



CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
www.cityofvancouver.us

Anne McEnerney-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

December 11, 2023

WORKSHOPS

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: https://www.cvtv.org/vid_link/36097?startStreamAt=0&stopStreamAt=5159

4:30-5:30 p.m. Public Works Operations Campus Project Update

Jean Singer, Capital Projects Division Manager, 360-487-7755

Summary

Staff led Council through a discussion of the Public Works Operations Campus Project Update.

Councilmember Perez was late to the first workshop.

5:30-6:00 p.m. State Legislative Agenda

Aaron Lande, Program and Policy Development Manager, 360-487-8612

Summary

Staff led Council through a discussion of the State Legislative Agenda.

Councilmember Harless was absent from the workshops.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL REGULAR MEETING

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, 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 Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/vid_link/36099?startStreamAt=0&stopStreamAt=5299 Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

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. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Perez, Fox, Paulsen, Stober, Hansen, and Mayor McEnerny-Ogle

Absent: Councilmember Harless

Motion by Councilmember Stober, seconded by Councilmember Hansen, and approved unanimously to excuse Councilmember Harless.

Approval of Minutes

Minutes - November 6, 2023

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of November 6, 2023.

Community Communications

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- Kimberlee Goheen Elbon, La Center, WA
- Vance Corum, Vancouver
- Tony Pryor, Vancouver
- Justin Wood, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed Community

Communication.

Consent Agenda (Items 1-8)

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve items 1, 3, 4, 6-8 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Stober, and carried unanimously to approve item 2 on the Consent Agenda.

Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to approve item 5 on the Consent Agenda.

1. Increase Spending Limit on Contract C-100569 for Purchasing Ford Vehicles

Staff Report: 225-23

The City uses Washington State Contract #05916 for purchasing police vehicles, sedans, and light and medium duty trucks. The ability to purchase from this contract allows us to take advantage of the contract pricing. Fleet Service's staff is requesting that the contract be amended for purchases to be made according to the departments' current authorized budget in place of setting a new spending threshold.

Request: Authorize the City Manager, or their designee, to approve purchases under Washington State Contract #05916 for the life of the contract with Clary Longview, LLC, up to the current authorized budget. Authorize an increase to the maximum authorized amount under the agreement to \$15,000,000 with Bud Clary Ford Longview.

Dan Zenger, Equipment Superintendent, 360-487-8205

Motion approved the request.

2. Approval of 2024 Council Meeting Schedule

Staff Report: 226-23

City staff develops and publishes the annual Council meeting schedule and calendar every fall for the following year. Council Policy 100-32 includes a provision for Council adoption of the upcoming annual Council meeting schedule by the first meeting of December each year.

The annual schedule identifies the date, time and type of each Council meeting, as well as any Mondays when the Council will not meet. Per Council policy, the Council meets every first, second, third, and fourth Monday of each month, excluding any City-recognized holidays that fall on a Monday. Per City Charter, Council must meet at least twice per month for Regular meetings. Informational workshops may be held, as needed, before any Council meeting. The specific time and topic for each workshop will be identified on the published agenda for a given meeting date.

The 2024 Council schedule includes 36 Regular Council meetings, and Community Forums once per quarter. All City Council meetings will begin at 6:30 p.m., per Council Policy 100-32. Workshops will be held between 4:00 and 6:00 p.m., unless otherwise noted on a published agenda. Community Forums will be held for up to 90 minutes as noticed and announced.

Subject to Council approval, the 2024 annual schedule will be publicly noticed in The Columbian newspaper, and the calendar will be posted on the City's website and distributed to the media and all City departments. Copies of the printed Council meeting calendar may be requested by contacting the Council Assistant at 360-487-8600.

Any cancellations or changes to the annual schedule, or the addition of Council retreats or other special Council meetings, will be advertised in accordance with Council Policy and the Washington Open Public Meetings Act.

2024 Annual Meeting Schedule

All meetings begin at 6:30 p.m. | Workshops 4:00-6:00 p.m. (subject to change)

1/1/2024	No Meeting - holiday (New Year's Day observed)	
1/8/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
1/15/2024	No Meeting - holiday (Martin Luther King Jr. Day)	
1/22/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
1/29/2024	No Meeting - 5th Monday	
2/5/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
2/12/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
2/19/2024	No Meeting - holiday (Presidents Day)	
2/26/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
3/4/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
3/11/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
3/18/2024	Community Forum	6:30 p.m.
3/25/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
4/1/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
4/8/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
4/15/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
4/22/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
4/29/2024	No Meeting - 5th Monday	
5/6/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
5/13/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
5/20/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
5/27/2024	No Meeting - holiday (Memorial Day)	
6/3/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
6/10/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
6/17/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
6/24/2024	Community Forum	6:30 p.m.
7/1/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
7/8/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
7/15/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
7/22/2024	No Meeting - Mid-Year Break	
7/29/2024	No Meeting - 5th Monday	
8/5/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
8/12/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
8/19/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
8/26/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
9/2/2024	No Meeting - holiday (Labor Day)	
9/9/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
9/16/2024	Regular Meeting	6:30 p.m. 4-6 p.m.
9/23/2024	Community Forum	6:30 p.m.
9/30/2024	No Meeting - 5th Monday	
10/7/2024	Regular Meeting	6:30 p.m. 4-6 p.m.

10/14/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
10/21/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
10/28/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
11/4/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
11/11/2024No Meeting - holiday (Veteran's Day)	
11/18/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
11/25/2024Community Forum	6:30 p.m.
12/2/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
12/9/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
12/16/2024 Regular Meeting	6:30 p.m. 4-6 p.m.
12/23/2024No Meeting - End of Year Break	
12/30/2024No Meeting - 5th Monday	

Request: Approve the 2024 annual City Council Meeting schedule.

Sarah Dollar, Executive Assistant to the City Council, 360-487-8641

Motion approved the request.

3. **Award of grant funds from the 2024 PEG Capital Support Fund**

Staff Report: 227-23

A RESOLUTION relating to cable television and to the award of Public, Educational and Governmental ("PEG") capital contribution funds to The Vancouver Educational Telecommunications Consortium ("TV ETC") and Clark Vancouver Television ("CVTV") respectively, the designated educational and government access providers for the City of Vancouver.

The franchise agreements between the City of Vancouver, Clark County and Comcast Corporation provide for a capital contribution in the amount of \$1/month per subscriber for support of Public, Education, and Government (PEG) access and monthly transport costs for public I-NET users. This contribution may only be awarded to designated access providers and iNET users.

The Vancouver Educational Telecommunications Consortium ("TV ETC"), the Designated Access Provider for Education and Clark/Vancouver Television ("CVTV"), the Designated Access Provider for Government submitted applications for PEG capital support funds under the requirements established by the City/County Telecommunications Commission ("Commission"). In total, twelve proposals were received totaling \$446,314. Estimated funds available for distribution in 2024 are approximately \$500,000. The grant applications were reviewed by outside technical experts and the PEG Committee, a subcommittee of the Commission.

The Telecommunications Commission through Resolution 2023-05 (attached) recommends that Vancouver City Council award PEG Capital Support Funding as follows:

<i>Applicant</i>	<i>Total Amount Requested</i>	<i>Total Amount Funded</i>
<i>TV ETC</i>	<i>\$381,657.83</i>	<i>\$381,657.63</i>
<i>CVTV</i>	<i>\$64,656</i>	<i>\$64,656</i>
Total PEG Access Capital	\$446,314	\$446,314

Grant Funds		
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Request: On December 11, 2023, adopt a resolution, under the terms of the interlocal agreement between the City of Vancouver and Clark County, awarding from the PEG Capital Support Funds of \$381,657.83 to TV ETC and \$64,656 to CVTV. (Note: Under the terms of the Interlocal agreement between the City and the County, both Councils must approve the grants for funds to be awarded.)

Kerry Peck, Administrative Assistant, 360-487-8616

Motion adopted Resolution M-4261 to approve the request.

4. 2023 Second Supplemental Budget

Staff Report: 228-23

AN ORDINANCE relating to the 2023-24 Biennial Budget and making various appropriations in various funds; declaring an emergency.

The second supplemental of 2023 includes administrative items, expenditures associated with new external revenues, adjustments to capital projects as well as a small number of other high priority items.

The recommended expenditure appropriation increases for the City's Operating and Capital funds included in the 2023 Second Supplemental Budget totals \$150.4 million. An increase of \$87 million relates to recommended changes in the Operating budget, with the remaining appropriation increase of \$63.4 million representing changes in capital projects and supporting funding transfers. The Supplemental will result in utilizing \$53.2 million in city resources; of that amount, the General Fund's share is \$9 million.

Appropriation increases to the General, Street and Fire funds total \$44.3 million over the biennium. Major items are summarized below.

- *Miscellaneous grants include: Justice Assistance Grants (JAG) for adult and child CPR training and leadership conferences; Internet Crimes Against Children Grant providing training and supplies; Fire Project Home Safe grants to support the zero-ignition fire initiative and risk reduction efforts within high-risk and vulnerable populations; State Homeland Security Program and Assistance to Firefighters grants for equipment and training; Department of Commerce (DOC) grant to conduct feasibility studies on solar and storage system; DOC grants to support climate policy development, middle housing code development and growth management act work; and Washington State Department of Transportation (WSDOT) grant to support Homeless Assistance and Resources Team (HART) outreach on WSDOT right of ways and operations of Safe Stay Communities.*
- *New administrative items include: reclassification of 56 Firefighters to Fire Engineers and other compensation changes consistent with the ratified 2023-25 Fire Suppression contract; increase of Clark Regional Emergency Services Agency (CRESA) fees in 2024, driven by the City's Public Safety needs; additional funding for street light materials and an upgrade of street lights in the Downtown; police callback and overtime increase due to all vacancies being filled and increased call volume; replacing/upgrading Public Order Specialist Team (POST) equipment; increase of health insurance rates in 2024, coupled with the City's one time contribution towards the cost increase for 2024; an appropriation for recording fees*

associated with leasing city-owned parcels for development (Waterfront Gateway Ground Lease); updated appropriation for Safe Parks and Safe Stay 1, 2, and 3, driven by a significant cost increase to manage the sites; one-time property acquisition funding for economic development and an increase for the Southwest Humane Society Contract.

The remaining appropriation increase relates to changes in other operating city funds. Major changes are summarized below:

- *Significant increase in the City's 2024 health insurance rates; increase in 2023 Workers Compensation claims and the significant cost increase on liability insurance; increased costs to purchase or replace a number of large vehicles, including the Bucket Truck, TV Van, Easement Machine, Wastewater Pump Truck, Special Weapons and Tactics (SWAT) Bearcat vehicle, as well as an increase in appropriation for fleet maintenance parts; buy back of City Hall Permit Center Condo from the Building Fund; sale of half of 521 Chkalov Building to Building Fund; Construction Services relocation from East Precinct to a newly leased facility; and design funding to update the Water Center Exhibits.*

The total net Capital Budget appropriation of \$63.4 million (including capital funding) is included in the Second Supplemental of 2023. Expenditures by project are outlined in Attachment C to the ordinance. Capital funding transfers supporting the City's capital projects budget totals \$17.7 million. Highlights of major capital changes are listed below:

- *General Capital/Asset Management projects totaling \$32.3 million:*
 - *Esther Short Park Bell Tower Remodel*
 - *Chkalov Building Remodel*
 - *Allocation of ARPA funds to specific Fourth Plain for All projects after extensive public outreach to residents Economic Development Acquisition*
 - *Economic Development Acquisition*
 - *Police Training Center Facility Evaluation*
 - *East Precinct Police Building Remodel*
 - *Howard House Roof Replacement*
- *Parks Capital projects totaling a \$4.1 million reduction:*
 - *Vancouver Innovation Center Land Acquisition Increase*
 - *Shaffer Community Park Development Increase*
 - *Fisher Basin Community Park Sport Court Conversion*
 - *Bagley Community Park Development Cost Reduction*
- *Streets/Transportation Capital projects totaling \$15 million:*
 - *Main Street – 5th to 15th (ARPA)*
 - *Fourth Plain for All (ARPA / Reallocation)*
 - *137th Ave Corridor – 49th to Fourth Plain*
 - *Fourth Plain – 62nd – Andresen Multiuse Path*
 - *Main Street – 5th to 15th (ARPA)*
- *Water and Wastewater Capital projects totaling \$2.1 million.*

Attachment B of the ordinance outlines changes to full-time equivalent (FTE) employees, with an overall net new increase of 12.0 FTEs recommended in the 2023 Second Supplemental. Staffing changes are listed below:

- *Updating Public Works FTE count to support the first phase of the reorganization, which includes adding a Deputy Public Works Director, a Wastewater Treatment Civil Engineer, and a Wastewater Operations Superintendent, as well as eliminating two vacant positions (Solid Waste Senior Support Specialist and Water Facilities Assistant).*
- *Converting seven part-time Customer Service Representatives to 3.5 FTEs within Parks, Recreation, & Cultural Services and converting two part-time Clark Vancouver Television Video (CVTV) Video Director/Editors and one*

Associate Video Producer to 1.5 FTEs.

- *New (1.0 FTE) Transportation Planning Program Manager to better support new Complete Streets planning project needs.*
- *New (1.0 FTE) Police Records Specialist to support the additional public disclosure requests related to the footage captured by the body worn cameras within the Police Department.*
- *New (1.0 FTE) Plans Review Supervisor within the Development Review division of Community Development.*
- *New (1.0 FTE) Homeless Response Coordinator to support current and future homeless response programs.*
- *New (1.0 FTE) Capital Projects Manager in the Facilities Maintenance division of General Services to better manage smaller contractors working on City capital projects.*
- *New (1.0 FTE) Human Resources Analyst to support an upcoming City-wide classification and compensation project currently slated for 2024.*

Attachment D to the Ordinance includes recommended 2024 adjustments to the non-union pay ranges.

Request: On Monday, December 11, 2023, approve the ordinance on first reading, setting the date of second reading and public hearing for Monday, December 18th, 2023.

