonathan Young stated that these appointments would be contingent on passage of the interlocal agreement with the County. If Council decided to pull the interlocal and not pass it at this meeting, he recommended pulling these appointments as well.

Motion by Councilmember Stober, seconded by Councilmember Glover, and carried unanimously to approve Items 1-2 and 4-5 of the Consent Agenda.

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried 6-1 to approve Item 3. Councilmember Fox voted No.

1. **Bid Award: Pearson Field Airport Taxiway and Apron Pavement Rehabilitation (Project #PRJ100424)**

Staff Report 072-20

Summary

The City of Vancouver owns and maintains Pearson Field Airport. The airport serves the local general aviation community. The taxiway system and apron pavement were last rehabilitated in 2002. The pavement design life is typically 20 years. The pavement requires cyclical renewal; additionally, there are safety improvements to signage, lighting and the taxiway system that were identified as necessary, and therefore included in the proposed project.

The project design includes the pavement rehabilitation of the apron and taxiways A, A1, A3, and A4, the demolition of taxiway A2, the installation of nine (9) lighted guidance signs, re-striping, pavement crack repairs, and other work.

The project will be 100% funded by an AIP grant from the FAA (90%) and allocations of federal funds appropriated by the FAA to Pearson Field Airport under the 2020 CARES Act (10%).

Invitation to Bid #20-10 was issued on March 23, 2020. The City received 4 contractor bids by the bid solicitation close on March 31, 2020. City staff and key stakeholders reviewed the bids and provided a recommendation for award. The bid results are as follows:

SUMMARY OF BIDS (includes WA Sales Tax)

Bidder	Bid
Lee Contractors Battleground, WA	\$1,180,262.45
Lakeside Industries Vancouver, WA	\$1,192,286.94
Advanced Excavating Spec. Longview, WA	\$1,311,640.00
C & R Tractor and Landscaping Kelso, WA	\$1,326,417.85
Engineers' Estimate	\$1,609,000.00

Lee Contractors was determined to be the lowest responsive and responsible bidder for the project. The contract with Lee Contractors is written for \$1,180,262.45, which includes Washington State sales tax.

There are no City of Vancouver apprentice utilization goal requirements for this project because of the federal grant funding.

The AIP grant is currently pending final signatures within the FAA. The City may not have the final grant award by the time City Council considers this construction contract award. Staff requests that City Council authorize the City Manager, or his designee, to enter into a construction contract with Lee

Contractors only after the FAA grant has been approved.

Construction work is scheduled to take place in August and September of this year.

Request: Award a contract to the lowest responsive and responsible bidder, Lee Contractors of Battleground, WA and to authorize Eric Holmes, City Manager, or his designee to execute a contract for the Pearson Field Airport Taxiway and Apron Pavement Rehabilitation, in the amount of \$1,180,262.45, which includes Washington State sales tax. Authorization for the City Manager to execute this contract is requested to be granted only after confirmation of the 2020 AIP grant award.

Jean Singer, Capital Projects Manager, 487-7755

Motion approved the request.

2. Interlocal Agreement with Clark County for Historic Preservation Program

Staff Report 073-20

Summary

Since 1981, the City and County have jointly administered a Historic Preservation Program through an interlocal agreement (ILA). The program includes a Historic Preservation Commission, a local heritage register and an education and outreach program. The County maintains the on-line heritage register and the Clark County Historic Preservation app and also provides oversight of the Commission's administrative functions. The City is responsible for the historic designation and review processes within the city limits and for the education and outreach components of the program.

The County recently updated Clark County Code 40.250.030 "Historic Preservation and Historic Preservation Commission Rules and Procedures". The City is updating Vancouver Municipal Code, 17.39, "Historic Preservation" to make it consistent with the changes in Clark County's code and with current practices. These code updates triggered a need for a new interlocal agreement to be consistent with the new code.

The substantive changes to the interlocal include:

- Increasing the number of Historic Preservation Commission members from the current "minimum of five members" to "seven members".*
- Having two members of the Commission directly appointed by the City Council and five members of the Commission appointed by the County Council. Currently all the members of the Commission are*

appointed by the County Council and the City Council only provides recommendations.

- *Clarifies how legal advice about the Commission's operations and the City and County codes is provided to the Commission.*
- *Sets a defined term of 10years for the interlocal. Current interlocal is perpetual.*

Request: Authorize the City Manager or his designee to sign a new interlocal agreement with Clark County that governs the administration of the historic preservation program including the Historic Preservation Commission.

Jason Nortz, Development Review Manager, 487-7844

Motion approved the request.

3. Appointments to the Historic Preservation Commission

Request: Appoint Greg Fuz and Felicya Garcia to the Clark County Historic Preservation Commission, terms beginning immediately upon amendment to Vancouver Municipal Code, Section 17.39 and Section 20.220.050, and expiring June 30, 2023.

Council Committee 2

Motion approved the request.

4. Appointment to the Urban Forestry Commission

Request: Reappoint Melissa Johnston and Susan Law to the Urban Forestry Commission, terms beginning immediately and expiring June 30, 2024.

Council Committee 1

Motion approved the request.

5. Approval of Claim Vouchers

Request: Approve claim vouchers for June 15, 2020.

Motion approved claim vouchers in the amount of \$13,276,603.64.

Public Hearings (Items 6-8)

6. Approval of a Comprehensive Six-Year Transportation Improvement Program (TIP) for the years 2021-2026

Staff Report 074-20

A RESOLUTION adopting the City of Vancouver's Comprehensive Six-Year Transportation Improvement Program for 2021-2026 and revising the City's Arterial Street System and Classification Map.

Summary

The 2021–2026 TIP presents a transportation development program that supports implementation of the City's adopted comprehensive plan. It includes funding allocation recommendations for street capital revenues including impacts of reduced revenues due to COVID-19 and State Initiative 976. The project lists clearly identify those projects and programs that are intended to receive funding from the sources approved as part of the street funding strategy. The TIP can be amended at any time by Council action, if needed.

The TIP also provides updates to the Arterial Classification Map. The arterial map update includes minor revisions such as changing proposed arterials to existing arterials.

Request: On Monday, June 15, 2020, following a public hearing, adopt a resolution approving the proposed 2021-2026 Transportation Improvement Program.

*Chris Malone, Public Works Finance and Asset Manager,
487-7711*

Chris Malone, Public Works Finance and Asset Manager, provided an overview of the 2021-2026 Transportation Improvement Program (TIP), including the key funded, partially funded, and unfunded projects, as well as proposed arterial map updates.

Councilmember Fox asked for additional information about project No. 897 regarding a coordinated project for a fiber network, and about project No. 740 regarding pathway design along Evergreen Highway that is partially funded by a citizen group.

Mayor McEnerny-Ogle noted that No. 897 is a project in coordination with C-TRAN, which will be digging into the roadway along Mill Plain. The project in the TIP would prepare conduit for dark fiber to provide the infrastructure if a provider eventually wanted to come in. She noted C-TRAN is taking the lead on that project and working with the City on cost savings related to dropping the conduit in while the roadway is opened up, rather than doing it later.

