

City Council Meeting Agenda January 4, 2021

The City is working diligently to address the threat posed by COVID-19 (Novel Coronavirus). The City is following the guidance from state and county public health officials to take all efforts to prevent the spread of this virus.

In compliance with the Governor's Emergency Proclamation 20-28.14, and in the interest of the safety and welfare of the public, the community, and our employees and to limit the spread of the virus, ***this City Council meeting will not be open to in-person attendance.*** Council will be attending this meeting remotely via video conference.

All City Council workshops and meetings are broadcast (live closed captioning available) on www.cvtv.org, CVTV cable channels 23 / HD 323, and on the City's Facebook page, www.facebook.com/VancouverUS.

In addition, members of the public who wish to listen to the meeting over conference call may do so by calling: 1-877-309-2073 and entering access code 190-049-533 when prompted (credentials unique to this meeting).

Council will be accepting remote testimony under Citizen Communication for the Consent Agenda (comments regarding Items 1-4 on the agenda below only) and under Public Hearings (Items 5-7). Testimony will be accepted in the following manner:

- **Written comments submitted in advance**

Comments may be sent to cmo@cityofvancouver.us by 12:00 p.m. on January 4. Comments will be compiled and sent to the City Council and entered into the record.

- **Remote testimony during the meeting**

Advance registration is required to testify. Anyone wishing to testify on items under the Consent Agenda or Public hearings below must register by 12:00 p.m. on January 4.

Visit the following website for more information and to register:

<https://www.cityofvancouver.us/citycouncil/webform/register-provide-remote-council-meeting-testimony>, or call the City Manager's Office at (360) 487-8600.

Further instructions for remotely accessing the meeting will be provided upon registration. Each person will be asked to limit testimony to three minutes and provide their name and city of residence for the record.

WORKSHOPS

To be conducted remotely.

4:00-4:40 p.m. Shoreline Master Program Update and Periodic Review

Cayla Cothron, Associate Planner, 360-487-7899; Keith Jones, Senior Planner, 360-487-7887

4:40-6:00 p.m. Multifamily Tax Exemption Program Update - Proposed Work Program

Chad Eiken, Community and Economic Development Director, 360-487-7882; Peggy Sheehan, Community Development Programs Manager, 360-487-7952

REGULAR COUNCIL MEETING

6:30 PM

To be conducted remotely

Call to Order and Roll Call

Approval of Minutes

Minutes - December 14, 2020

Minutes - December 21, 2020

Citizen Communication (Items 1-4) - see general protocol above

Consent Agenda (Items 1-4)

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately - after the motion has been made and passed to approve the remaining items.

1. Approval for One Year Health Insurance Stop Loss Policy with

Symetra Life Insurance Company

Staff Report 001-21

Request: Authorize the City Manager or designee to sign all necessary contract documents and approve payment of premiums to Symetra Life Insurance Company for Stop Loss coverage consistent with the terms described above. Authorize the City Manager to approve any legal action necessary to enforce the terms of such contracts.

Lisa Takach, Human Resources Director, 360-487-8611

2. Adjustment to Evergreen School District Impact Fees - Four Seasons Apartments Phase II

Staff Report 002-21

A RESOLUTION approving the reduction of school impact fees (SIF) for the Four Seasons Phase II Apartment Project pursuant to Vancouver Municipal Code Section 20.915.020(C).

Request: Adopt a resolution approving the request to reduce the impact fee to the current 2020 Evergreen Public School impact fee for the Four Seasons Apartment Phase II project.

Jason Nortz, Development Review Manager, 360-487-7844

3. Proposed Comprehensive Plan and Zoning map designation change - Gregory Landing

Staff Report 003-21

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Vancouver Comprehensive Plan and zoning map designations for property at 7401 NE 18th Street, tax lot 29378002; providing for severability; and establishing an effective date.

Request: On Monday, January 4, 2021, approve ordinance on first reading, setting date of second reading and public hearing for Monday, February 1, 2021.

Bryan Snodgrass, Principal Planner, 360-487-7946

4. Approval of Claim Vouchers

Request: Approve claim vouchers for January 4, 2021.

Public Hearings (Items 5-7) - see general protocol above

5. **Development Agreement for Vancouver Clinic at Columbia Palisades**

Staff Report 004-21

A RESOLUTION relating to the approval of a development agreement pursuant to RCW Chapter 36.70B; reserving traffic capacity for Phase II expansion, acknowledging the applicants proportionate share fee for the SR-14/SE 192nd Ave interchange, establishing that zoning code requirements for the floor area ratio may be deferred until future full-build out of the site and vesting development regulations; authorizing the City Manager to execute a development agreement; and providing for an effective date.

Request: On January 4, 2021, subject to public hearing, adopt a resolution authorizing the City Manager to sign the Development Agreement with The Vancouver Clinic.

Keith Jones, Senior Planner, 360-487-7887

6. **Multifamily Tax Exemption: Johnson Mixed Use**

Staff Report 005-21

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with IMJ Properties for a 10 year property tax exemption for the property located at 1605 Columbia Street (Tax Lot 52810000) in Vancouver, Washington, as specifically described in Exhibit A.

Request: On Monday, January 4, 2021, following a public hearing, adopt a resolution approving an agreement with IMJ Properties and authorizing the City Manager or designee execute a multi-family housing limited property tax exemption agreement and take any and all action necessary to enforce the terms thereof.

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

7. **Multifamily Tax Exemption: Broadstone / Waterfront Block 17**

Staff Report 006-21

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with VANCOUVER WATERFRONT APARTMENTS OWNER LLC for an 8 year property tax exemption for the property located at 1000 W Columbia Way (Tax Lot 49355000) in Vancouver, Washington, as specifically described in Exhibit A.

Request: On Monday, January 4, 2021, following a public hearing, adopt a resolution approving an agreement with Vancouver Waterfront Apartments Owner LLC and authorizing the City

Manager or designee to execute a multi-family housing limited property tax exemption agreement and take any and all action necessary to enforce the terms thereof.

*Peggy Sheehan, Community Development Programs
Manager, 360-487-7952*

Communications

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

Adjournment

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