Shannon Olsen, Budget Manager, 360-487-8497

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

Motion approved the request.

5. Short-Term Rental Ordinance

Staff Report: 122-23

AN ORDINANCE of the City of Vancouver, Washington related to regulations and a permitting process for short-term rental of residential real property by amending Vancouver Municipal Code (VMC) 20.150, VMC 20.160, VMC 20.180.060, VMC 20.210, 20.410, VMC 20.420, VMC 20.430, VMC 20.440, and VMC 20.835; providing for savings, severability, and an effective date.

Background

At a September 20th, 2021 workshop, staff presented information on the Housing Code Changes project, a set of proposed code changes to support more diverse housing types that included new regulations for short-term rentals (STRs). In their deliberations, Council directed staff to develop and execute a separate, stand-alone process focusing on STRs and the unique issues and opportunities associated with this activity.

Following this direction, staff enlisted the services of Host Compliance, a platform of Granicus to assist with gathering current data on the existing STR market in Vancouver. In February of 2022, the City began reaching out to owners of known STRs to advise them of the existing restrictions and to invite their participation in a broader community engagement process around STRs. Between March and June 2022, the project team led an extensive outreach campaign consisting of two community wide surveys and several small group conversations.

Development of code language to regulate short-term rentals began in October of 2022

and was finalized in February 2023. In addition to the Planning Commission workshops, staff presented at two City Council workshops, on June 27, 2022, and April 3rd, 2023.

On April 11, 2023, the Planning Commission recommended approval of the proposed short-term regulations and permit process based on the findings outlined in VMC 20.285.070.

Existing Conditions

A short-term rental is defined as a residential property or portion of a residential property (room, guesthouse, Accessory Dwelling Units, etc.) that is available to rent for stays of less than 30 days. This includes rentals available on websites such as Airbnb and VRBO. Within the last decade, the popularity of STRs has increased dramatically as a substitute for (or preferred option to) traditional lodging like hotel rooms across many jurisdictions in the county. This increase has not been as dramatic in Vancouver as other cities, but the number of STRs here has risen over time.

Currently, the City's Land Use and Development Code, VMC Title 20, is silent on and thus does not allow STRs in residential zones except as expressly authorized under the bed-and-breakfast provisions of VMC 20.830. A bed-and-breakfast also provides an alternative form of lodging for visitors who prefer a residential setting. The Development Code considers bed-and-breakfast establishments as Commercial and Transient Lodging, which includes uses such as hotels, motels, and homeless shelters where stays are typically less than 30 days. Bed-and-breakfast establishments, which envision a host in residence with guests and the provision of food in conjunction with lodging, don't capture the typical Airbnb-type STR arrangement that has emerged in recent years. Staff believes creating separate short-term rental regulations is required to properly govern this type of land use.

The overview of the short-term rental landscape as of November1, 2023, includes:

- There are approximately 425 STR units in the City of Vancouver.*
- Short-term rentals represent roughly 0.5% of Vancouver's approximately 87,000 residential units.*
- 85% of STRs are in single family homes, 14% in multi-family homes, with the remaining 1% undetermined.*
- 87% of STRs rent out an entire home, rather than a room or portion of an occupied home.*
- 30% of STRs are 3-bedroom rentals, 30% are 2-bedroom rentals, 24% are 1-bedroom rentals, 6% are 5 or more-bedroom rentals, and 10% are unknown.*
- The median nightly rental rate is \$118.*
- Geographically, STRs are spread throughout the City with a modest concentration in downtown and west side neighborhoods.*
- Approximately 75% of STRs are advertised through Airbnb with the remaining quarter listed through Expedia/VRBO and other platforms.*

The City continues to monitor the number of short-term rental units through the online platform Host Compliance, provided by the project consultant Granicus. Host Compliance is an industry leader in STR monitoring and compliance and was able to provide a comprehensive list of all current STRs located in the City, including parcel and owner information. In addition, Host Compliance now provides the City with ongoing monthly updates on the current number of rentals in the City, including location, property type, room type, average duration of stay and rental platform(s) used.

Outreach

In February 2022, the City began communicating with owners of known STRs to advise

them of the existing restrictions and to invite their participation in a broader community engagement process around STRs. The intent of the City's outreach was to alert operators to the current situation of noncompliance with existing code, bring awareness to the City's efforts to determine the extent to which STRs should be regulated, and invite existing STR operators into that process. Between March and June 2022, the project team engaged in an extensive outreach campaign consisting of two community-wide surveys and several small group conversations. The specific intent of this effort was to learn more about community experiences, attitudes, concerns, and ideas related to STRs in Vancouver.

The City conducted an online community survey from February 3 to March 6, 2022 using the City's BeHeard Vancouver website. A total of 783 community members took the STR survey. The responses were varied, with most respondents being in favor of allowing short-term rentals with regulations, including a majority of respondents (55.8%) saying they would like to see the City allow STRs with regulations. 23.6% said that they would like to see the City allow STRs with no regulations; 19.4% said that they would like to see STRs banned in all circumstances. When respondents were asked where STRs should be allowed, 70% of community responses would allow STRs in single-family homes; 69.5% would allow in Accessory Dwelling Units (ADUs); 36.30% would allow in apartments, 40.70% would allow in mobile or manufactured homes; 56.72% would allow in townhomes; 53.75% in condominiums. 18.48% of respondents said that STRs should not be allowed anywhere. Note that for this question respondents were allowed to choose more than one answer.

Since March 2022, 85 community members have also shared their thoughts about STRs through an online comment box on the City's BeHeard Vancouver website. The responses received are both in favor and against of regulations STRs.

The City also conducted small group conversations with housing advocates, short-term rental hosts and operators, hotel and tourism industry professionals, small business owners, real estate agents, and housing advocates including Evergreen Habitat for Humanity, Council for the Homeless, and Fourth Plain Forward. The housing advocates noted that STRs pose a real threat by removing housing stock from the market. While the City may not have thousands of units, any unit being taken of the market for a vacation home instead of a permanent residence is exacerbating the affordable housing crisis. The hotel and tourism industry felt STRs should be required to have the same inspections and regulations as hotels, including requirements related to the federal Occupational Safety and Health Administration (OSHA), fire life and safety inspections, electrical, plumbing, ADA, and the state tourism office. Participants expressed concern that allowing too many STRs in any given neighborhood could have a lasting impact on the community, citing the potential impacts of a transition from a fully residential neighborhood to one that has businesses operating in it. Short-term rental hosts offered why they chose to operate a STR, including many who said it provided supplemental income that is used to pay for mortgages, provide retirement income, pay medical bills and other monthly expenses, and in general increases disposable income. Hosts shared that they feel STRs bring a value, asset, and benefit to the City & local economy.

Council and Planning Commission Direction

City Council directed staff to develop changes to VMC Title 20 Land Use and Development Regulations that would allow STRs as a permitted use in residential zones subject to a defined permit process and appropriate standards. Council also asked staff take a closer look at implementing regulations that pay specific attention to:

Policy Consideration	Council & PC comments	Staff Response	Proposed Approach
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<i>Owner occupancy requirement</i>	<i>General opposition to such a requirement</i>	<i>Studied owner occupancy requirement but did not include due to challenges with monitoring, enforcement, and legal concerns</i>	<i>Not currently included in proposed regulations</i>
<i>Lodging tax collection</i>	<i>Ensure that lodging taxes are being collected and remitted by the rental platform to the City</i>	<i>The City received approximately \$140k in lodging taxes generated from short term rentals in 2022. City lodging tax is set at 4%</i>	<i>Continue to work with legal and finance to monitor appropriate collection.</i>
<i>Life/Safety inspection standards</i>	<i>Want standards without being overly burdensome</i>	<i>Mirroring building code regulations – not proposing to automatically retire building inspections for short-term rentals, but retain the option to inspect any STR at the Building Official's discretion</i>	<i>STRs required to meet state and local health, safety and building code regulations; language located in code and operator packet</i>
<i>Impacts to housing availability</i>	<i>City Council and Planning Commission both expressed concerns regarding STRs impact to the housing stock in Vancouver</i>	<i>Current impact to Vancouver housing market is minimal; however, staff will continue to monitor for impacts to housing availability during the proposed pilot period, and will share this data with Council to determine if additional regulations are necessary</i>	<i>Proposed code language excludes STRs from any development receiving the Multifamily Tax Exemption incentive; caps total number of permits at 870, or 1% of the City's current housing stock</i>
<i>Changes to Bed & Breakfast regulations</i>	<i>Update bed & breakfast regulations to ensure clarity and fairness with any STR regulations</i>	<i>Staff believe current regulations are adequate, but will review as part of the Comprehensive Plan and Title 20 Update, when more information from the pilot period is available</i>	<i>Not included in draft code</i>

On March 14, 2023, staff presented a draft of potential regulations for STRs to the Planning Commission as a workshop item. Planning Commission was supportive of the proposed regulations. The Planning Commission asked staff to consider the following items:

- Requiring STR permits to be renewed after 24 months
- Ongoing compliance monitoring to ensure all STRs have COV STR permit
- Define code compliance process for STR violations
- Consider requiring inspections for all new STR permit applicants
- Create an operator packet for all new STR applications

In response, staff will be monitoring and reporting permit findings at 12 and 24 months and requiring permit renewal at 24 months. The data collected via the city permit and provided by Host Compliance will be used to monitor all STRs and ensure they are operating legally. The short-term rental application now includes the process for responding to code violations. As of this report, staff is not recommending inspecting all new permitted STRs, as the influx of new permits would be administratively burdensome, and we do not inspect other existing residential units regularly. The proposed regulations do maintain the ability of the City to inspect any STR at the discretion of the City's Building Official and Fire Marshall, and there are examples from other jurisdictions that can inform how and when we may pursue STR inspections. And lastly, staff has created and updated the operator packet in alignment with discussion at the last Planning Commission workshop on this topic (Attachments D-G). Additions to the operator packet include more specificity around fire & life safety items including proper address identification, fire protection and safety equipment.

City Council also provided additional direction at a workshop on April 3, 2023, which included the following:

- Return to Council with updates on the process after one year and again at 24 months.*
- Establish goals for the STR program during 24-month period.*
- Get clarity from STR platforms what recourse the City has for STRs that are operating illegally in any way, in addition to local remedies like revoking permits and code enforcement.*
- Explore if permit fees could apply to the affordable housing fund or housing production.*
- Clarify that a new permit application and fee are required each time a unit has a new owner/operator, even if it has previously been operated as an STR prior to transfer/sale of the property.*

Regulations

Following feedback from City Council and Planning Commission as well as community feedback and comparative jurisdiction research, staff has prepared draft code language to regulate short-term rentals (Attachments C and D). The regulations are a response to the level of activity currently seen in the short-term rental market in Vancouver and the intent of the regulation is to strike a balance between community housing needs with individual property rights and the financial stability that additional revenue generated from STRs can provide. As another means to preserve the city's available housing stock staff is proposing to place a cap on the total number of STRs not to exceed 870 permits or 1% of the city's total housing stock (approximately 87,000 units).

Staff also recognizes the need to ensure new housing types mandated under recent state laws HB 1110 and HB 1337 are not used as STRs. Staff will address the new housing requirements in the following ways:

- Starting in early 2024, initiate a process to put in place an interim control ordinance that implements HB 1337 Accessory Dwelling Units in advance of Title 20 changes that will occur as part of the Comprehensive Plan Update. As part of this, prohibit ADUs from being used as STRs going forward.*
- Establish new regulations for HB 1110 Middle Housing and refine/make permanent regulations implementing HB 1337 Accessory Dwelling Units, including prohibiting units developed under these regulations from being used as STRs.*

The proposed STR regulations would allow short-term rentals in all residential and commercial zones, and in two industrial zones (OCI and ECX) as a limited use that must follow regulations in new code section 20.835. STRs must register with the Washington State Department of Revenue. STRs must follow all relevant short-term rental provisions listed in the Revised Code of Washington, Chapter 64.37 and Consumer Safety

measures listed in 67.37.030.

Short-term rentals must obtain a City of Vancouver business license. The regulations create a short-term rental permit with a one-time \$250 fee. Staff is proposing to review the performance of the permitting system after a 24-month monitoring period and require permit renewal as part of the transition from the pilot program to a permanent regulatory structure. In order to obtain a permit an applicant would need to provide an affidavit showing proof of mailing a letter of notification to property owners abutting and adjacent to the proposed short-term rental, copy of liability insurance for the rental property, and a completed permit application including the signed acknowledgement by the owner stating that the short-term rental will comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises in accordance with VMC 17.08. A STR permit would expire if property ownership changes.

Please refer to Attachment B and C for the full proposed code language. In addition to the development of regulations, staff has created an Operator Packet that would provide detailed information to STR operators, including an updated FAQ, good neighbor fact sheet, short-term rental permit application and neighbor notification letter (see Attachments D-G). The FAQ is meant to serve as a resource to educate STR operators and the broader public on the City's policies and how to handle issues. The good neighbor fact sheet is a resource for short-term rental operators, hosts, and guests, outlining the regulations around noise, parking, fire safety, garbage, and overall guest responsibilities. It also includes information about an online fire & life safety training opportunity our Fire Department is in the process of creating. The permit application requires short-term rentals to comply with all required standards in 20.835.050 VMC, include their City of Vancouver business license number and short-term permit number in all advertising, and register any short-term rental business with the City. The notification letter is meant to serve as a template letter that short-term rental operators can use to notify neighbors of their operations. The letter provides a way for neighbors to notify the owner/operator directly if/when issues occur, as a first option for resolution.