Mr. Malone explained that No. 897 relates to one of the phases of the Evergreen Highway Tail system, and this particular section was partially funded by neighbors in the area to seed the design of the project, and City staff wanted to ensure the neighborhood was acknowledged in the TIP for that project.

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

- Terence Ibert, Vancouver, asked for clarification on the funding listed in the TIP for the Westside Mobility project, noting that the almost \$118,000 seems low for the project and questioning whether the amounts listed in the TIP are accurate.

Mr. Malone explained that amount in the TIP reflects the charges that have been attributed to that project through March of 2020, and the total estimated cost for the Complete Streets upgrades on the project is \$750,000, which does not include the paving portion of the program.

Mayor McEnerny-Ogle noted the following written comments (attached) received regarding this item:

- Don Steinke, Vancouver
- Margot Rice, Vancouver
- Todd Boulanger, Vancouver

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

Councilmember Lebowsky stated that one aspect of environmental justice includes early outreach to communities that public agencies historically have not been good about reaching out to. She asked what the City's Public Works department does as far as early outreach to such communities when the City is able to do large projects.

Mr. Malone stated that public outreach has morphed over the years and has gotten a lot better recently. He stated that outreach is a large component and cost in the design phase for every arterial project. He stated the City often contracts with consultants to assist in early outreach. He also noted that when the City accepts federal funding for a project, an environmental impact assessment is required, which includes environmental justice impacts.

Motion by Councilmember Stober, seconded by Councilmember

Glover to adopt a resolution approving the 2021-2026 Transportation Improvement Program.

Councilmember Fox requested Council discussion on this item.

City Attorney Jonathan Young stated that because the vote had begun on this motion, it would be improper to reopen discussion at this point; however, if the motion fails, Council could continue discussion and entertain further motions.

Mayor McEnerny-Ogle requested a roll call vote on the motion.

Motion failed 6-1. Mayor McEnerny-Ogle voted Yes.

Mayor McEnerny-Ogle opened the item back up for discussion.

Councilmember Fox noted that State Initiative 976 (I-976) has had a significant negative impact on the City's transportation revenues, but it seems from the presentation materials that the proportion levels of spending have not shifted. She stated the public vote on I-976 speaks to the public's priorities right now. She stated that when the funding for vehicle-related transportation is cut so drastically, perhaps the City's funding priorities should also shift. She stated she was specifically referring to the level of funding for pavement management projects, and wondered if the City could better reflect some of the Council's values by reinvesting some of that funding into other capital programs, such as sidewalk connections and safety projects.

Councilmember Stober agreed and asked what policy statements guide the crafting of the TIP.

City Manager Eric Holmes explained that the six-year TIP is statutorily mandated by the state, and the City has to approve it and submit it to the state by the end of June.

Mr. Malone explained that the projects in the TIP are not listed by priority, but by project number. He stated if the Council would like to prioritize the list, that is possible. He suggested the Council could approve the document so it can be submitted to the state, and direct staff to work on revisions, which could come back for approval. He noted revisions to the document can be submitted to the state at any point.

Mr. Malone noted that the policy guidance driving the TIP work include the 2015 street funding initiative, which directed the City to take care of the assets it has before investing in new projects. He noted the street system is the most expensive asset the City has and therefore the maintenance costs are one of the largest investments.

Councilmember Lebowsky noted that the City is undertaking an update to its Transportation System Plan (TSP), and asked whether that may be the appropriate project to explore shifts in priorities. Mr. Holmes agreed, stating the TSP will look at macro level priorities, which the TIP would then reflect on

a project level.

Councilmember Stober noted that the TSP will undergo some delays due to the pandemic and resulting financial constraints of the City. He asked what could be done in the interim to expedite the evaluation of the City's transportation priorities.

Mr. Holmes stated that adopting the TIP at this meeting does not preclude any meaningful policy engagement over the next year before the next TIP comes before Council. He stated there are some policy discussions and realignments that could happen at a high level prior to that. Mr. Holmes stated there is also a much larger policy discussion that needs to happen about what is the long term strategy for the streets system, which is a question of both money and priorities. And layered on top of the Street Funding Strategy policy framework is also a set of financial policies that call for the City to invest in preventive operating and maintenance costs that maximize the life of the assets.

Councilmember Fox stated the Council should have a discussion about funding priorities within the next few weeks, noting that safety of pedestrians is paramount and the priorities of the community should be better reflected in the TIP.

Councilmember Glover thanked Councilmember Fox for bringing this discussion forward, stating at some point in the process it is good to stop and evaluate changes that might be needed. She stated she is comfortable moving the TIP forward now but wanted to reinforce that the Council needs to have further policy discussions about this soon, especially in order to prioritize safety.

Councilmember Hansen stated he is looking at the programs the City is working on right now to address safety and noted he would be concerned about which projects would be lowered in priority, especially if projects on the east side of the city were reduced in priority over projects on the west side.

Councilmember Stober stated he would want to have further transportation policy discussions prior to making decisions on the next biennial budget.

Mr. Holmes suggested that Council can begin high level discussions about budget prioritization at their upcoming budget retreat, and if there is some reprioritization that comes out of those discussions or the additional budget discussions Council will have over the next few months that would impact the TIP, the document could be amended.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to adopt Resolution M-4078 approving the 2021-2026 Transportation Improvement Program.

7. Amendments to Vancouver Municipal Code, Section 17.39

“Historic Preservation” and Vancouver Municipal Code, Section 20.220.050 “Clark County Historic Preservation Commission”

Staff Report 063-20

A. AN ORDINANCE revising VMC Section 17.39, “Historic Preservation” to make it consistent with current practices and with Clark County Code 40.250.030 and providing for severability and an effective date.

B. AN ORDINANCE revising VMC 20.220.050, “Land Use Decisions” relating to the authority, composition, terms and responsibilities of the Clark County Historic Preservation Commission and providing for an effective date.

Summary

Since 1981, the City of Vancouver and Clark County have jointly administered a Historic Preservation Program through an interlocal agreement. The preservation program includes a heritage register, education and outreach program and the Historic Preservation Commission. Clark County recently updated Clark County Code 40.250.030 “Historic Preservation and Historic Preservation Commission Rules and Procedures”. The City is proposing to update Vancouver Municipal Code, 17.39, “Historic Preservation,” to make it consistent with the changes in Clark County’s code. This will make the combined preservation program easier for staff to administer and less confusing for the Historic Preservation Commission and the public than if they have to deal with two different sets of regulations for the same commission.

The substantive changes to the code include:

- Increasing the number of Historic Preservation Commission members from the current “minimum of five members” to “seven members”.*
- Having two members of the Commission appointed by the City Council and five members of the Commission appointed by the County Council. Currently all the members of the Commission are appointed by the County Council and the City Council’s role is to provide recommendations to the County Council.*
- Providing clearer direction on how property owners can apply to have their property listed on the Clark County Heritage Register (CCHR) and more details on the process the Commission uses to make decisions.*
- Requires the Commission to adhere to the requirements of the State’s Open Public Meetings Act.*
- Allows for staff review of some applications rather than all actions needing to be taken by the Commission.*
- Requires photo documentation for any property listed on the Clark County Cultural Resources Inventory that is being demolished.*

VMC Title 20, Section 220 “Land Use Decisions,” includes a section on the

authority, composition, terms and responsibilities of Historic Preservation Commission that needs to be updated to be consistent with the revisions in 17.39.040.

Request: On Monday, June 15, 2020, subject to second reading and public hearing, approve ordinances revising VMC 17.39, Historic Preservation, and VMC 20.220.050, Land Use Decisions.

Jason Nortz, Development Review Manager, 487-7844

Mayor McEnerny-Ogle read the titles of the ordinances into the record.

Jason Nortz, Development Review Manager, provided an overview of the proposed code updates. He noted they represent a general clean-up of the City code to align with recent updates in the County's code.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Glover, and carried unanimously to approve Ordinance M-4296 amending VMC, Section 17.39.

Motion by Councilmember Stober, seconded by Councilmember Fox, and carried unanimously to approve Ordinance M-4297 amending VMC, Section 20.220.050.

8. Site-Specific Zoning Map Designation Change Requests

Staff Report 064-20

A. AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for property at 15704 NE Fourth Plain Blvd, tax parcel # 159116000, providing for severability, and providing for an effective date.

B. AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for tax parcel # 37916241, 37916237, 37916235, 37916243, 37916245, 37916249, 37916251, 37916281, 37916283, 37916239, and 37916247; and amending an associated Public Facilities Master Plan (PFMP) and a Development Agreement (DA) applying to these properties; providing for severability, and providing for an effective date.

C. AN ORDINANCE relating to Comprehensive Plan and Zoning for the City

of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for the rear, eastern 1.9 acres of the 4.7-acre East Wood Presbyterian Church property at 16210 NE 20th Street, tax parcel 164362000, providing for severability, and providing for an effective date.

Summary

Council is requested to review and make final determinations on the proposed map changes:

New Horizons Dental. 1.5 acres at 15704 NE Fourth Plain Boulevard alongside 156th Avenue are proposed to be changed from Neighborhood Commercial (CN) to Community Commercial (CC). The proposal is intended to allow future development of an approximately 7,600 square foot dental office and 900 square foot additional leasable space if the rezone is approved. The current CC zone limits any single use to no more than 5,000 square feet. No public testimony was provided at the hearing. More information is available in the Planning Commission staff report and minutes (page 6).

Mercy Housing/Peacehealth SW. 2.3 acres in the southeast portion of the larger Peacehealth hospital campus on Mill Plain Boulevard is proposed to be changed from Office Campus Industrial (OCI) to High Density Residential (R-35) zoning, in order to allow a future application for a 70-unit affordable housing project by Mercy Housing. The proposal site consists of eleven former single family homesites owned by Peacehealth, with structures removed. Along with the rezone, associated changes to an adopted Public Facilities Master Plan (PFMP) and Development Agreement (DA) applying to the campus are also proposed to allow the envisioned housing. The PFMP change would reduce the current master plan boundary by removing the 2.3-acre rezone site, which the current master plan envisions to be developed with an unspecified building and a larger parking lot. The proposed DA change updates the DA text to recognize changes in right-of-way dedication and trip vesting provisions associated with removal of the proposal area from the master plan, and amends DA exhibits. Removal of the rezone site from the overall hospital Master Plan would eliminate 278 parking spaces, about 15% of the campus total, but the 2015 Master Plan showed a 304-space surplus based on City parking standards which have not been changed. One person testified against the proposal based on concerns that the proposed development would disrupt the neighborhood, decrease property values through increased congestion, increase demand for parking, and threaten pedestrian safety due to lack of sidewalks. More information is available in the Planning Commission staff report and minutes (page 5).

Cascade North. The rear 1.9 acres of the larger East Wood Presbyterian Church property at 16210 NE 20th Street on 162nd Avenue is proposed for

a change in Comprehensive Plan and zoning designations from Commercial and CC to Urban High Density Residential and R-18. Applicant Ginn Development has proposed a 26-lot single family residential subdivision if the rezone is approved. The entire church property is currently located in Clark County but has requested annexation to the City of Vancouver, which formally initiated the annexation process at a November 4, 2019 City Council meeting. As required by law, the June 15 hearing to review the zoning change will be followed with a separate hearing to review annexation for this property on July 20, 2020.

The applicant provided an economic analysis noting the property lacks commercial potential because of its size and location behind the church, and the presence of large scale, multi-tenant commercial activities directly south and southwest of the site encompassing approximately 14 acres in total. The primary issue discussed at the March 10 Planning Commission hearing and earlier February 12 workshop was whether a higher density multi-family designation would be more appropriate than the proposed R-18 zoning. Currently there is lack of apartments and a relatively limited number of rental opportunities of any kind near the site and in the upper portion of the 162nd Avenue corridor. A submittal from the church acknowledges that apartment developers have recently expressed interest in the site. Possible incompatibilities between potential multi-family development and surrounding residential development to the north and east are lessened by the fact that the nearby homes vary considerably in density and include both attached and detached structures, and except for one attached home to the north are all separated from the rezone site by roads and a parking strip.

Other considerations support the proposed R-18 zoning rather than a higher density designation. The East Woods Church opposes multi-family development at the site, and as owners of the property have established terms of sale prohibiting such development. The small lot single family subdivision envisioned by the applicant under the proposed R-18 zone would at likely provide some workforce housing. For these reasons staff and the Planning Commission recommended approval. Eight people testified, all in favor of the proposal. Two of these cited concerns about existing truck parking on 20th Street abutting the site. More information is available in the Planning Commission staff report and minutes.

Request: On Monday, June 15, 2020, subject to second reading and public hearing, approve ordinances.

Bryan Snodgrass, Principal Planner 487-7946

Mayor McEnemy-Ogle introduced Item 8, noting it comes before Council as a quasi-judicial matter, and reading the following statement:

Tonight Councilors, you are hearing three site-specific zoning designation

change requests. Each of these requests will involve a separate, open record public hearing. That means that there may be testimony and evidence introduced tonight.

Our decision will be based on the written materials before us, the testimony and arguments of the parties, the record made before the Planning Commission, and the recommendation of the Planning Commission.

We will take items 8.A., 8.B., and 8.C. one at a time. For each:

1. I will announce that the hearing is opening and call on our City Attorney to discuss any city records that must be disclosed.

2. I will then go once around the Council asking, Colleagues, that you disclose any Appearance of Fairness issues. These are (A) any direct or indirect financial benefit you could derive from the decision to grant or deny the requested rezone; and (B) any ex parte – outside the record – communication you have had about the requested rezone since the date of the application.

3. I will then ask if anyone wishes to give testimony regarding any of the Appearance of Fairness disclosures that have been made by City Council and we will address any points that are raised.