Implementation

If adopted, staff recommends that the regulations be "tested" for a 24-month pilot period to assess their effectiveness and determine what changes may be needed. During this time STR counts, including the 1% cap, will be collected through the City permitting process in addition to the monthly report received from the City's consultant Host Compliance. If the proposed regulations or modified regulations are adopted, staff would return to Council within a year to provide an update, and again at the 24-month mark to determine if the permitting process, development standards or code compliance process need any refinements. As directed by Council, during the pilot period staff will explore options for potentially adding an affordable housing fee to the STR permit to help mitigate impacts to housing availability, if there needs to be an annual or biannual renewal fee for a short-term rental permit to ensure cost-recovery and if applicable determine what the renewal fee would be, and if any additional restrictions should be added to the operation of short-term rentals.

Following adoption all current short-term rentals operating in the City of Vancouver will be notified of these regulations and be directed to follow the permitting process. Due to the initial surge of applications that are anticipated after the ordinance goes into effect, we are proposing allowing applicants a 30-day grace period to come into compliance.

Program Goals

In order to gauge the effectiveness of the short-term rental program during the 24-month pilot program we have established a set of goals including but not limited to:

- *Limiting the total number of STRs to not exceed 870 total units- equivalent to 1% of the City's total housing stock at the time of adoption- in an effort to preserve available housing for long term housing needs.*
- *Ongoing compliance monitoring to ensure all STRs are compliant with required regulations.*
- *Ongoing monitoring of impacts to long-term rental market including impacts to housing affordability.*
- *Minimize public safety risks and possible noise and trash problems without creating additional work for the local police department and code enforcement personnel.*
- *Monitor the responsiveness of code compliance cases.*

Ongoing stakeholder outreach to determine program effectiveness and inform future refinements.

Request: On Monday, December 11, 2023, approve the ordinance on first reading, setting the date of second reading and public hearing for Monday, December 18th, 2023.

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

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

Motion approved the request.

6. Settlement of Lawsuit Brought by Henry Hunter and Charles Isley

Staff Report: 229-23

On March 7, 2019, members of the federal Safe Streets Task Force obtained a search warrant for Carlos Hunter and planned to execute the warrant by way of a traffic stop. The incident concluded with two officers using deadly force, resulting in Mr. Hunter's death. Both officers are employed by the City of Vancouver, though one was acting in his capacity as a temporary federal officer at the time.

On March 18, 2022, Henry Hunter, acting as the personal representative for Mr. Hunter's Estate, and Charles Isley, acting as the guardian ad litem for Mr. Hunter's children, filed a lawsuit against three Vancouver officers, a Washington State Department of Corrections Officer, the City, and the State. Prior to filing the lawsuit, the family filed a tort claim with the City seeking \$5 million. Due to the federal government's involvement, the matter was transferred to federal court, where it has remained in abeyance pending jurisdictional issues. Although the City had a strong defense under what is known as the "felony bar" rule, recent legislation has made it exceptionally difficult to obtain a dismissal on those grounds without taking a case before a jury.

Through the Mediation Program of the Ninth Circuit Court of Appeals, the parties engaged in mediation and reached a tentative agreement to resolve the lawsuit for \$425,000, of which the City would contribute \$357,000. The settlement does not concede any wrongdoing by the involved officers or the department. The involved officers were all cleared of wrongdoing after an independent review by the Clark County Prosecuting Attorney's Office. However, the City, State, and Plaintiffs recognize that juries can reach different conclusions based on the same evidence.

This settlement would be in exchange for dismissal and release of all claims related to the March 7, 2019, officer-involved shooting. This amount is less than 10 percent of the original amount claimed prior to litigation, and a fraction of what other jurisdictions have paid to settle similar claims.

Request: Authorize the City Manager, City Attorney, and/or designees to execute all

agreements and documentation to resolve the lawsuit and claim brought by Henry Hunter and Charles Isley for \$425,000, of which the City would contribute \$357,000.

Dan Lloyd, Assistant City Attorney, 360-487-8520

Motion approved the request.

7. Appointments to the Vancouver Public Facilities District Board

The Vancouver Public Facilities District Board (PFD) is a municipal corporation governed by a five-member Board of Directors. It was created by Vancouver City Council in 1999 to develop the downtown hotel and convention center. The PFD owns the land under the Hilton hotel and convention center in downtown Vancouver, which it leases to the City's Downtown Redevelopment Authority (DRA) and receives funding for operation of the property from the state sales tax credit program which it then transfers to the DRA. The PFD board is also responsible for approving annual budgets and monitoring use of the funds.

Council Committee 1 recently interviewed candidates for this board and recommends the mid-term appointments of Hunter Byrnes, term beginning immediately and expiring Nov. 30, 2025, Azsha Preble, term beginning immediately and expiring Nov. 30, 2026, and reappointment of Abbie Layne to a full term beginning immediately and expiring Nov. 30, 2027.

If there are no objections, this appointment will be presented for Council action at the at the Monday, December 11, Council meeting.

Request: Appoint to the Vancouver Public Facilities District Board of Directors Hunter Byrnes, term expiring Nov. 30, 2025, and Azsha Preble, term expiring Nov. 30, 2026, and reappoint Abbie Layne, term expiring Nov. 30, 2027.

Council Committee 1

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for December 11, 2023.

Motion approved claim vouchers in the amount of \$11,679,789.97.

Public Hearings (Item 9-10)

9. Right-of-Way Franchise Agreement for Ziply Fiber

Staff Report: 221-23

AN ORDINANCE relating to management of the public rights-of-way, granting to Ziply Fiber Pacific LLC and its affiliates (hereinafter referred to as the "Franchisee"), a Delaware Limited Liability Company, a non-exclusive and revocable franchise to install, operate and maintain a telecommunications system in, on, over, upon, along, and across public rights-of-way of the City of Vancouver, Washington (hereinafter referred to as the "City"), prescribing certain rights, duties, terms and conditions with respect to such franchise; and setting an effective date and conditions.

Ziply Fiber Pacific LLC wishes to occupy and utilize portions of the public rights-of-way in the City. Cities may require a permit or franchise for the use of its right-of-way for telecommunication facilities (RCW 35.99.030); however, the City may not charge a franchise fee for the franchise (RCW 35.21.860). The proposed ordinance establishes the terms and conditions of the right to construct and maintain telecommunications facilities within the City's right-of-way.

City staff has worked with Ziply Fiber to negotiate a franchise ordinance, which manages the deployments of a telecommunications system in a way that balances local aesthetics, character, and public health and safety, while also deriving the benefits of this technology for the City's residents to the greatest extent practicable.

Request: On Monday, December 11, 2023, open the public hearing and invite testimony from those in attendance. Thereafter, continue this matter to **January 8, 2024**, for further public hearing and final action.

Aaron Lande, Program and Policy Development Manager, 360-487-8612

Aaron Lande, Program and Policy Development Manager, provided an overview of the Right-of-Way Franchise Agreement for Ziply Fiber.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, La Center, WA

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

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and carried unanimously to continue the matter to January 8, 2024, for further public hearing and final action.

10. **Professional Services Agreement for Armored Car Services**

Staff Report: 222-23

AN ORDINANCE authorizing the execution of a contract amendment with Loomis Armored US, LLC ("Contractor"), to continue providing armored car services ("Services") to the City of Vancouver, Washington ("City"); authorizing a contract amendment extending the contract beyond its original five-year duration; providing for severability; and setting an effective date.

The City currently utilizes armored car services through a contract with Loomis Armored US, LLC.

The City and Clark County went through a joint Request for Proposal (RFP) process in May 2015 for armored car services, with the goal that if the City and County combined efforts, the responding companies would offer more competitive pricing in order to receive the award of contracts from both the City and the County. No responses were received for the RFP.

The City and Clark County then looked at the option of piggy-backing on the State of Oregon or the State of Washington's armored car contract. After review and negotiations,

Loomis agreed to offer its professional services to perform work per the Oregon Price Agreement 3396; RFP No. 102-1894-12R. On September 11, 2023, the State of Oregon signed Amendment 12 to this agreement, which extended the term of the price agreement with Loomis through November 2024.

Loomis has provided armored car services to the City under the current agreement since February 1, 2016; the City's current agreement expires November 25, 2023. To ensure continuity of armored car services, staff recommends extending the City's agreement with Loomis, in alignment with the State of Oregon's agreement, until November 25, 2024, with the ability to extend an additional period until December 31, 2025, if such a term is available.

It is anticipated that additional procurement options for armored car services may become available in the next 24-30 months, but extending this agreement through that timeframe will ensure the City continues to receive this critical service while maintaining greater flexibility in the future.

Request. On December 11, 2023, subject to a second reading and public hearing, approve the ordinance.

Anthony Glenn, Treasurer, 360-487-8493

Anthony Glenn, Treasurer, provided an overview of the Professional Services Agreement for Armored Car Services.

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

- Kimberlee Goheen, La Center, WA

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

Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve Ordinance 4430.

Communications

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

EXECUTIVE SESSION RE: CITY MANAGER EVALUATION - RCW 42.30.110(1)(g) - (90 MIN)

Mayor McEnerny-Ogle announced the Council would be entering executive session from 8:01-10:05 p.m. for the purpose of discussing the City Manager Evaluation.

Adjournment

10:05 p.m.

DocuSigned by:
Anne McEnerny-Ogle
6C89D9089EC5424...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:


Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Short-Term Rental Regulations Permit Limit
Date: Monday, December 11, 2023 12:15:31 PM

We received the comment below in the CMO inbox.

From: Jason Walker [REDACTED]
Sent: Monday, December 11, 2023 10:25 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Short-Term Rental Regulations Permit Limit

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

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.

Hello,

I'm writing to respectfully request that the Vancouver City Council reconsider the 870 short-term rental permits limit.

In 2019, my wife's hours were reduced at her job. This created a financial strain on our family and could have led to us having to sell our house and relocate out of State. We were able to stay in our home, due to the income we received from offering our finished basement as a short-term rental on Airbnb.

There is a distinction that should be made, as to the people groups that host short-term rentals.

Group A - higher income and may purchase one, or several, single-family homes for short-term rentals. This group accounts for 87% of short-term rentals in the City of Vancouver, contributes to the loss of available long-term housing stock and is involved in short-term rentals to increase their net worth.

Group B - is middle to lower income and turn to hosting short-term rentals to pay for necessities. This group includes the owner-occupied, single-family residence that may offer a finished basement, extra bedroom or finished attic space for short-term rental. Short-term rentals for this group, may allow a single mom, retiree on a fixed income, recently divorced person, a Veteran on disability, etc. to keep their home, make car repairs, pay for medication, food, etc.

The stated purpose of the 870-permit limit is to reduce the impact of short-term rentals on the long-term housing supply. The permit limit imposes the same restrictions on both Group A

and B and is not an equitable solution. The consequences of the limit could be that Group A obtains all available 870 permits and none will be left for Group B. In the future, the short-term rental option, may not be an option for the people in Group B, if there are no permits available.

VMC 20.835 Short-Term Rentals

20.835.040 Standards

C. Limitations

3. Limit impact of Short-Term Rentals on the available long-term housing supply, the City may issue no more than 870 active Short-Term Rental permits at any given time. Permits will be approved on a first-come, first-served basis.

Please reconsider how the 870 short-term rental permit limit is applied so it is applied in an equitable manner. Owner-occupied short-term rentals are not contributing to the removal of single-family houses from the available housing stock and may help people to remain in their homes.

Best regards,

Jason Walker



From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Short-Term Rentals
Date: Monday, December 11, 2023 12:15:39 PM

We received the comment below in the CMO inbox.

From: Vicki Coles <[REDACTED]>
Sent: Monday, December 11, 2023 11:51 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Short-Term Rentals

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Ms. Mayor and City Council,

I sincerely hope those properties currently operating ILLEGALLY as short term rentals will be required to go through the permitting process. Please do not "Grandfather" them in!

On my cul-de-sac of 9 homes, we currently have two short term rentals, both of which have been the sight for loud parties and in one case a public orgy. Yes, ***an orgy***, in full view of the neighbors.

Which raises the question - what recourse do we, as neighbors of these properties, have when things get "out of hand" (as they certainly will)?

Vicki Coles
[REDACTED]

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Cc: [Snodgrass, Bryan](#)
Subject: FW: McGillivray Boulevard Safety and Mobility Project
Date: Tuesday, December 5, 2023 9:20:31 AM
Attachments: [image001.png](#)

Tawny Maruhn | Support Specialist
Pronouns: She/Her/Hers



CITY OF VANCOUVER, WASHINGTON
Mayor/City Manager's Office
P: (360) 487-8621

www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: M K <[REDACTED]>
Sent: Tuesday, December 5, 2023 8:30 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: McGillivray Boulevard Safety and Mobility Project

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To Whom it May Concern,

I am formally requesting that my written comments be shared with all Vancouver, WA city council members. I am providing comments in support of the McGillivray Blvd. Safety and Mobility Project.

I am a resident of Vancouver, WA and live directly on McGillivray Blvd (between 125th Ave and 132nd Ave). I have participated both in person and virtually throughout the duration of the project planning process. As a participant I have always advocated for physical changes to the corridor being made in the interest of citizen safety. As a resident, my Family and I use the corridor for walking, biking, and driving our personal vehicles. As a citizen, I observe other community members using the corridor for similar purposes. The corridor is residential in nature, it is a place where people live, a place where people deserve to live safely.

Unfortunately, motorists use the corridor as an alternate route to Mill Plain Boulevard. This includes common personal vehicles, but more recently, larger commercial/vocational truck (not prohibited by signs). While not all motorists violate traffic rules; most exceed the posted speed limit, run stop signs, do not yield to pedestrians at crossings, and frequently enter the marked pedestrian walking paths. My personal experiences with the above include:

- Observed vehicles exceed the posted 25-mph speed limit by 25-mph (constant)
- Observed vehicles fail to yield the right of way to school children at a designed cross walk on community walking path (constant)
- Observed vehicles drag racing (frequent).
- Observed vehicles fail to stop at intersections (constant)
- My family have had to take evasive action multiple times while walking in the defined pedestrian walkway due to vehicles entering the walkway.
- Observed vehicle strike my neighbors mail/post box.
- Observed commercial/vocational truck use (frequent)

These are issues that cannot be addressed by Policing for a multitude of reasons (e.g., serious crime demand, budget, officer staffing etc.). These issues must instead be addressed by physical changes to the corridor. This is the only way we will ensure the safety of residents and citizens who use the corridor for walking, biking, and driving. I am asking that you support the proposed safety and mobility project; preserving and protecting an established neighborhood, those who call it home, and those who enjoy using it for recreational purposes. Citizens deserve a good quality of life and to be safe.