4. We will then address the merits of the application. Planning Staff will present its Staff Report summarizing background information and recommendations on the matter under consideration. Council will be given an opportunity to ask any questions you have of Staff.

5. I will then request public testimony. The applicant and other proponents will be called first; followed by opponents and neutral parties. All speakers should limit their comments to about 3 minutes.

6. Councilors, you will then be given an opportunity to discuss the merits of the application and ask any follow-up questions of City Staff or any of the witnesses still on the line. The question posed to you is whether you are in agreement with the Planning Commission that each proposed zoning change:

A. Is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and

B. That a change in circumstances has occurred since the existing designation was established.

7. When you've reached your decision, you may make a motion to adopt the Ordinance proposed by Planning Staff or move to adopt different

Findings of Fact and Conclusions based on the evidence presented at the hearing. Once a motion is passed, I will declare the public hearing closed on that item and move on to the next item.

ITEM 8A - New Horizons Dental

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

City Attorney Jonathan Young stated a search for correspondence on City systems related to this item yielded no ex parte communication requiring disclosure.

Mayor McEnerny-Ogle asked the Councilmembers if any of them had any Appearance of Fairness issues to disclose. No disclosures were made by Council and there was no testimony given regarding Council disclosures.

Bryan Snodgrass, Principal Planner, provided an overview of the request and staff recommendation.

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

- Scott Cooley, representing the applicant, stated he did not have additional comments to add but was available to address questions.

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

Council had no follow-up questions or discussion.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4298 regarding the New Horizons Dental zoning map designation.

ITEM 8B - Mercy Housing/Peacehealth SW

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

Mayor McEnerny-Ogle asked the Councilmembers if any of them had any Appearance of Fairness issues to disclose. No disclosures were made by Council and there was no testimony given regarding Council disclosures.

Bryan Snodgrass, Principal Planner, provided an overview of the request and staff recommendation.

Mayor McEnerny-Ogle opened the public hearing. Representatives for the applicant provided no additional comments. Receiving no further testimony,

Mayor McEnerny-Ogle closed the public hearing.

Council had no follow-up questions or discussion.

Motion by Councilmember Glover, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4299 regarding the Mercy Housing/Peacehealth SW zoning map designation, Public Facilities Master Plan and development agreement.

ITEM 8C - Cascade North

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

Mayor McEnerny-Ogle asked the Councilmembers if any of them had any Appearance of Fairness issues to disclose. No disclosures were made by Council and there was no testimony given regarding Council disclosures.

Bryan Snodgrass, Principal Planner, provided an overview of the request and staff recommendation.

Councilmember Stober asked whether this development would come back to the City Council at any point before final approval. Mr. Snodgrass explained there would be a subdivision review process, and approval would go to the Hearings Examiner.

Councilmember Stober asked why the church did not request rezoning under the County. Mr. Snodgrass stated the applicant's representatives would need to speak to that.

Councilmember Stober expressed concerns about the applicable Vancouver Comprehensive Plan policies cited within the Planning Commission staff report as rationale for the recommendation for approval, stating there were a number of Comprehensive Plan policies that were not listed that he believed would also be applicable to this request. He asked how those applicable policies are determined. Mr. Snodgrass stated the ultimate decision as to which policies are applicable rests with the decision makers, or Council in this case, but there is a level of staff judgment in trying to identify the policies that apply and highlighting those.

Councilmember Stober stated he would have identified the Comprehensive Plan policies related to efficient development patterns, infill and development, urban centers, planning for a compact urban form with an appropriate mix of uses, and sustainability and networks that reduce vehicle miles traveled. He stated based on these points, he finds concern with the application.

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

- Phil Wuest, representing the applicant, stated the applicant has been

working with the church for a couple of years. He stated the applicant and the church believe the proposal is appropriate given the surrounding zoning, and noted that the Planning Commission acknowledged the proposed R-18 zoning designation would be more appropriate than the current commercial zoning. He noted that the approval criteria asks how the proposal is more consistent than the existing designation. He stated the applicant is proposing to place single-family housing in an area that includes a robust mix of uses and has access to transit. He stated it meets the City's needs to help develop much-needed housing stock on smaller lots that are appropriate for families.

Mr. Wuest stated, in response to Councilmember Stober's question about why the applicant did not apply under the County, that the County's comprehensive plan and zone change process is much more burdensome and lengthy, and the property is right on the city boundary and the applicant has had a lot of success in working with the City and its R-18 zoning in the past. He stated that given the timelines involved and the type of project desired, the applicant felt it would be a better project within the City.

Mayor McEnerny-Ogle noted the Council had received six written comments (attached), all in support of the proposal, from the following members of the East Woods Presbyterian Church:

- James Bangert
- Keith Bloss
- Linda Fortney
- Tom Koecher
- Shirley Lashey
- Peggy McNees

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

Councilmember Fox asked whether the Council has any option under this public hearing to require the project include a mix of housing in the development, given the project will not be coming back before Council before final approval. Mr. Snodgrass stated the Council could indicate its preference as such through this public hearing. Mr. Young explained that this hearing is unique in that the Council is sitting as a quasi-judicial body, which narrows the questions put before the Council. He stated the Council can only make judgement on whether the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and whether any changes in circumstances have occurred since the existing designation was established.

Councilmember Stober expressed concerns about the potential walkability of the proposed project. He stated he does not see how the project aligns with the Comprehensive Plan.

Councilmember Paulsen noted that the Council's decision under this public hearing is just an up or down vote on whether the zoning designation should be changed to R-18. He noted that if this proposal was not approved, the applicant or another developer could come forward with an adjusted request based on the Council's discussion here. He also stated that in looking at the testimony from the applicant and the church here and during the Planning Commission hearing indicates the property owner has a strong preference for a compatible use that will be abutting its sanctuary, and they have indicated the maximum number of units they would like to see as part of that development. He noted that if the property owner is not able to achieve the zoning they are comfortable with, they could choose not to move forward with the development and leave the property undeveloped.

Councilmember Stober stated he is concerned by the precedent that could be set if a property owner does not like the City's Comprehensive Plan and has the ability to undermine that by saying they do not want to develop under the City's standards.

Councilmember Hansen stated he is in favor of this application, noting there is agreement between both the buyer and the seller, and he stated he is looking forward to that property becoming a part of the city.

Councilmember Fox stated that every property owner has the ability to apply to change their zoning under the Comprehensive Plan and she does not think that is inappropriate. She stated she is in support of the proposal because of the favorable testimony to the Planning Commission and the Council. She asked whether R-18 zoning allows for various housing options, such as duplexes, or whether it only allows for single-family detached homes. Mr. Snodgrass stated R-18 zoning allows for multi-family or single-family housing within the designated density.

Mayor McEnerny-Ogle noted that R-18 would be the first zoning designation in that area that would allow multi-family housing. The other surrounding parcels are zoned at lower densities.

Councilmember Glover stated she had an opportunity to drive around the property and is in support of the proposal. She stated she agrees with Councilmember Fox in the Council indicating its preference that the development be designed with inclusive housing and perhaps multi-family options.

Councilmember Stober noted the property owner had indicated they did not want to see multi-family housing built in the development. He expressed extreme reservations about the proposal, but he stated the Council does not have many options. He stated the property owner could decide to forgo the annexation into the city and go through the County's process and come back with a much lower density designation.

Councilmember Paulsen stated he is supportive of the proposal, stating more housing is better and it is compatible with the surrounding use. He noted the

Council's decision-making criteria is very narrow, and he believes the proposal is more consistent than the existing zoning. He stated he places a large amount of credence in the Planning Commission process that recommended this proposal to the Council.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4300 regarding the Cascade North Comprehensive Plan and Zoning Map designations.

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

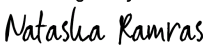
Adjournment

9:27 p.m.

DocuSigned by:

58CB15C0832F403...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

BCF6734E40E94AE...
Natasha Ramras, City Clerk

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

From: [Don Steinke](#)
To: [Delapena, Amanda](#)
Subject: My public testimony for Monday June 15
Date: Sunday, June 14, 2020 1:16:10 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.

By Don Steinke, east County

Regarding agenda item 6, Transportation Improvement Plan

Hello everyone,

My comment is more about the big transportation picture, rather than details.

From goal number 1 in your strategic plan it says: Ensure our built urban environment is one of the most environmentally responsible in the Pacific Northwest.

The number one source of greenhouse gas emissions in Washington is motor vehicle exhaust, and one of the largest sources of health harming air pollutants in Washington is motor vehicle exhaust.

The public funds we spend on roads, is money not available for better transportation solutions. I think public transit needs to be so good that people would rather take it than drive.

Or if they drive with an electric car, they need a place to plug in overnight. Our friend lived in a gated apartment complex and had the money to buy a Tesla, but she bought a gasser instead because she had no place to charge at home.

There should be one charging outlet for each new apartment. It should be accessible to the parking spot and lockable.

Each new apartment without charging accessibility is like money in the bank for the oil industry. Thanks for all you do.

Don Steinke

From: [Margot Rice](#)
To: [Delapena, Amanda](#)
Subject: Comments for tonight's meeting on TIP comprehensive transportation plan 21-26
Date: Monday, June 15, 2020 3:11:21 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.

Dear Mayor and Council,

Please take a step back and do not approve the 21-26 Transportation plan at this time. Considering the hit the budget has taken and the pace of reopening, a pause in 5 year planning would be wise. There is no need to approve a 5 year plan when we don't know when normalcy will resume. Why not take a pause just as we have all had to do with our lives.

Thank you,

Margot Rice

From: [Urbane Streets](#)
To: [Malone, Chris](#)
Cc: [Eiken, Chad](#); [Delapena, Amanda](#)
Subject: 2020.06.11 CoV - Council - Public Hearing - Public Comments (A) on draft 2020 TIP
Date: Thursday, June 11, 2020 11:11:35 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.

Hi Chris,

I have several public comments on the City's draft TIP for 2020 adoption:

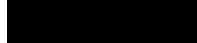
Two in this email are focused on the "**ARTERIAL STREET SYSTEM AND CLASSIFICATION Map**":

1. It would help the lay reader if the streets proposed as "new arterials" would be labelled or numbered...I can guess at half of them but it is still easy; and
2. Overall the concept of an Arterial Street System & Classification Map as presented is missing an opportunity or at worst outdated given best practices* [I know it is how the CoV has been doing it for decades], as it does not adequately reflect that many local streets and trails perform an "arterial" / regional function for cyclist (or transit or walking) trips, like trail pathway leading to the Interstate Bridge or say the Tilikum Crossing Bridge in Portland (as a regional example) ...and as such should have a "fourth route" designation to reflect its importance for policy, O&M and grant funding matching. [I know this is not a new idea, as we all were discussing it within the old Transportation Services before you took on the TIP task.] This proposed change would fulfill the following Council Adopted Transportation Related Policies listed:

- PFS-4 (Transportation System),
- PFS-5 (System Balance),
- PFS-6 Transportation System Safety),
- PFS-8 (Transportation Circulation and System Connectivity),
- PFS-10 (Livable Streets),
- PFS- 11 (Transportation Accessibility)
- PFS-12 (Transportation System Efficiency)
- PFS-14 (Regional & Metropolitan Coordination)
- PFS-18 (Street Design)

-Todd

Todd Boulanger



Vancouver WA

From: [Urbane Streets](#)
To: [Malone, Chris](#); [Delapena, Amanda](#)
Cc: [Lopossa, Ryan](#); [Eiken, Chad](#); [Campos, Jennifer](#); [Kennedy, Rebecca](#)
Subject: 2020.06.11 CoV - Council - Public Hearing - Comments (B) on draft 2020 TIP - Title VI
Date: Friday, June 12, 2020 3:09:24 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.

Hi Chris,

Sometimes when you look for one thing...other things come up...

Here are some more public comments for Monday Council on the draft TIP:

Given the major (necessary) changes in transportation funding proposed in your TIP document due to i-976 and COVID19; these investment decisions will likely affect how projects serve Title VI communities over the long term (and assume fall heaviest on these communities too)...

2020 TIP

It would be very helpful for the City (you) to add (1) slide to your TIP presentation to the council noting **how the TIP investment plans** / project chosen / safety & maintenance decisions have been made to implement Title VI...

As you know the TIP Report needs to comply with Title VI ...and the 2020 TIP report's one page self-certification note (page 2) is not enough given:

- the major project investment changes proposed in this TIP occurred after the 2019 Title VI report and will fall heaviest on these communities;
- the lack of any documented analysis of outcomes per transportation project investment and maintenance services (based on proper demographic and federal program assessments) in light of Environmental Justice populations in the City's 2019 Title VI report; and
- especially given there was no compliance review on past transportation investment plans and policies, as noted in the 2019 Title VI Report. See below**

Thus page 2 in the draft TIP report should be updated too as part of its adoption to reflect the items above.

2021 TIP

And for the 2021 TIP process I would recommend that the full TIP report would include a section on the **impact and benefit analysis as how the TIP program relates to Title VI and Environmental Justice populations.** And the TIP project sheets and 6 year TIP tables should have a Title VI note if it serves / affects a predominately Title VI population too.

I would also hope that the majority of this work would / should be undertaken in the City's Title VI report due in the fall of 2020 (though it did not include it in 2019), so your work in 2021 would be preliminary inclusive in nature outside of the recommendations above.

-Todd

Todd Boulanger



Vancouver WA 98666

<https://www.justice.gov/crt/fcs/TitleVI>

****City's 2019 Title VI Report stated:**

2019 CoV Title VI Report - **B. Title VI Compliance Reviews During this Report Period** "The City of Vancouver Public Works – Transportation did not have a compliance review during this reporting period." pg 2.