Best,
Michael J. Kean
Vancouver, WA - McGillivray Blvd. Resident

From: [Maruhn, Tawny](#)
To: [Dollar, Sarah](#)
Subject: FW: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion
Date: Monday, December 11, 2023 8:03:24 AM
Attachments: [image001.png](#)

Sarah, I think this is for council

Tawny Maruhn | Support Specialist

City of Vancouver
City Manager's Office
Office: 360-487-8621
Email: tawny.maruhn@cityofvancouver.us
She/Her/Hers
cityofvancouver.us



From: Priest, Laurel <Laurel.Priest@cityofvancouver.us>
Sent: Sunday, December 10, 2023 8:40 PM
To: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>; Benoit, Emily <Emily.Benoit@cityofvancouver.us>; Maruhn, Tawny <Tawny.Maruhn@cityofvancouver.us>
Subject: Re: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

Hi! Michael is a community member we've been in contact with who supports the mcgillivray blvd project.

In the past we've instructed him to send his comments for council on the project to the CMOs office.

Thanks! Laurel

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From: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>
Sent: Sunday, December 10, 2023 8:29:59 PM
To: Benoit, Emily <Emily.Benoit@cityofvancouver.us>; Priest, Laurel <Laurel.Priest@cityofvancouver.us>
Subject: Fwd: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

The below email was forwarded to me on Friday.

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From: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Sent: Friday, December 8, 2023 7:56:38 AM
To: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>
Subject: FW: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

Tawny Maruhn | Support Specialist
City of Vancouver
City Manager's Office
Office: 360-487-8621
Email: tawny.maruhn@cityofvancouver.us
She/Her/Hers
cityofvancouver.us

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

From: [REDACTED] >
Sent: Thursday, December 7, 2023 2:19 PM
To: letters@columbian.com
Cc: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

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

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To Whom it May Concern,

The article titled "Vancouver's Plan to Remove Lanes From McGillivray Boulevard has Residents Concerned about Safety, Congestion" is grossly misleading. While there were concerned citizens, even citizens that were opposed to the proposed changes; the majority of those who spoke or wrote in were in favor of the proposed changes or some form of change to ensure safe use of the corridor for all modes of travel. This article only fuels false claims made by others online that are not based on factual information and are scaring local senior citizens who live in the area. The recorded meeting tells a different story to the one you provided your customers. I have participated in the

process both in person and virtually as a resident of McGillivray. I am in favor of changes being made to the corridor, and I am disappointed at the biased nature of this piece. Please consider revising the article to include the entire truth, not just the truths which sensationalize the story for clicks.

Best Regards,
Michael Kean

Sent from my iPhone

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: In Support of Short-Term Rentals in Vancouver, Washington
Date: Monday, December 11, 2023 8:35:52 AM

Hi Sarah,

We got this in the CMO inbox

-Amelia Pilipchuk

From: Nate Drake <[REDACTED]>
Sent: Saturday, December 9, 2023 3:12 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: In Support of Short-Term Rentals in Vancouver, Washington

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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 the Honorable City Council Members:

I am writing to express my strong support for the continued operation of short-term rentals (STRs) in Vancouver, Washington. These rentals provide valuable benefits to our community, both economically and socially, and I urge you to consider these positive aspects during your deliberations.

Economic Advantages:

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- **Increased Revenue:**
 - STRs generate significant tax revenue for the city, including lodging taxes, excise taxes, and sales taxes. This revenue can be used to fund essential services and infrastructure projects, benefiting all residents.
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- **Job Creation:**
 - STRs support a variety of local businesses, including cleaning services, maintenance companies, restaurants, and attractions. These businesses rely on the income generated by STRs to employ local residents and contribute to the overall economic vitality of
 - the city.

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- **Enhanced Tourism:**
- STRs offer travelers unique and authentic experiences that they cannot find in traditional hotels. This attracts visitors to Vancouver, boosting tourism and supporting local businesses that cater to tourists.
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- **Additional Housing Options:**
- STRs provide affordable and convenient lodging options for visitors, especially during peak seasons when hotel rooms may be scarce. This helps to alleviate the burden on existing hotels and allows more people to experience all that Vancouver has to offer.
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- **Greater Awareness of Local Businesses:**
- STRs often feature recommendations for local businesses in their welcome guides, making it easier for visitors to discover and support them.
-

Social Benefits:

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- **Increased Community Engagement:**
- STRs can foster a sense of community by connecting residents with visitors from all over the world. This cultural exchange can promote understanding and appreciation for different perspectives and backgrounds.
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- **Revitalization of Neighborhoods:**

- STRs can bring life back to vacant or underused properties, contributing to the overall revitalization of neighborhoods. This can lead to increased property values and improved quality of life for residents.

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- **Flexibility for Residents:**

- STRs provide homeowners with a valuable source of supplemental income, allowing them to stay in their homes and afford necessary repairs or improvements. This can help to stabilize neighborhoods and preserve the character of our community.

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- **Increased Diversity:**

- STRs can attract visitors from diverse backgrounds, contributing to a more vibrant and inclusive community.

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- **Increased Sustainability:**

- STRs can be more energy-efficient than traditional hotels, offering eco-conscious visitors a sustainable lodging option.

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- **Improved Public Transportation:**

- With increased tourism and economic activity, STRs can contribute to improved public transportation infrastructure, benefiting all residents.

-

Regulations for Responsible Growth:

While I firmly believe in the benefits of STRs, I also recognize the importance of responsible regulations. I urge the City Council to implement reasoned, and reasonable regulations that address concerns about

noise, parking, and safety, while ensuring that STRs can continue to operate and contribute to our community. Without being burdened with prohibitive and overly restrictive regulations.

Conclusion:

Short-term rentals are a valuable asset to Vancouver, Washington. They generate significant economic benefits, create jobs, enhance tourism, and contribute to the social fabric of our community. I urge you to support the continued operation of STRs while implementing reasoned regulations to ensure their positive impact is felt for years to come.

Thank you for your time and consideration.

Sincerely,

N. Drake

From: [Cooley, William](#)
To: [Dollar, Sarah](#)
Subject: Short-Term Rental Public Comments
Date: Monday, December 11, 2023 10:38:31 AM
Attachments: [Comments on Draft STR Ordinance \(Since June 2023\).pdf](#)
[image001.png](#)

Hi Sarah,

Attached are comments that we've received via Be Heard Vancouver since June on the draft short-term rental ordinance. I wanted to make sure that these were shared with Council, along with any other comments we've received, ahead of tonight's first reading.

The comment box on Be Heard Vancouver is now closed. In it's place, we've asked folks to email comments to cmo@cityofvancouver.us before the Dec. 18 public hearing. I'm planning to attend tonight's Council meeting, in case there are any questions. If there's anything else I can provide, please let me know.

Kind regards,

William Cooley (he/him) | Community Engagement Manager



CITY OF VANCOUVER, WASHINGTON

P: 360-624-0718

www.cityofvancouver.us

Comments on Proposed Short-Term Rental Regulations

Survey Response	
Date of contribution	Share your comments on the draft regulations:
Jun 21 23 07:53:56 pm	Will there be no guidelines on the maximum percentage of short term rentals within a neighborhood? Turning homes into investment property increases competition for remaining homes and erodes the quality of neighborhoods by introducing temporary occupants who aren't vested in and don't participate in the community. Just say no.
Jun 21 23 09:10:08 pm	Stop finding ways to grow your government even bigger by stealing even more taxes and fees from "We the People" !!!! Find more ways to stop spending my money and lay off city employees.
Jun 22 23 08:48:15 am	I think it is well drafted and easy to understand and I think it should be passed
Jun 23 23 08:48:54 am	Allowing short-term rentals will drive up home values in the CoV, further pushing first-time home buyers away from accessing home ownership. PLEASE consider our entry level socioeconomic residents in our city. The wealth gap is a critical issue in society today. Leadership for all please.
Jun 23 23 09:44:01 am	Growing up in Vancouver, it's already difficult coming up as a young adult to find rent. Affordable rentals are few and far between in this city. Even the subsidized housing by the city is not "affordable." Short term rentals create more of a shortage for young adults hopeful to buy a home here. We need more young people in Clark County to replace the retiring worker base, yet young people struggle to afford to live here. Short term rental exacerbate the pre-existing housing crisis in our city. Keep short term rentals illegal and actually enforce it.
Jun 23 23 10:01:12 am	Short term rentals will hurt many in our community. Companies (and wealthy landlords) buying up property to flip them into short term rentals while many of our youngest generations already can't afford a home in Clark County is how we will drive people away - and they will stay away, completely changing what makes our city great. It's inevitable that the city will cave to this because money is usually the only factor cared about, but it is not worth pushing out more and more citizens so a few can gain more and more wealth. Short-term rentals are a drain on our community resources because it lowers available housing, pushes more people to home instability, and more people into homelessness. It's the real trickle down economy! There is a reason we need so much affordable housing in the city — and it's because we ALREADY do not have enough room, let alone if people were just renting out possible forever homes ... for two days at a time.
Jun 23 23 10:42:34 am	Why are ADU's prohibited from short term rental? They seem like a great option for short term rental. I thought the purpose of this change was to put more homes on the real estate market.
Jun 23 23 01:04:20 pm	I do not think short term leases should be allowed. People will not use their primary residence for these leases, they will acquire homes in order to make a profit. This will make buying a home for actual residents increasingly more difficult. I have lived in Vancouver for three years and intend to stay but it is incredibly difficult to become a home owner here. If you allow people to buy homes for the sake of turning them into air bnbs, I assume for certain folks, home owning will become impossible and they will be forced to leave. Owning a home should be reserved for those who want to live, work, and contribute to the community. Not for someone to strictly make a profit. I very disappointed that this conversation is even happening.
Jun 23 23 01:17:27 pm	Not for this plan. In order to maintain quality neighborhoods for those that live here long term we need to maintain some level of affordability for residents, and allow long term affordable rentals for those that need them in the community. Short term rentals will not increase value or the integrity of neighborhoods but will bring in people that don't care about the area, allowing MORE trash and transient behavior. What are you doing to protect existing homes owners rights, making existing neighborhoods nicer - by removing/reducing trash and crime, and making things easier for folks that can't make ends meet? Removing availability of rentals for "short term" use is short sided.
Jun 23 23 01:37:42 pm	Short term rentals have been a large contributing factor in the ongoing housing crisis in the United States. I and many of my younger friends are already having a difficult time entering the housing market and this provides yet another avenue for corporate entities to hoard real estate and limit access to individual families looking to buy homes.
Jun 23 23 01:49:26 pm	They should be allowed. Allow home owners to use their home however they see fit, they own it. Less government regulation, especially once stopping Americans from making a living and or profit.
Jun 23 23 02:13:20 pm	I think short term rentals should be allowed. As long as people are being respectful of residence

Jun 23 23 03:06:20 pm	'Thank you for the opportunity to comment on the draft regulations. -Will Short-term rentals be limited to specific zones? Which zones would those be? The applicability section under 20.835.020 implies that they would be limited by zones. Is there an update to the use table that should be associated with the draft regulations or is the use table remaining the same. -How will the city track the impact of short-term rentals on current housing stock? -Currently short-term rentals are abundant within the city and not permitted. If enforcement of current regulations isn't met, then how does the city propose to also enforce these regulations of limiting duration of stay and zoning locations? -Did the city consider banning short-term rentals for second homes similar to Vancouver B.C.? The current housing market within the city is very tight and allowing secondary residences to become short term rentals will only exacerbate that. Would the city be open to allowing homeowners or renters to only rent out some or all of their principle home?
Jun 23 23 04:04:57 pm	I'm really surprised by the city's decision to allow short-term rentals (unless of course it's about collecting taxes because duh, capitalism). I'm not opposed to individuals renting out extra space they already have, but there isn't enough being done to correct housing shortages or create housing for those without. My biggest concern is businesses purchasing livable homes for the sole purpose of creating short-term rentals. The timing of this decision also couldn't be worse. The housing market is all but stalled and many people are priced out of the market, leaving more room for businesses to buy them. And I would bet that part of why the number of short-term rentals is so low is because it goes against city code. Until everyone in the city has a home, houses shouldn't be purchased for the sole purpose of renting it out to tourists.
Jun 23 23 04:05:20 pm	Do not allow these—crack down on those that operate now. It hinders too much affordable housing!! We need entry level homes within the downtown core.
Jun 23 23 05:21:15 pm	Short term rentals will make the real estate market worse for those of us who already live in Vancouver. Too many short term rentals are just "investments" for folks coming in from other states or internationally.
Jun 23 23 06:44:40 pm	I don't want it when we already have a shortage of affordable long term rentals
Jun 24 23 12:19:37 am	Short term rentals have allowed my out of town relatives come and visit us in Vancouver because of their affordability, ability to house entire family units, kid-friendliness, and overall safety. These things are not always accessible to low income families when accessing hotels or B&Bs. Short term rentals can also provide residents additional sources of income/support. They should be encouraged but limited to those living locally.
Jun 24 23 06:08:46 am	Don't do it. We don't want to become a Portland mess, too!!!
Jun 24 23 06:34:15 am	Short term rentals, adus or rooms in a home should be allowed. It would \$ assist some homeowners. Concern is how does that impact neighbors and their community. My dirty neighbor has an old rv on their property. I'm hesitant to agree to adu for fear of them using the beat up rv as \$ maker. So. I'm torn.
Jun 24 23 07:43:57 am	Please do not allow short term rentals! Homes for sale will be bought out by corporations (mostly with cash offers) leaving Vancouver residents looking for a home purchase to look elsewhere. This happens everywhere. Please do not pass this!
Jun 24 23 08:08:26 am	Hello, thank you for allowing me to comment on this issue. While vancouver is not a vacation destination the likes of Hawaii, Miami, etc, short term rentals had a significant negative impact on the locations housing markets. Since there is a housing crisis currently in the southwest Washington region I would prefer not to add more strain on the market. I support the continued ban on short term rentals. Thank you,
Jun 24 23 08:55:59 am	I agree that short-term rentals must be regulated, as this is better than them operating illegally. I would like to see the city add regulations regarding how many days a month or year a property can act as a short term rental. Eg, 10 days out of every 30 or 100 days out of the year. This means people could rent out a spare room or when they go on vacation, but would help prevent people from buying property - which should be used to house residents - and running it as a full-time Airbnb or Vrbo. Thank you for allowing input!
Jun 24 23 11:27:20 am	All short term rentals MUST provide a room for a homeless person(s) - No Exceptions (a 30 day rental mandates a 30 day stay.) If they can profit from a short term rental that means that they have the resources and funds available to provide a room(s) for a homeless person(s.) Otherwise - raise the tax on short-term rentals to fund more affordable housing in the future.