2019 CoV Title VI Report - **A.1. Describe the planning activities that are performed.** "The Planning Program of Public Works - Transportation is ongoing and establishes long range investment plans and policies which shape the timing and form of the transportation system."

2019 CoV Title VI Report - **A.2. Describe action taken to promote Title VI compliance regarding planning activities, including monitoring and review processes, and their outcomes or status.** "No planning section reviews occurred during this reporting period." pg 3.

https://www.cityofvancouver.us/sites/default/files/fileattachments/public_works/page/12826/cov-title_vi_annual_update_2018-2019.pdf

June 13, 2020

Vancouver City Council
415 W 6th Street
Vancouver, WA 98660

Re: Cascade North Comprehensive Map and Zone Change Ordinance
Before City Council on June 15, 2020

Dear Mayor McEnerny-Ogle & Respected City Council Members:

I would like to thank you for considering my opinion on the afore mentioned Zone Change Ordinance the Ginn Group in cooperation with our Church, East Woods Presbyterian, is asking for.

I will let the others give you all the reasons the decision to request R-18 Zoning is being asked for by our Church. For myself this request culminates a 12 year effort **to exchange a section of the property** we were given by our Presbytery, 20 years ago to become a "New Church Development" in East Vancouver, **for the mortgage** we are currently carrying on our building.

We have been blessed with a very good offer from a quality local developer to construct what we believe to be the best possible construction for our surroundings. It fits and will enhance the neighborhood as well as bring affordable housing to those seeking first time family homes.

Most importantly by paying off the 3 outstanding construction loans on our Church home we will be able, as a church, to focus more fully on spending our Thys and Offerings on important and necessary local needs we witness every day rather than mortgage payments.

Thank you in advance for your consideration of our request.

Sincerely,

James H Bangert – Land Sale Commission
25 Yr. Member - East Woods Presbyterian Church
Ph: [REDACTED]



Sent via email to Vancouver City Council, amanda.delapena@cityofvancouver.us and cmo@cityofvancouver.us

June 12, 2020

Vancouver City Council
415 W 6th Street
Vancouver, WA 98660

Re: Cascade North Comprehensive Map and Zone Change Ordinance
Before City Council on June 15, 2020

Dear Mayor McEnerny-Ogle and Respected City Council Members:

Thank you for this opportunity to address this body and add voice to the proposed rezoning (R-18) of the 1.9-acre southeast portion of the 4.7-acre East Woods property.

My name is Keith Bloss and I am a member of East Woods Church and serve on the Land Sale Committee as it relates to this proposal.

On March 9th of this year, I joined 20 East Woods members attending a hearing in front of the Vancouver Planning Commission in support of the proposed rezoning request. I was honored to be one of the eight people who provided verbal testimony to the Commission. My thoughts on this proposal remain consistent with my earlier testimony on what I believe to be a balanced approach to the land use.

R-18 zoning, in my opinion, provides work-force type housing by providing affordable starter-home opportunities to working families. This type of balanced density will also allow East Woods Church to provide additional green space for family use while not adversely impacting traffic flows and parking issues that would come with multi-family housing.

At East Woods, our all-volunteer maintenance crew have dealt with various acts of vandalism and graffiti over the years and see the R-18 zoning proposal and the single-family unit housing plan, as a way to promote home-ownership pride and keep vandalism and graffiti in check.

We also see this proposal as an earnest and informed compromise from what will essentially become our church neighbor.

Thank you, again, for this opportunity.

Warm regards,

Keith Bloss

June 14, 2020

Re: Ginn Group Rezone Application

Cascade North

Vancouver Planning Commission

415 W 6th Street

Vancouver, WA 98660

Dear Planning Commission Members,

As a member of East Woods Presbyterian Church's property sale committee I would like to voice my approval of the change in zoning from Commercial to R-18. When we decided to sell the property our goal was to attempt to find a buyer who would develop the property to be compatible with our activities.

Ginn Group presented a plan that met most of our points for consideration. I feel that their development would compliment the current neighborhood by adding low cost starter homes while attracting owners or renters who would be more apt to take care of their homes.

Traffic in the neighborhood is already impacted by 18 wheelers parked all along 20th Street. Multi-family facilities would only increase the traffic as the residents would be travelling all hours of the day and night. We have experienced vandalism to our building and grounds. Higher density housing would negatively affect our efforts to maintain a property pleasing to the neighborhood. With that kind of development the residents would likely consider our church property their playground. Our maintenance staff consists of volunteer church members. We keep the church grounds maintained for use by members, their families and the neighborhood but would be overwhelmed with the additional work to accommodate a huge influx of new residents.

I respectfully request that you support the R-18 zoning for Ginn Group on our 1.9 acre parcel. I have been a member of this church since it was first organized. Ginn Group's plan seems to fit best with the aim of our church in serving and supporting the local neighborhood.

Sincerely,

Linda R Fortney

A black rectangular redaction box covering the signature of Linda R Fortney.

Vancouver, WA 98683



Sent via email to Vancouver City Council, amanda.delapena@cityofvancouver.us,
cmo@cityofvancouver.us and all copied Recipients

June 12, 2020

Vancouver City Council
415 W 6th Street
Vancouver, WA 98660

Re: Cascade North Comprehensive Map and Zone Change Ordinance

Dear Mayor McEnerny-Ogle and Respected City Council Members:

On behalf of East Woods Presbyterian Church, I thank you for this opportunity to submit comments in support of the Cascade North Comprehensive Map and Zone Change request. As the Chair of the East Woods Presbyterian Land Sale Committee, we fully support the Planning Commission and staff's recommended action to approve this ordinance.

We understand firsthand the need for affordable housing and appreciate the City's desire to consider a higher density multi-family zoning. Our church is actively engaged in serving the homeless and the hungry through a variety of mission efforts. However, the interest in multi-family housing must be mutual with interested buyers presenting plans that fit the seller's mission and vision and complement the neighborhood.

Members of our church have spent several years of time and effort reviewing multiple offers before we agreed to the development proposal before you. We respectfully request you support the R-18 zoning which considers the current neighborhood character and will allow our ongoing church operations to thrive. R-18 zoning will allow Ginn to build attractive, affordable housing now to help meet today's demand.

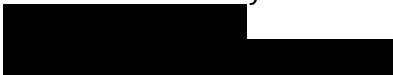
I am also attaching a copy of my March 9, 2020 letter submitted to the Planning Commission on March 10, 2020. This letter does not appear to be in materials before you. However, it will greatly aid your understanding of the detailed, thoughtful process the church has been through to arrive at their decision to support the action before you.

Thank you for your time and the consideration of this ordinance.