Jun 24 23 11:29:47 am	If someone; 'or some organization' can 'PROFIT' from a short term rental..... - that means that they have the resources and funds available to provide a room(s) for a homeless person(s.) Otherwise - raise the tax on short-term rentals to fund more affordable housing in the future.
Jun 24 23 03:36:10 pm	Governments have over reached in so many areas and this would be one that they have no business trying to control. Let the free market be free and the citizens will all benefit the most. There are already enough laws dealing with noise and safety. Charging a fee and over regulating does no one any good but maybe the employees of the government that should be working in the private sector. All property rights are reserved for the people and to assume that since the government did not specifically allow it makes it illegal is unconstitutional and thus unlawful.
Jun 26 23 07:50:43 am	No one outside of Airbnb owners want an Airbnb next to their house. I wouldn't purchase a home next door to a hotel. I don't want a hotel moving into my community. Our streets were not designed for short term parking. I will vote against any politician that approves Airbnb regulation outside of an outright ban.
Jun 26 23 12:25:54 pm	I generally agree with the City of Vancouver regulating short-term rentals/ Air B&B's as there is currently no oversight in my neighborhood of single-family houses (in Walnut Grove). Yards of these houses are littered, overgrown with weeds/ grass, littered with trash/ shopping carts, cars parked illegally, etc. Does the city currently allow ADUs? If it does, I think in certain circumstances it could be permissible to allow short-term rentals in these units if they met certain public health and sanitation standards (appropriate plumbing, occupancy limits, fire code requirements, waste management in place, animal/ pet safety rules) and if they are located on property that is at least large enough to accommodate them. HOAs should also be able to self-regulate, but not supersede city requirements.
Jun 27 23 07:43:23 am	I have zero issue with short term rental properties as I believe they attract visitors to an area and therefore more business, which benefits the community in so many ways. As a person who uses vacation rentals while travelling I believe the majority of travellers are people who just want a more home-like environment to stay in and are not disruptive. Making application processes to be "legal" more complicated will actually result in more illegal units. Having a system in place that is reasonable and straightforward put the city and it's citizens on the same team, working together to make Vancouver a thriving city that people want to visit. I think it's absolutely reasonable to require that STR owners have an operating permit, but mirroring it after a bed and breakfast model that requires five years of residency before approval is unreasonable, if that particular law were to be applied to short term rentals. I think it's ridiculous for BnBs as well. Restriction of short term rentals in favour of supporting corporate hotel chains is also unwise economically for the city. Yes, those chain hotels pay taxes, etc, but the profits don't go back into the community. When local citizens have an income stream they're using that income within the local community, which supports other businesses, so it's a win win. Rather than looking at how we can limit things I would love to see a mindset of "how can we make this work and gain the benefits of bringing more visitors into our area".
Jun 28 23 08:27:54 am	I think these regulations are reasonable and address the community's most pressing concerns. Well done! I am concerned about enforcement, however. Please be sure to adequately resource additional enforcement capacity to go with this. Codes without enforcement are useless, after all. Please also resource an education/outreach campaign if they are approved targeting all homeowners. Perhaps include something in with utility bills or property tax notices (if possible), or pay for a one-off mailing to all homeowners in the city. Develop a web page just about these regulations with instructions about how neighbors can report problems. Promote widely in social and traditional media.
Jun 28 23 09:11:33 pm	Don't do this! Leave STR alone!!!
Jun 28 23 10:27:35 pm	I do not believe Air BNBs should be allowed to operate in Vancouver. Housing prices are already incredibly high and this will only raise them. Short term rentals are becoming increasingly necessary, with most of them being as expensive or more expensive as a hotel without the amenities. We do not need more short term rentals in Vancouver. Housing should go to our city residents.

Jun 28 23 10:36:25 pm	Thank you for including links to the draft regulations and related ordinances. 1) What constitutes a violation of the short-term rental permit? 2) What triggers a revocation of a short-term rental permit and what's the process for revoking a short-term rental permit? 3) Are short-term rental owners responsible for the actions of those they rent to? 4) Is there a limit to the number of short-term rental permits that will be issued in Vancouver? 5) Are there criteria for determining whether a short-term rental is suitable for a particular location, and whether a permit can be issued? 6) Is there a limit to the number of short-term rental permits that an individual, partnership, corporation or LLC can have at any time? 7) I have read that some short-term rentals are used for parties. Will this practice be prohibited? 8) Have the application fee and annual fee amounts been determined yet? 9) Will there be enforceable limits to how many guests are permitted in a short term rental at any time? 10) Must the dwelling's owner live in the dwelling for any part of the year? 11) Will the cost of the short-term rentals program be partly or entirely offset by permit and application fees?
Jun 29 23 06:26:17 am	A single one time fee and very lax regulations are not enough. These rentals can cause serious issues for neighbors and you have no rules or regulations to hold Rental Owners accountable. You need regulations and fees for breaking them in order to ensure rentals are run correctly and safely. Do you have a regulatory agency ready to assist with any complaints with rental properties as we all know the police department can barely manage what's on their agenda now. It is time to take a stand and for Vancouver to say homes are for living not for short term rentals. Vancouver should ban the sale of homes to not only short term rentals but also private equity firms and foreign companies. The homes in Vancouver should be for the citizens of Vancouver. I understand the number of homes currently used as short term rentals is small but each and every one of them is a home that could be used instead for a local family instead of a business. A family that spends money and pays taxes in the city all year long. Travelers have plenty of options within Vancouver to stay and enjoy our wonderful city. Please leave the homes for those of us who live here.
Jun 29 23 01:32:42 pm	Please ban short term rentals in SFH neighborhoods all together. Air BnB and others like it are causing housing prices for any that are actually still available to ridiculous heights. There are many reasons for the housing shortage and this is one of them. I have lived in Vancouver proper my whole life and have 0 hopes or chances of ever buying a house here. Houses are meant to be for living in, not profit centers for greedy real-estate moguls from out of state. Choose people over money. Prove your humanity.
Jul 01 23 06:08:41 am	Hello, I am a long time Vancouver resident and have been negatively affected by the rise in AirBnb's. I've not only been priced out of the housing market considerably since the rise of STR's, but have had to leave two separate rental properties when the neighbors decided to turn their house into a STR. In came a flux of different people every night/week, being loud and disrespectful of any neighborhood ordinances. Even when told that AirBnb was illegal, the city lacks any teeth to enforce this so the owners ignore the warnings. Please ban STR's in Vancouver! Other cities, not just in the US but across the world, are seeing the writing on the wall and doing the same. I mean Jeff Bezos is buying into STR's at an alarming rate, do we really want to open the door up to that type of buying competition, mega-investor vs. middle-class? Because they are coming, and fast. Protect your constituents, not the investors/banks.
Jul 01 23 07:08:29 am	I do not feel that airBnB and VRBO or other like entities should be allowed in single family neighborhoods. It restricts access to housing for those that will contribute to the community for the long term.
Jul 01 23 08:39:29 am	Please do not change the regulations for short terms rentals like Vacasa, Air B&B or other entities. There are housing shortages in Clark County that would only increase for residents and rentals would find increases in monthly rental costs. Please do not revise the proposed changes to allow for short term rentals.
Jul 01 23 09:04:14 am	It does not seem there is an appreciation on what short term rental provide to the city but rather a focus on what is wrong with it. As short term rental owners we bring revenue to the city through tourism. Guests who stay spend money and experience what Vancouver has to offer as we promote that to them. Regulation is good to have in place understandably, but at the same time there should be some incentive given to what we bring to the city in returned revenue for tourism. Our homes and gardens are kept in impeccable condition due to the service we provide, and reviews given by guests. Down the street from me is home that is a hoarder's paradise and a complete eye sore, but that seems to be in order to what Vancouver would want rather than a beautiful, manicured garden and home that is maintained impeccably.
Jul 01 23 09:46:51 am	Short term rentals should remain banned. Allowing short term rentals is bad for locals and the housing market. It is also a detriment to the hotel industry.

Jul 01 23 10:09:41 am	Please keep short-term rentals illegal. Need to increase the affordable rental options for residents, not tourists. Is or should there be a limit on the stay of renters of Short-Term Rentals? When does occupancy change from Short to Long-Term Rentals? This sword cuts both ways - too short per stay disadvantages use of, say, a week (ex. rental for wedding party); if too long it becomes a full-time rental. My thought would be maximum of 7 days and 7 nights. I don't see any restrictions on parking (both garaged/driveway and street parking). Short term rental for a party event could result in overflow parking. Some streets cannot accommodate parking on both sides of the street plus safe single lane passage of larger sized moving vehicles (SUV/Pickups). Blocking safe passage, access to neighborhood driveways should be specifically prohibited. Re, Notification of Neighbors. Should be extended to at least two houses in all directions, plus any houses where parking of guests will be in front of their property. Should also require stating the (estimated) number of non-overnight guests. The notification to neighbors should include anticipated noise higher than what would be expected if the occupants were a family typically the size that could be expected to be living in the home (or two adults plus 1adult/child per sleeping room other than the master bedroom). There should be a provision either prohibiting the licensed operator from sub-letting the property to another individual even if for the same purposes.
Jul 01 23 10:32:23 am	I'm glad to see you are addressing some of the issues head-on. Fair and solid regulation will help protect neighborhoods as well as operators. Thank you
Jul 01 23 12:28:37 pm	I am not in favor of short term rentals. Short term renters, on average and in the extreme, have no sense of ownership in community, noise levels, littering, and damaging the environment. We want to keep Vancouver beautiful and a place where people want to live, shop, and receive services. Short term renters are not invested in keeping Vancouver a beautiful place to live, work and shop.
Jul 01 23 03:28:51 pm	They seem fair. Good communication between owner and neighbor. Renters will be protected by having livable and safe rentals. Will there be special policies written for arbitration between owner and renters? I've heard too many short term rental horror stories. Either the renters are jerks (and sometimes even become squatters) or the owner is a menace to renters. Making them pay for basic things (like using the stove and storage space) or being so cheap that accommodations are not what was advertised.
Jul 01 23 03:42:53 pm	I see no need to differentiate short term or versus long terms. People who rent for the long term can generate all the same issues as those who rent for the short-term. No rental should allow any of those things so why differentiate? Any rental that is well maintained, doesn't disrupt the neighborhood, and is looked after is fine regardless of how many days it's rented for. Why do you?
Jul 01 23 06:43:26 pm	I prefer these units remain prohibited, especially considering the lack of enforcement, even when they are not legally operated. This gas tge ability to severely impact neighborhoods where homeowners have their livelihoods in their home values. There are nonprofits giving funding for these types of units due to limited housing options/ shelters and bringing in houseless populations that are hard to get removed once they have settled in. Im not in favor of proposed regs unless city can prove it has the staff to enforce noncompliance.
Jul 02 23 01:07:50 pm	We think the city should continue with the current ban on short term rentals in the Vancouver. We already have had problems in our very nice, well established neighborhood with homeowners illegally renting out either part or all of their house on a short term basis. The short term renters have made a lot of noise and raced up and down our streets. We want to maintain our peace and quiet in our single family houses.
Jul 02 23 01:34:52 pm	Protect our neighborhoods. Vacation dwellings should not be in residential zones.
Jul 03 23 02:17:35 pm	Keep short term renting illegal
Jul 05 23 10:12:27 am	All short-term rentals managed by larger organizations, such as, VRBO, Airbnb, etc..., should not be allowed. Not only is it proven that they drastically reduce the number of available houses for long-term use. The organizations themselves have proven to not have the best interests of the residents in the locations in which they operate. Vancouver needs to look beyond its local and regional borders for examples of cities with higher rates of short-term rentals to see the actual impact that would come here, if they were allowed to operate.
Jul 05 23 05:42:38 pm	I use airbnbs often. I think having the ability for more places for visitors would be good for the city as long as there is sufficient parking for the neighbors and guests.

Jul 06 23 06:38:26 pm	The regulations seem reasonable. While I am concerned that STRs are a bad idea generally, it is better to have strictly enforced regulations than not. I hope that sufficient resources will be applied to enforcement of regulations, and that reported abuses of disrupting activities in residential neighborhoods will be easy to make with swift effective responses. Thank you for the opportunity to comment.
Jul 07 23 07:15:39 am	We have a short term rental that has been operated in our neighborhood for several years. At present almost half of the ownership of homes in are area are not lived in by the owners. Rather they are rentals. This has negatively affected the livability here. Properties are not as cared for, and folks are not interested in creating community. We see this short-term rental practice as another assault on a family neighborhood, encouraging/promoting business concerns rather than family values.
Jul 07 23 09:32:50 am	I support the draft regulations and encourage the Council to approve them.
Jul 07 23 01:00:22 pm	I think short term rentals for a single room are an amazing way for home owners to gain extra income. However, each short term rental that uses an entire house is an entire house that is off the market to someone who could be living in our community gaining equity.
Jul 07 23 03:26:56 pm	More west coast government overreach. Stay out of markets you idiots. God must liberals seek to destroy everything
Jul 08 23 10:40:52 am	Are there any plans to add caps (limit the NUMBER) of STRs?
Jul 09 23 03:32:22 am	Would prefer if the rentals were limited to 2 per certain radius such as 2 STRs per 10 miles
Jul 09 23 07:09:25 pm	The stated purpose of the regulations are intended "to allow for a more efficient use of certain types of residential structures. . ." Please tell me exactly what is the nature of a more efficient use? What is proposed here is to drop tiny rental businesses into homes across neighborhoods in the city. Where is the need that this fills? I'm concerned because this type of rental has been shown to increase the affordable housing shortages across cities in Europe. Are we not shooting ourselves in the foot by allowing this? It clearly goes counter to all the work being done here to INCREASE affordable housing. I'm afraid that we are not taking a good enough look at the long-term consequences of such a regulation. Another big concern I have surrounding short-term rentals in an established neighborhood is the inevitable deterioration of the existing close knit community. Just this morning, I was walking past a house about 3 blocks from my home where several neighbors had come together to chop down a tree and clean up the yard for a recently widowed next door neighbor of theirs. I know my neighbors. They obviously know and care about their neighbors. I will miss this. In fact, I already do. One of our neighbors moved into assisted living a little over a year ago. His house was sold to a single woman who apparently travels a lot. She also rents out her basement on VRBO (or the like). The renters are mostly low key but they are definitely noticeable because none of us recognizes them. Also, she has had renters who stand out in the street, smoking cigarettes and staring at me while I garden. Uncomfortable. And smelly. I can understand if a person isn't able to afford their mortgage payments and needs the extra income from a short-term rental. But I feel rather strongly that the owner must be living in the home and PRESENT when it is being rented out. Overall, I am opposed to this.
Jul 17 23 01:39:28 pm	The Short-Term Rental regulations as currently proposed seem reasonable and prudent. I have singed up for email updates, as we are actively looking for a second home near family in Vancouver and would like to make it available when we are not occupying it. The outcome of this proposal will directly affect our decision to buy.
Jul 19 23 08:13:47 pm	Please do not approve these short term rentals. Free these up for long term rentals to assist in the housing crisis we face!
Jul 22 23 07:35:37 am	The draft does not appear to address parking in any way. In some neighborhoods parking is already a problem. Also, owners of short term rentals should be required to notify a wider range of neighbors -- perhaps all homes within a specified radius rather than just those homes that abut or adjoin the rental property. Sound travels beyond just the next door neighbor's house. Lastly, there should be a way to hold owners liable for any damage / nuisance caused by their renters. An example of this might include renters who let their dogs use neighboring properties as toilets. Yes, there are laws in place already, but since the renters are short-term, many simply don't care, leaving homeowners who are not benefiting from the income of the short term rental to deal with the messes left behind.
Jul 22 23 04:48:53 pm	N/A
Aug 02 23 08:11:43 pm	These regulations seem fair but any additional regulation than what's proposed here would be absolutely short sighted by the city, in my opinion.

Aug 04 23
09:40:16 pm

As a native Vancouverite born and raised within the downtown area, I whole heartedly disagree with any allowances for short-term rentals. There simply isn't a demand for STR outside of the historic downtown area, and slowly but surely there's been more and more of these tax evading small businesses moving in, buying up small homes, not living in them and turning them into tourist destinations. This takes beautiful available homes off the market for those who intend to resident in a residential neighborhood. Further appalling is the nerve of some of these people to buy up the previously low-income housing units like duplexes and historic apartments for their money scheming ventures. This not only further impacts the housing crisis, but artificially inflated the cost of living for everyone. I would hope quiet Vancouver, who prides itself on not being a huge sprawling metropolis like our neighbor of Portland, has the foresight to see that we should keep STR out of the Vancouver city limits, and the surrounding neighborhoods, to protect what attracts so many diverse people to live and work here. Vancouver should be set apart, from Seattle and Portland and Los Angeles, the latter by the way loses 11 homes per day to the corporate and lobbyist funded ventures that swoop in and buy all the real estate. Sounds pretty familiar really, seeings how the homes around here are only on the market for a week tops before someone is laying down cash, upwards of a million dollars, for a "quaint bungalow" that no matter how you remodel will still be small. As a professional in the healthcare industry, who's married, and despite the combined income of both of us still can't afford to buy a home in the neighborhood where I was born... I say enough is enough! Let these greedy fools pay real taxes and fees and run a real hotel or BB industry - the STR isn't where the advantage truly is. Vancouver is better than taking this cheap bait!
~ Rachelle

Aug 11 23
12:18:28 pm

If one owner is limited to one rental, and they are required to own and live in the unit, then operation under the BnB rules seems fair. Joint tenants or owners in common (married, partnered individuals or ownership partnerships) should not be allowed a second rental house.

Interesting article: <https://www.times-standard.com/2023/08/11/a-megahost-might-run-your-airbnb-why-it-matters/>

Aug 16 23
01:23:25 pm

This is a terrible idea. Single Family Houses are already so rare in Vancouver, and this will destroy sleepy neighborhoods across the city.

Aug 24 23
01:41:41 pm

No more regulations, please. Allow people to be adults.

Aug 27 23
05:26:10 pm

Safety and health inspections seem like an obviously good call. The permits and licensing seem like a mixed bag. First, a BNB license is often different than a Landlord license in Vancouver, WA. Despite AirBNB's name, it is often closer to a rental alone than a bed and breakfast. Even more, many housing options on BNB are closer to renting a room or space to a roommate rather than an entire property to a tenant.

Since there are so many different degrees of short-term rentals there should also be different degrees of licensing and regulations associated. Someone who has built a short-term rental company with many properties should not be treated with the same licensing standards as someone who rented a room in their house for a couple of weekends to make ends meet.

Major platforms such as VRBO and Airbnb manage taxes at the state and local levels ensuring financial compliance.

The only other purpose behind "licensing" aside from financial gain for the city is to restrict individuals from participating either due to density, failing to meet safety standards, or managing complaints. Perhaps the bar to entry to gain the permits should be low (financially) allowing for city regulation in situations where safety could be of concern, but without the foreshadowing of restricting who can utilize this opportunity.

Finally, there are many homeowners who are only able to afford their housing by supplementing their income. Although .003% doesn't have a huge impact on overall market pricing, it will have a significant impact on those families who will have to sell their home(s), or lose their home(s), due to this loss of income. How will those people be accommodated for the sudden impact on their personal finances that could not have been predicted previously? Putting limitations on any industry should be approached with extreme caution, consideration, and time to meet compliance.

Sep 21 23
11:58:13 am

Vancouver does not currently allow short term rentals. Let's enforce the law! if allowed, neighbor concerns should be a factor. In our case, an ADU was built as close to the property line as permitted, windows installed look directly into our backyard. This is a violation of our privacy and potentially our safety. If Vancouver wants to permit this in residential neighborhoods, the rental should be at least 25 feet from the property line.

Oct 02 23
02:27:13 pm

Since the removal of parking on Columbia St. our new neighbor has bought and remodeled a house for the purposes of short term rental. We have lived here for more than 25 years and cannot even park our cars near our house. We have had vehicles stolen that were so far from our home we could not monitor them. Air B&B's and BRBO's should not be allowed in the city of Vancouver! The impact on residents is not without unfair implications.

Short-term rentals in residential areas/neighborhoods that are majority single homes are extremely disruptive, and I disagree with allowing them. The increase in traffic, noise, and lack of respect for the neighbors is disruptive on many fronts. These "renters" are often using the house for a party, with a lot of in/out traffic, inappropriate language, music, and behavior. Renters tend to have hours that disrupt others who may actually have work or small children. They park in front of other houses and again tend to come and go at all hours waking up neighbors. These renters do not care about the neighborhood or the people, so they show little respect to those who actually live there. We have experienced this in our neighborhood constantly with just 1 Airbnb. We have tried to speak with the owner and made complaints, however, the Owner's response is that they are running a business and compliant wise we have little recourse other than noise within certain hours. Most of these owners do not even live in the state or take the time to understand the actual neighborhood, they are in for the money while people who are vested in a neighborhood as part of the community are forced to give up on that desire for someone else's profit. Our neighborhood no longer feels safe, or as connected as it once was. Even the children do not play together out front due to the additional issues that short-term renters have presented.

Please reconsider allowing short-term rentals in our family neighborhoods. Allow them in areas that would be better suited to vacation areas or that would be non-disruptive to others.

Oct 06 23
06:49:59 am

Dec 03 23
09:12:39 am

AirBnB and the like is terrible for the housing market. Ban 'em.

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "URGENT THEY JUST WARNED US - GET AWAY FROM 5G TOWERS NOW! | PREP SHTF" on YouTube
Date: Thursday, December 7, 2023 10:07:21 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.

<https://youtu.be/J-3zndHFLhA?si=iuYwmouN9OvvRd0Z> . Send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "American Circumcision Full Trailer" on YouTube.
Date: Thursday, December 7, 2023 2:47:12 PM

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<https://youtu.be/JpQDkKF2pyU?si=fnAdw4qeCqZUtQAN> .send to council members and MELNECK. Put on public record and confirm you did. Thanks from Wynn

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#)
Subject: Watch "Attorney General SUES Pfizer For "Misrepresenting" mRNA w/ Ed Dowd & Dr Kelly Victory – Ask Dr. Drew" on YouTube
Date: Wednesday, December 6, 2023 8:58:06 PM

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<https://www.youtube.com/live/yBoRFFMoHkY?si=nPoRHprew0JmdVzZ> .Please send to council members and MELNECK. Put on public record and confirm that you did. Thanks from Wynn.

From: [Wynn Grcich](#)
To: [Harris, Rep. Paul](#); [Rebecca Messinger](#); [Dollar, Sarah](#); [REDACTED]
Subject: Watch "THE TRUTH ABOUT WATER EXPOSED Full BANNED Documentary (2017) " on YouTube
Date: Wednesday, December 6, 2023 8:34:43 PM

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https://youtu.be/v_YA1GTBt3U?si=o2KFkHfuAztITJAb. Please send to council members and MELNECK. Make sure they watch. Put on public record and confirm that you did. Thanks from Wynn

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Cc: [Snodgrass, Bryan](#)
Subject: FW: McGillivray Boulevard Safety and Mobility Project
Date: Tuesday, December 5, 2023 9:20:31 AM
Attachments: [image001.png](#)

Tawny Maruhn | Support Specialist
Pronouns: She/Her/Hers



CITY OF VANCOUVER, WASHINGTON
Mayor/City Manager's Office
P: (360) 487-8621

www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: M K [REDACTED]
Sent: Tuesday, December 5, 2023 8:30 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: McGillivray Boulevard Safety and Mobility Project

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

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To Whom it May Concern,

I am formally requesting that my written comments be shared with all Vancouver, WA city council members. I am providing comments in support of the McGillivray Blvd. Safety and Mobility Project.

I am a resident of Vancouver, WA and live directly on McGillivray Blvd (between 125th Ave and 132nd Ave). I have participated both in person and virtually throughout the duration of the project planning process. As a participant I have always advocated for physical changes to the corridor being made in the interest of citizen safety. As a resident, my Family and I use the corridor for walking, biking, and driving our personal vehicles. As a citizen, I observe other community members using the corridor for similar purposes. The corridor is residential in nature, it is a place where people live, a place where people deserve to live safely.

Unfortunately, motorists use the corridor as an alternate route to Mill Plain Boulevard. This includes common personal vehicles, but more recently, larger commercial/vocational truck (not prohibited by signs). While not all motorists violate traffic rules; most exceed the posted speed limit, run stop signs, do not yield to pedestrians at crossings, and frequently enter the marked pedestrian walking paths. My personal experiences with the above include:

- Observed vehicles exceed the posted 25-mph speed limit by 25-mph (constant)
- Observed vehicles fail to yield the right of way to school children at a designed cross walk on community walking path (constant)
- Observed vehicles drag racing (frequent).
- Observed vehicles fail to stop at intersections (constant)
- My family have had to take evasive action multiple times while walking in the defined pedestrian walkway due to vehicles entering the walkway.
- Observed vehicle strike my neighbors mail/post box.
- Observed commercial/vocational truck use (frequent)

These are issues that cannot be addressed by Policing for a multitude of reasons (e.g., serious crime demand, budget, officer staffing etc.). These issues must instead be addressed by physical changes to the corridor. This is the only way we will ensure the safety of residents and citizens who use the corridor for walking, biking, and driving. I am asking that you support the proposed safety and mobility project; preserving and protecting an established neighborhood, those who call it home, and those who enjoy using it for recreational purposes. Citizens deserve a good quality of life and to be safe.

Best,
Michael J. Kean
Vancouver, WA - McGillivray Blvd. Resident

From: [Maruhn, Tawny](#)
To: [Dollar, Sarah](#)
Subject: FW: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion
Date: Monday, December 11, 2023 8:03:24 AM
Attachments: [image001.png](#)

Sarah, I think this is for council

Tawny Maruhn | Support Specialist

City of Vancouver
City Manager's Office
Office: 360-487-8621
Email: tawny.maruhn@cityofvancouver.us
She/Her/Hers
cityofvancouver.us



From: Priest, Laurel <Laurel.Priest@cityofvancouver.us>
Sent: Sunday, December 10, 2023 8:40 PM
To: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>; Benoit, Emily <Emily.Benoit@cityofvancouver.us>; Maruhn, Tawny <Tawny.Maruhn@cityofvancouver.us>
Subject: Re: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

Hi! Michael is a community member we've been in contact with who supports the mcgillivray blvd project.

In the past we've instructed him to send his comments for council on the project to the CMOs office.

Thanks! Laurel

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From: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>
Sent: Sunday, December 10, 2023 8:29:59 PM
To: Benoit, Emily <Emily.Benoit@cityofvancouver.us>; Priest, Laurel <Laurel.Priest@cityofvancouver.us>
Subject: Fwd: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

The below email was forwarded to me on Friday.