Sincerely,

A handwritten signature in black ink that reads "Tom Koecher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Koecher, Land Sale Committee Chair
East Woods Presbyterian Church





Attachment: May 9, 2020 Letter to Vancouver Planning Commission

cc: Mayor Anne McEnerny-Ogle, anne.mcenerny-ogle@cityofvancouver.us
Councilmember Bart Hansen, bart.hansen@cityofvancouver.us
Councilmember Ty Stober, ty.stober@cityofvancouver.us
Councilmember Linda Glover, linda.glover@cityofvancouver.us
Councilmember Laurie Lebowsky, lindalebowsky@cityofvancouver.us
Councilmember Erik Paulsen, erik.paulsen@cityofvancouver.us
Councilmember Sarah Fox, sarah.fox@cityofvancouver.us
City Manager, Eric Holmes, eric.holmes@cityofvancouver.us
Rev. Bill Sperry, EWPC, Bill@eastwoodspres.org
Rev. Brian Craker, EWPC, Brian@eastwoodspres.org
EWPC Jim West, Managing Broker, Commercial/Wise Move Real Estate,
Jim@jimwestcommercialre.com
John Blom, Managing Broker, Ginn Realty Group, John@GinnRealtyGroup.com



ATTACHMENT TO JUNE 12, 2020 TESTIMONY TO CITY COUNCIL

Sent via email to Vancouver Planning & Zoning and all copied Recipients

March 9, 2020

Re: Ginn Group Rezone Application
– Cascade North

Vancouver Planning Commission
415 W 6th Street
Vancouver, WA 98660
Planningcommission@cityofvancouver.us

Dear Planning Commission Members & Staff,

We represent East Woods Presbyterian Church. Thank you for the opportunity to testify today and submit this letter in support of the Ginn Group Cascade North application to rezone approximately 1.9 acres on NE 20th St. (a portion of Parcel No. 164362000) from Commercial to R-18 Zoning.

In addition to the points in our February 4, 2020 letter previously submitted, we offer the following comments for your consideration and in support of Staff's recommendation:

1. Before the property was put on the market, different development scenarios were thoughtfully explored. Our church is young - eleven years old - and the proposal to sell a portion of the land was very sensitive to the congregation. To ensure compatible development, the Church Land Sale Committee developed a list of sale considerations. Key considerations included:
 - a. Compatibility with ongoing church operations
 - b. Minimizing neighborhood impacts
 - c. Parking and traffic
 - d. Property Access

These considerations were included in the marketing package so prospective developers were aware of church concerns when looking at development feasibility. The considerations ultimately became Property Sale Conditions as a sale was negotiated. Some of the conditions were met by the proposed site design before you today.

2. The sale considerations allowed for any type of development from commercial to multi-family. We were approached by developers with higher density proposals and multi-story buildings. These proposals were rejected because the designs did not address the considerations.

The multifamily design proposals presented were thoroughly vetted. The Land Sale Committee visited developer's projects before making decisions. Each of these



developments and the proposals were found lacking – cramped, large parking lots; limited landscaping in narrow 5-foot strips with trees unlikely to survive long term as they matured; massive, dense towering two/three story buildings surrounded by a sea of asphalt.

It may be possible to envision a multifamily structure that could be aesthetically appealing and fit the neighborhood. But the reality is the multifamily proposals received were not aesthetically appealing and did not support the Church's considerations especially with respect to parking, traffic, property access and neighborhood compatibility.

3. The R-18 zoning will create a density that equals or exceeds the surrounding residential properties. It is compatible with the surrounding neighborhoods. It is difficult to support a density higher than R-18 in an already high-density neighborhood on such a small parcel of land without negatively impacting existing homes.

The February 6, 2020 Memorandum from City staff notes the site is “somewhat small” ...and apartments would be denser than surrounding uses”. The report further states “the rezone site is effectively separated from....family homes by 164th Avenue”. While a two-lane street may provide an asphalt separation, it does not provide a visual separation from a development just across the street.

A home is the largest single financial investment most of us will ever make. You purchase your home based on what is around you. Adding a higher density will change the character and feel of this small neighborhood enclave and add more vehicle traffic than proposed on the lightly used secondary streets of NE 20th and NE 164th.

4. Many development proposals planned road access parallel to the Church's remaining property. Vehicles/traffic on this road would distract from worship services and impact church operations, especially with headlights at night. Ginn's proposal was one of the few creative designs that took this into account.
5. Small detached, individual workforce starter homes broken up with small strips of land as proposed by Ginn Group will visually feel and look very different than a two-story solid wall of building. The garages provide a totally different aesthetic as cars will be dispersed and some can be parked in the garages. Based on the higher density proposals received, there were no garages and large on-site parking lots where cars were massed together were required.

One condition placed on the property sale includes no balconies facing west to minimize potential visual clutter. This was difficult to achieve in a multi-family structures because the designs included balconies all around the exterior. Balconies frequently serve as default storage areas.

6. Other concerns are long-term exterior maintenance and the higher transitory nature of property renters of multi-family units/apartment buildings. Increased frequency of people moving in and out will further crowd already tight streets. Tenants who rent or own single-family homes usually view that property as their own home and tend to take better care of the property condition because they own it or communicate more frequently with their landlord.



(www.mashvisor.com/single-family-homes-vs-multi-family-homes/) Pride of ownership encourages better, long term maintenance in individually owned properties.

As the economy and market dynamics shift and change, rental multi-family units often experience reduced maintenance, especially as vacancies soar if there is an oversupply of units. The homes proposed as part of this R-18 will be owner/renter occupied and exterior maintenance will likely be handled by an HOA (Homeowners Association).

7. Increased densities beyond R-18 on this small property may nominally add a few more housing units but will not make a measurable dent in Vancouver's overall housing needs. Further, current demand also shows a strong need for entry level housing. Currently, over 6,400 multi-family units are in the pipeline from pre-application to construction (www.cityofvancouver.us/projects). The number of affordable entry level, workforce housing coming online is significantly smaller. As of February 18, 2020, there were less than 105 homes (non-manufactured) for sale under \$375,000 (realtor communications). In the last 6 months, there have been more than 200 home sales per month in this listing range. Without additional inventory of entry level housing, there is less than a two- week supply and the demand remains strong. The R-18 zoning will provide affordable housing options that are needed in addition to apartments.

While the immediate neighborhood where our property resides does not offer multi-family units, there are multi-family units being built relatively short distances away. Employment opportunities within walking distance are minimal making transit or cars a necessity throughout most of Vancouver.

The multi-family proposals received were walkup facilities with stairs not elevators, making it difficult to envision seniors wishing to downsize living in such units unless they were on the ground floor. More importantly, an apartment structure would likely be significantly taller than the two-story height condition the church has placed on the developer.

8. Higher densities translate to increased parking pressures on streets crowded by traffic – from 18 wheelers to vehicles parking overnight. Traffic line-of-sight issues are common due to 18-wheeler trucks servicing the commercial buildings on the south side of NE 20th Street. Overflow parking has been known to use our church parking lot.
9. Our Buildings & Grounds "staff" are all volunteers working hard to maintain an attractive property. Our church has been vandalized with tagging, broken exterior lighting, and the destruction of newly planted trees. Grounds staff regularly pick up drug paraphernalia, dog feces, and trash. The church property is the **only green space** for surrounding neighborhoods that will remain after development. Increasing densities will exacerbate the pressure on the church's property and green space. Pacific Community Park across busy 18th street is not convenient for that quick dog walk, taking kids out for a bit of time, etc.