Get [Outlook for iOS](#)

From: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Sent: Friday, December 8, 2023 7:56:38 AM
To: Kahn, Olivia <Olivia.Kahn@cityofvancouver.us>
Subject: FW: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

Tawny Maruhn | Support Specialist
City of Vancouver
City Manager's Office
Office: 360-487-8621
Email: tawny.maruhn@cityofvancouver.us
She/Her/Hers
cityofvancouver.us

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

From: [REDACTED]
Sent: Thursday, December 7, 2023 2:19 PM
To: letters@columbian.com
Cc: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Vancouver's plan to remove lanes from McGillivray Boulevard has residents concerned about safety, congestion

[You don't often get email from michael.kean46135@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To Whom it May Concern,

The article titled "Vancouver's Plan to Remove Lanes From McGillivray Boulevard has Residents Concerned about Safety, Congestion" is grossly misleading. While there were concerned citizens, even citizens that were opposed to the proposed changes; the majority of those who spoke or wrote in were in favor of the proposed changes or some form of change to ensure safe use of the corridor for all modes of travel. This article only fuels false claims made by others online that are not based on factual information and are scaring local senior citizens who live in the area. The recorded meeting tells a different story to the one you provided your customers. I have participated in the

process both in person and virtually as a resident of McGillivray. I am in favor of changes being made to the corridor, and I am disappointed at the biased nature of this piece. Please consider revising the article to include the entire truth, not just the truths which sensationalize the story for clicks.

Best Regards,
Michael Kean

Sent from my iPhone

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: In Support of Short-Term Rentals in Vancouver, Washington
Date: Monday, December 11, 2023 8:35:52 AM

Hi Sarah,

We got this in the CMO inbox

-Amelia Pilipchuk

From: Nate Drake <[REDACTED]>
Sent: Saturday, December 9, 2023 3:12 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: In Support of Short-Term Rentals in Vancouver, Washington

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

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 the Honorable City Council Members:

I am writing to express my strong support for the continued operation of short-term rentals (STRs) in Vancouver, Washington. These rentals provide valuable benefits to our community, both economically and socially, and I urge you to consider these positive aspects during your deliberations.

Economic Advantages:

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- **Increased Revenue:**
 - STRs generate significant tax revenue for the city, including lodging taxes, excise taxes, and sales taxes. This revenue can be used to fund essential services and infrastructure projects, benefiting all residents.
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- **Job Creation:**
 - STRs support a variety of local businesses, including cleaning services, maintenance companies, restaurants, and attractions. These businesses rely on the income generated by STRs to employ local residents and contribute to the overall economic vitality of
 - the city.

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- **Enhanced Tourism:**
- STRs offer travelers unique and authentic experiences that they cannot find in traditional hotels. This attracts visitors to Vancouver, boosting tourism and supporting local businesses that cater to tourists.
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- **Additional Housing Options:**
- STRs provide affordable and convenient lodging options for visitors, especially during peak seasons when hotel rooms may be scarce. This helps to alleviate the burden on existing hotels and allows more people to experience all that Vancouver has to offer.
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- **Greater Awareness of Local Businesses:**
- STRs often feature recommendations for local businesses in their welcome guides, making it easier for visitors to discover and support them.
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Social Benefits:

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- **Increased Community Engagement:**
- STRs can foster a sense of community by connecting residents with visitors from all over the world. This cultural exchange can promote understanding and appreciation for different perspectives and backgrounds.
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- **Revitalization of Neighborhoods:**

- STRs can bring life back to vacant or underused properties, contributing to the overall revitalization of neighborhoods. This can lead to increased property values and improved quality of life for residents.

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- **Flexibility for Residents:**

- STRs provide homeowners with a valuable source of supplemental income, allowing them to stay in their homes and afford necessary repairs or improvements. This can help to stabilize neighborhoods and preserve the character of our community.

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- **Increased Diversity:**

- STRs can attract visitors from diverse backgrounds, contributing to a more vibrant and inclusive community.

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- **Increased Sustainability:**

- STRs can be more energy-efficient than traditional hotels, offering eco-conscious visitors a sustainable lodging option.

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- **Improved Public Transportation:**

- With increased tourism and economic activity, STRs can contribute to improved public transportation infrastructure, benefiting all residents.

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Regulations for Responsible Growth:

While I firmly believe in the benefits of STRs, I also recognize the importance of responsible regulations. I urge the City Council to implement reasoned, and reasonable regulations that address concerns about

noise, parking, and safety, while ensuring that STRs can continue to operate and contribute to our community. Without being burdened with prohibitive and overly restrictive regulations.

Conclusion:

Short-term rentals are a valuable asset to Vancouver, Washington. They generate significant economic benefits, create jobs, enhance tourism, and contribute to the social fabric of our community. I urge you to support the continued operation of STRs while implementing reasoned regulations to ensure their positive impact is felt for years to come.

Thank you for your time and consideration.

Sincerely,

N. Drake

Comments on Proposed Short-Term Rental Regulations

Survey Response	
Date of contribution	Share your comments on the draft regulations:
Jun 21 23 07:53:56 pm	Will there be no guidelines on the maximum percentage of short term rentals within a neighborhood? Turning homes into investment property increases competition for remaining homes and erodes the quality of neighborhoods by introducing temporary occupants who aren't vested in and don't participate in the community. Just say no.
Jun 21 23 09:10:08 pm	Stop finding ways to grow your government even bigger by stealing even more taxes and fees from "We the People" !!!! Find more ways to stop spending my money and lay off city employees.
Jun 22 23 08:48:15 am	I think it is well drafted and easy to understand and I think it should be passed
Jun 23 23 08:48:54 am	Allowing short-term rentals will drive up home values in the CoV, further pushing first-time home buyers away from accessing home ownership. PLEASE consider our entry level socioeconomic residents in our city. The wealth gap is a critical issue in society today. Leadership for all please.
Jun 23 23 09:44:01 am	Growing up in Vancouver, it's already difficult coming up as a young adult to find rent. Affordable rentals are few and far between in this city. Even the subsidized housing by the city is not "affordable." Short term rentals create more of a shortage for young adults hopeful to buy a home here. We need more young people in Clark County to replace the retiring worker base, yet young people struggle to afford to live here. Short term rental exacerbate the pre-existing housing crisis in our city. Keep short term rentals illegal and actually enforce it.
Jun 23 23 10:01:12 am	Short term rentals will hurt many in our community. Companies (and wealthy landlords) buying up property to flip them into short term rentals while many of our youngest generations already can't afford a home in Clark County is how we will drive people away - and they will stay away, completely changing what makes our city great. It's inevitable that the city will cave to this because money is usually the only factor cared about, but it is not worth pushing out more and more citizens so a few can gain more and more wealth. Short-term rentals are a drain on our community resources because it lowers available housing, pushes more people to home instability, and more people into homelessness. It's the real trickle down economy! There is a reason we need so much affordable housing in the city — and it's because we ALREADY do not have enough room, let alone if people were just renting out possible forever homes ... for two days at a time.
Jun 23 23 10:42:34 am	Why are ADU's prohibited from short term rental? They seem like a great option for short term rental. I thought the purpose of this change was to put more homes on the real estate market.
Jun 23 23 01:04:20 pm	I do not think short term leases should be allowed. People will not use their primary residence for these leases, they will acquire homes in order to make a profit. This will make buying a home for actual residents increasingly more difficult. I have lived in Vancouver for three years and intend to stay but it is incredibly difficult to become a home owner here. If you allow people to buy homes for the sake of turning them into air bnbs, I assume for certain folks, home owning will become impossible and they will be forced to leave. Owning a home should be reserved for those who want to live, work, and contribute to the community. Not for someone to strictly make a profit. I very disappointed that this conversation is even happening.
Jun 23 23 01:17:27 pm	Not for this plan. In order to maintain quality neighborhoods for those that live here long term we need to maintain some level of affordability for residents, and allow long term affordable rentals for those that need them in the community. Short term rentals will not increase value or the integrity of neighborhoods but will bring in people that don't care about the area, allowing MORE trash and transient behavior. What are you doing to protect existing homes owners rights, making existing neighborhoods nicer - by removing/reducing trash and crime, and making things easier for folks that can't make ends meet? Removing availability of rentals for "short term" use is short sided.
Jun 23 23 01:37:42 pm	Short term rentals have been a large contributing factor in the ongoing housing crisis in the United States. I and many of my younger friends are already having a difficult time entering the housing market and this provides yet another avenue for corporate entities to hoard real estate and limit access to individual families looking to buy homes.
Jun 23 23 01:49:26 pm	They should be allowed. Allow home owners to use their home however they see fit, they own it. Less government regulation, especially once stopping Americans from making a living and or profit.
Jun 23 23 02:13:20 pm	I think short term rentals should be allowed. As long as people are being respectful of residence

Jun 23 23 03:06:20 pm	'Thank you for the opportunity to comment on the draft regulations. -Will Short-term rentals be limited to specific zones? Which zones would those be? The applicability section under 20.835.020 implies that they would be limited by zones. Is there an update to the use table that should be associated with the draft regulations or is the use table remaining the same. -How will the city track the impact of short-term rentals on current housing stock? -Currently short-term rentals are abundant within the city and not permitted. If enforcement of current regulations isn't met, then how does the city propose to also enforce these regulations of limiting duration of stay and zoning locations? -Did the city consider banning short-term rentals for second homes similar to Vancouver B.C.? The current housing market within the city is very tight and allowing secondary residences to become short term rentals will only exacerbate that. Would the city be open to allowing homeowners or renters to only rent out some or all of their principle home?
Jun 23 23 04:04:57 pm	I'm really surprised by the city's decision to allow short-term rentals (unless of course it's about collecting taxes because duh, capitalism). I'm not opposed to individuals renting out extra space they already have, but there isn't enough being done to correct housing shortages or create housing for those without. My biggest concern is businesses purchasing livable homes for the sole purpose of creating short-term rentals. The timing of this decision also couldn't be worse. The housing market is all but stalled and many people are priced out of the market, leaving more room for businesses to buy them. And I would bet that part of why the number of short-term rentals is so low is because it goes against city code. Until everyone in the city has a home, houses shouldn't be purchased for the sole purpose of renting it out to tourists.
Jun 23 23 04:05:20 pm	Do not allow these—crack down on those that operate now. It hinders too much affordable housing!! We need entry level homes within the downtown core.
Jun 23 23 05:21:15 pm	Short term rentals will make the real estate market worse for those of us who already live in Vancouver. Too many short term rentals are just "investments" for folks coming in from other states or internationally.
Jun 23 23 06:44:40 pm	I don't want it when we already have a shortage of affordable long term rentals
Jun 24 23 12:19:37 am	Short term rentals have allowed my out of town relatives come and visit us in Vancouver because of their affordability, ability to house entire family units, kid-friendliness, and overall safety. These things are not always accessible to low income families when accessing hotels or B&Bs. Short term rentals can also provide residents additional sources of income/support. They should be encouraged but limited to those living locally.
Jun 24 23 06:08:46 am	Don't do it. We don't want to become a Portland mess, too!!!
Jun 24 23 06:34:15 am	Short term rentals, adus or rooms in a home should be allowed. It would \$ assist some homeowners. Concern is how does that impact neighbors and their community. My dirty neighbor has an old rv on their property. I'm hesitant to agree to adu for fear of them using the beat up rv as \$ maker. So. I'm torn.
Jun 24 23 07:43:57 am	Please do not allow short term rentals! Homes for sale will be bought out by corporations (mostly with cash offers) leaving Vancouver residents looking for a home purchase to look elsewhere. This happens everywhere. Please do not pass this!
Jun 24 23 08:08:26 am	Hello, thank you for allowing me to comment on this issue. While vancouver is not a vacation destination the likes of Hawaii, Miami, etc, short term rentals had a significant negative impact on the locations housing markets. Since there is a housing crisis currently in the southwest Washington region I would prefer not to add more strain on the market. I support the continued ban on short term rentals. Thank you,
Jun 24 23 08:55:59 am	I agree that short-term rentals must be regulated, as this is better than them operating illegally. I would like to see the city add regulations regarding how many days a month or year a property can act as a short term rental. Eg, 10 days out of every 30 or 100 days out of the year. This means people could rent out a spare room or when they go on vacation, but would help prevent people from buying property - which should be used to house residents - and running it as a full-time Airbnb or Vrbo. Thank you for allowing input!
Jun 24 23 11:27:20 am	All short term rentals MUST provide a room for a homeless person(s) - No Exceptions (a 30 day rental mandates a 30 day stay.) If they can profit from a short term rental that means that they have the resources and funds available to provide a room(s) for a homeless person(s.) Otherwise - raise the tax on short-term rentals to fund more affordable housing in the future.