We understand firsthand the need for affordable housing and appreciate the City's desire to consider a higher density multi-family zoning. Our church is actively engaged in serving the homeless and the hungry through a variety of mission efforts. However, the interest in multi-family housing must



be mutual with interested buyers presenting plans that fit the seller's mission and vision and complement the neighborhood.

Members of our church have spent several years of time and effort reviewing multiple offers before we agreed to Ginn's development proposal. We respectfully request you support the R-18 zoning which considers the current neighborhood character and will allow our ongoing church operations to thrive. R-18 zoning will allow Ginn to build attractive, affordable housing now to help meet today's demand.

Sincerely,

A handwritten signature in black ink that reads "Tom Koecher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Koecher, Land Sale Committee Chair
East Woods Presbyterian Church



cc: Rev. Bill Sperry, EWPC, Bill@eastwoodspres.org
Rev. Brian Craker, EWPC, Brian@eastwoodspres.org
EWPC Jim West, Managing Broker, Commercial/Wise Move Real Estate,
Jim@jimwestcommercialre.com
John Blom, Managing Broker, Ginn Realty Group, John@GinnRealtyGroup.com
Bryan Snodgrass, Principal Planner, City of Vancouver,
Bryan.Snodgrass@cityofvancouver.us
Rebecca Kennedy, Long Range Planning Manager, City of Vancouver,
Planningcommission@cityofvancouver.us

Sent via email to: amanda.delapena@cityofvancouver.us, cmo@cityofvancouver.us

June 15, 2020

Vancouver
City Council
415 W 6th Street
Vancouver, WA 98660

Re: Cascade North Comprehensive Map and Zone Change
Ordinance Before City Council on June 15, 2020

Dear Mayor McEnerny- Ogle and Respected City Council Members:

Thank you for this opportunity to submit comments in support of the Cascade North Comprehensive Map and Zone Change request. I am taking this opportunity to add my support to the Planning Commission and Staff's recommended action to rezone (from CC to R-18) the 1.9-acre southeast portion of the 4.7-acre East Woods property.

I have been a member of East Woods Presbyterian Church since it was established 20 years ago. For the past 4 years I have been a member of the Land Sale Committee. This committee has spent considerable time weighing how the land can be used to best meet the goals of the congregation and the needs of the neighborhood. I feel that affordable housing for families is one of the greatest needs in our community.

The Land Sale Committee initially encouraged proposals for a variety of uses. There was little interest shown by the commercial market because the land parcel is located behind the church so it is not visible from 162nd Avenue. We did receive a proposal for multi-family housing but since the parcel is small, a taller building would be required to enable the developer to meet the requirements for housing, parking, and access within the limited space. There are currently no structures over two stories in the surrounding community, so a 3-story structure would not be compatible with the existing characteristics of the neighborhood.

The neighborhood where the property is located is a residential neighborhood with a mix of owner occupied and rental homes and town houses surrounded primarily by churches, schools, and child care facilities. It is an active, family-friendly community where children playing in front yards, people walking pets, and skateboarding are common sights.

I recognize that providing housing opportunities for all individuals is a priority the City Council. In addition to the need for multi-family housing, in our community there is a need for affordable, starter homes for families that are outgrowing their apartments and want a house. I sincerely believe that the proposed starter homes for working families which Ginn plans to build on the land if the rezone to R-18 is approved is the best use of this parcel. It will fill an immediate need in our neighborhood and complement the existing character of our community.

Thank you for your consideration of this request.

Respectfully,

Shirley Lashley

A black rectangular redaction box covering the signature area.

Sent via email to: amanda.delapena@cityofvancouver.us, cmo@cityofvancouver.us,
Vancouver City Council and all copied Recipients

June 12, 2020

Vancouver City Council
415 W 6th Street
Vancouver, WA 98660

Re: Cascade North Comprehensive Map and Zone Change Ordinance
Before City Council on June 15, 2020

Dear Mayor McEnerny-Ogle and Respected City Council Members:

Thank you for this opportunity to submit comments in support of the Cascade North Comprehensive Map and Zone Change request. I support the Planning Commission and Staff's recommended action to approve this ordinance.

I would like to add several comments to the City Manager's Staff Report 064-20 to supplement the information provided.

1. Over 20 plus people attended the March 10, 2020 Planning Commission to support the action before you. Eight (8) people testified in support of this ordinance, but the other people signed in and stated they supported the R-18 rezone request but did not wish to speak.
2. As noted by Staff, the primary issue raised with this proposal was the city's desire for a higher density multi-family designation than the proposed R-18. The East Woods Presbyterian Land Sale Committee considered all development proposals from commercial to multi-family. Several developers proposed higher densities and multi-story buildings. All proposals were thoroughly vetted and found lacking - physically massive, dense towering two/three story buildings surrounded by cramped large parking lots (a sea of asphalt), with limited landscaping. On paper, one can conceive of an aesthetically appealing multifamily structure that could fit the neighborhood. But the reality of the higher density proposals received did not support the Church's considerations especially with respect to parking, traffic, property access and neighborhood compatibility.
3. The picture of the physical property area painted by the staff report does not do the site or neighborhood justice. A Planning Commission member who visited the site stated, "it really is a quiet residential enclave...". The Wilco and other commercial properties back up to this site and shield the area from a "commercial feel" with attractive brick exteriors. The two-lane streets may provide a physical asphalt separation, but they do not provide existing neighbors a visual separation from development on this site which will be just across the street. I invite you to visit the site if you have any reservations about the proposed R-18 request.

4. Other points of consideration:

- o While the immediate neighborhood does not offer multi-family units, multi-family units are being built relatively short distances away. Employment opportunities within walking distance are minimal, making transit or cars a necessity even if living in the neighborhood.
- o Increased densities on this small site could nominally add a few more housing units but it will not make a measurable dent in Vancouver's overall housing needs. A strong demand for entry level housing remains and there are many multi-family housing units either being built or in the permit process.
- o Long-term exterior maintenance and the higher transitory nature of property renters of multi-family units/apartment buildings is a concern. Increased frequency of people moving in and out will further crowd already tight streets. (Truck traffic was mentioned by others which limits traffic site distances creating hazards.) Studies have shown tenants who rent or own single-family homes usually view that property as their own and tend to take better care of it.
- o As the economy and market dynamics shift and change, rental multi-family units often experience reduced maintenance, especially as vacancies soar if there is an oversupply of units. The homes proposed as part of this R-18 will be owner/renter occupied and exterior maintenance will likely be handled by an HOA (Homeowners Association).

I fully support this ordinance at the proposed R-18 density. Any higher density use will not fit with the character of the existing neighborhoods and will negatively impact the ongoing operations of the Church that abuts this property. We respectfully request you approve this proposal.

Thank you for your time and service.

Respectfully submitted,



Peggy E. McNees

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