Jun 24 23 11:29:47 am	If someone; 'or some organization' can 'PROFIT' from a short term rental..... - that means that they have the resources and funds available to provide a room(s) for a homeless person(s.) Otherwise - raise the tax on short-term rentals to fund more affordable housing in the future.
Jun 24 23 03:36:10 pm	Governments have over reached in so many areas and this would be one that they have no business trying to control. Let the free market be free and the citizens will all benefit the most. There are already enough laws dealing with noise and safety. Charging a fee and over regulating does no one any good but maybe the employees of the government that should be working in the private sector. All property rights are reserved for the people and to assume that since the government did not specifically allow it makes it illegal is unconstitutional and thus unlawful.
Jun 26 23 07:50:43 am	No one outside of Airbnb owners want an Airbnb next to their house. I wouldn't purchase a home next door to a hotel. I don't want a hotel moving into my community. Our streets were not designed for short term parking. I will vote against any politician that approves Airbnb regulation outside of an outright ban.
Jun 26 23 12:25:54 pm	I generally agree with the City of Vancouver regulating short-term rentals/ Air B&B's as there is currently no oversight in my neighborhood of single-family houses (in Walnut Grove). Yards of these houses are littered, overgrown with weeds/ grass, littered with trash/ shopping carts, cars parked illegally, etc. Does the city currently allow ADUs? If it does, I think in certain circumstances it could be permissible to allow short-term rentals in these units if they met certain public health and sanitation standards (appropriate plumbing, occupancy limits, fire code requirements, waste management in place, animal/ pet safety rules) and if they are located on property that is at least large enough to accommodate them. HOAs should also be able to self-regulate, but not supersede city requirements.
Jun 27 23 07:43:23 am	I have zero issue with short term rental properties as I believe they attract visitors to an area and therefore more business, which benefits the community in so many ways. As a person who uses vacation rentals while travelling I believe the majority of travellers are people who just want a more home-like environment to stay in and are not disruptive. Making application processes to be "legal" more complicated will actually result in more illegal units. Having a system in place that is reasonable and straightforward put the city and it's citizens on the same team, working together to make Vancouver a thriving city that people want to visit. I think it's absolutely reasonable to require that STR owners have an operating permit, but mirroring it after a bed and breakfast model that requires five years of residency before approval is unreasonable, if that particular law were to be applied to short term rentals. I think it's ridiculous for BnBs as well. Restriction of short term rentals in favour of supporting corporate hotel chains is also unwise economically for the city. Yes, those chain hotels pay taxes, etc, but the profits don't go back into the community. When local citizens have an income stream they're using that income within the local community, which supports other businesses, so it's a win win. Rather than looking at how we can limit things I would love to see a mindset of "how can we make this work and gain the benefits of bringing more visitors into our area".
Jun 28 23 08:27:54 am	I think these regulations are reasonable and address the community's most pressing concerns. Well done! I am concerned about enforcement, however. Please be sure to adequately resource additional enforcement capacity to go with this. Codes without enforcement are useless, after all. Please also resource an education/outreach campaign if they are approved targeting all homeowners. Perhaps include something in with utility bills or property tax notices (if possible), or pay for a one-off mailing to all homeowners in the city. Develop a web page just about these regulations with instructions about how neighbors can report problems. Promote widely in social and traditional media.
Jun 28 23 09:11:33 pm	Don't do this! Leave STR alone!!!
Jun 28 23 10:27:35 pm	I do not believe Air BNBs should be allowed to operate in Vancouver. Housing prices are already incredibly high and this will only raise them. Short term rentals are becoming increasingly necessary, with most of them being as expensive or more expensive as a hotel without the amenities. We do not need more short term rentals in Vancouver. Housing should go to our city residents.

Jun 28 23 10:36:25 pm	Thank you for including links to the draft regulations and related ordinances. 1) What constitutes a violation of the short-term rental permit? 2) What triggers a revocation of a short-term rental permit and what's the process for revoking a short-term rental permit? 3) Are short-term rental owners responsible for the actions of those they rent to? 4) Is there a limit to the number of short-term rental permits that will be issued in Vancouver? 5) Are there criteria for determining whether a short-term rental is suitable for a particular location, and whether a permit can be issued? 6) Is there a limit to the number of short-term rental permits that an individual, partnership, corporation or LLC can have at any time? 7) I have read that some short-term rentals are used for parties. Will this practice be prohibited? 8) Have the application fee and annual fee amounts been determined yet? 9) Will there be enforceable limits to how many guests are permitted in a short term rental at any time? 10) Must the dwelling's owner live in the dwelling for any part of the year? 11) Will the cost of the short-term rentals program be partly or entirely offset by permit and application fees?
Jun 29 23 06:26:17 am	A single one time fee and very lax regulations are not enough. These rentals can cause serious issues for neighbors and you have no rules or regulations to hold Rental Owners accountable. You need regulations and fees for breaking them in order to ensure rentals are run correctly and safely. Do you have a regulatory agency ready to assist with any complaints with rental properties as we all know the police department can barely manage what's on their agenda now. It is time to take a stand and for Vancouver to say homes are for living not for short term rentals. Vancouver should ban the sale of homes to not only short term rentals but also private equity firms and foreign companies. The homes in Vancouver should be for the citizens of Vancouver. I understand the number of homes currently used as short term rentals is small but each and every one of them is a home that could be used instead for a local family instead of a business. A family that spends money and pays taxes in the city all year long. Travelers have plenty of options within Vancouver to stay and enjoy our wonderful city. Please leave the homes for those of us who live here.
Jun 29 23 01:32:42 pm	Please ban short term rentals in SFH neighborhoods all together. Air BnB and others like it are causing housing prices for any that are actually still available to ridiculous heights. There are many reasons for the housing shortage and this is one of them. I have lived in Vancouver proper my whole life and have 0 hopes or chances of ever buying a house here. Houses are meant to be for living in, not profit centers for greedy real-estate moguls from out of state. Choose people over money. Prove your humanity.
Jul 01 23 06:08:41 am	Hello, I am a long time Vancouver resident and have been negatively affected by the rise in AirBnb's. I've not only been priced out of the housing market considerably since the rise of STR's, but have had to leave two separate rental properties when the neighbors decided to turn their house into a STR. In came a flux of different people every night/week, being loud and disrespectful of any neighborhood ordinances. Even when told that AirBnb was illegal, the city lacks any teeth to enforce this so the owners ignore the warnings. Please ban STR's in Vancouver! Other cities, not just in the US but across the world, are seeing the writing on the wall and doing the same. I mean Jeff Bezos is buying into STR's at an alarming rate, do we really want to open the door up to that type of buying competition, mega-investor vs. middle-class? Because they are coming, and fast. Protect your constituents, not the investors/banks.
Jul 01 23 07:08:29 am	I do not feel that airBnB and VRBO or other like entities should be allowed in single family neighborhoods. It restricts access to housing for those that will contribute to the community for the long term.
Jul 01 23 08:39:29 am	Please do not change the regulations for short terms rentals like Vacasa, Air B&B or other entities. There are housing shortages in Clark County that would only increase for residents and rentals would find increases in monthly rental costs. Please do not revise the proposed changes to allow for short term rentals.
Jul 01 23 09:04:14 am	It does not seem there is an appreciation on what short term rental provide to the city but rather a focus on what is wrong with it. As short term rental owners we bring revenue to the city through tourism. Guests who stay spend money and experience what Vancouver has to offer as we promote that to them. Regulation is good to have in place understandably, but at the same time there should be some incentive given to what we bring to the city in returned revenue for tourism. Our homes and gardens are kept in impeccable condition due to the service we provide, and reviews given by guests. Down the street from me is home that is a hoarder's paradise and a complete eye sore, but that seems to be in order to what Vancouver would want rather than a beautiful, manicured garden and home that is maintained impeccably.
Jul 01 23 09:46:51 am	Short term rentals should remain banned. Allowing short term rentals is bad for locals and the housing market. It is also a detriment to the hotel industry.

Jul 01 23 10:09:41 am	Please keep short-term rentals illegal. Need to increase the affordable rental options for residents, not tourists. Is or should there be a limit on the stay of renters of Short-Term Rentals? When does occupancy change from Short to Long-Term Rentals? This sword cuts both ways - too short per stay disadvantages use of, say, a week (ex. rental for wedding party); if too long it becomes a full-time rental. My thought would be maximum of 7 days and 7 nights. I don't see any restrictions on parking (both garaged/driveway and street parking). Short term rental for a party event could result in overflow parking. Some streets cannot accommodate parking on both sides of the street plus safe single lane passage of larger sized moving vehicles (SUV/Pickups). Blocking safe passage, access to neighborhood driveways should be specifically prohibited. Re, Notification of Neighbors. Should be extended to at least two houses in all directions, plus any houses where parking of guests will be in front of their property. Should also require stating the (estimated) number of non-overnight guests. The notification to neighbors should include anticipated noise higher than what would be expected if the occupants were a family typically the size that could be expected to be living in the home (or two adults plus 1adult/child per sleeping room other than the master bedroom). There should be a provision either prohibiting the licensed operator from sub-letting the property to another individual even if for the same purposes.
Jul 01 23 10:32:23 am	I'm glad to see you are addressing some of the issues head-on. Fair and solid regulation will help protect neighborhoods as well as operators. Thank you
Jul 01 23 12:28:37 pm	I am not in favor of short term rentals. Short term renters, on average and in the extreme, have no sense of ownership in community, noise levels, littering, and damaging the environment. We want to keep Vancouver beautiful and a place where people want to live, shop, and receive services. Short term renters are not invested in keeping Vancouver a beautiful place to live, work and shop.
Jul 01 23 03:28:51 pm	They seem fair. Good communication between owner and neighbor. Renters will be protected by having livable and safe rentals. Will there be special policies written for arbitration between owner and renters? I've heard too many short term rental horror stories. Either the renters are jerks (and sometimes even become squatters) or the owner is a menace to renters. Making them pay for basic things (like using the stove and storage space) or being so cheap that accommodations are not what was advertised.
Jul 01 23 03:42:53 pm	I see no need to differentiate short term or versus long terms. People who rent for the long term can generate all the same issues as those who rent for the short-term. No rental should allow any of those things so why differentiate? Any rental that is well maintained, doesn't disrupt the neighborhood, and is looked after is fine regardless of how many days it's rented for. Why do you?
Jul 01 23 06:43:26 pm	I prefer these units remain prohibited, especially considering the lack of enforcement, even when they are not legally operated. This gas tge ability to severely impact neighborhoods where homeowners have their livelihoods in their home values. There are nonprofits giving funding for these types of units due to limited housing options/ shelters and bringing in houseless populations that are hard to get removed once they have settled in. Im not in favor of proposed regs unless city can prove it has the staff to enforce noncompliance.
Jul 02 23 01:07:50 pm	We think the city should continue with the current ban on short term rentals in the Vancouver. We already have had problems in our very nice, well established neighborhood with homeowners illegally renting out either part or all of their house on a short term basis. The short term renters have made a lot of noise and raced up and down our streets. We want to maintain our peace and quiet in our single family houses.
Jul 02 23 01:34:52 pm	Protect our neighborhoods. Vacation dwellings should not be in residential zones.
Jul 03 23 02:17:35 pm	Keep short term renting illegal
Jul 05 23 10:12:27 am	All short-term rentals managed by larger organizations, such as, VRBO, Airbnb, etc..., should not be allowed. Not only is it proven that they drastically reduce the number of available houses for long-term use. The organizations themselves have proven to not have the best interests of the residents in the locations in which they operate. Vancouver needs to look beyond its local and regional borders for examples of cities with higher rates of short-term rentals to see the actual impact that would come here, if they were allowed to operate.
Jul 05 23 05:42:38 pm	I use airbnbs often. I think having the ability for more places for visitors would be good for the city as long as there is sufficient parking for the neighbors and guests.

Jul 06 23 06:38:26 pm	The regulations seem reasonable. While I am concerned that STRs are a bad idea generally, it is better to have strictly enforced regulations than not. I hope that sufficient resources will be applied to enforcement of regulations, and that reported abuses of disrupting activities in residential neighborhoods will be easy to make with swift effective responses. Thank you for the opportunity to comment.
Jul 07 23 07:15:39 am	We have a short term rental that has been operated in our neighborhood for several years. At present almost half of the ownership of homes in are area are not lived in by the owners. Rather they are rentals. This has negatively affected the livability here. Properties are not as cared for, and folks are not interested in creating community. We see this short-term rental practice as another assault on a family neighborhood, encouraging/promoting business concerns rather than family values.
Jul 07 23 09:32:50 am	I support the draft regulations and encourage the Council to approve them.
Jul 07 23 01:00:22 pm	I think short term rentals for a single room are an amazing way for home owners to gain extra income. However, each short term rental that uses an entire house is an entire house that is off the market to someone who could be living in our community gaining equity.
Jul 07 23 03:26:56 pm	More west coast government overreach. Stay out of markets you idiots. God must liberals seek to destroy everything
Jul 08 23 10:40:52 am	Are there any plans to add caps (limit the NUMBER) of STRs?
Jul 09 23 03:32:22 am	Would prefer if the rentals were limited to 2 per certain radius such as 2 STRs per 10 miles
Jul 09 23 07:09:25 pm	The stated purpose of the regulations are intended "to allow for a more efficient use of certain types of residential structures. . ." Please tell me exactly what is the nature of a more efficient use? What is proposed here is to drop tiny rental businesses into homes across neighborhoods in the city. Where is the need that this fills? I'm concerned because this type of rental has been shown to increase the affordable housing shortages across cities in Europe. Are we not shooting ourselves in the foot by allowing this? It clearly goes counter to all the work being done here to INCREASE affordable housing. I'm afraid that we are not taking a good enough look at the long-term consequences of such a regulation. Another big concern I have surrounding short-term rentals in an established neighborhood is the inevitable deterioration of the existing close knit community. Just this morning, I was walking past a house about 3 blocks from my home where several neighbors had come together to chop down a tree and clean up the yard for a recently widowed next door neighbor of theirs. I know my neighbors. They obviously know and care about their neighbors. I will miss this. In fact, I already do. One of our neighbors moved into assisted living a little over a year ago. His house was sold to a single woman who apparently travels a lot. She also rents out her basement on VRBO (or the like). The renters are mostly low key but they are definitely noticeable because none of us recognizes them. Also, she has had renters who stand out in the street, smoking cigarettes and staring at me while I garden. Uncomfortable. And smelly. I can understand if a person isn't able to afford their mortgage payments and needs the extra income from a short-term rental. But I feel rather strongly that the owner must be living in the home and PRESENT when it is being rented out.
Jul 17 23 01:39:28 pm	Overall, I am opposed to this. The Short-Term Rental regulations as currently proposed seem reasonable and prudent. I have singed up for email updates, as we are actively looking for a second home near family in Vancouver and would like to make it available when we are not occupying it. The outcome of this proposal will directly affect our decision to buy.
Jul 19 23 08:13:47 pm	Please do not approve these short term rentals. Free these up for long term rentals to assist in the housing crisis we face!
Jul 22 23 07:35:37 am	The draft does not appear to address parking in any way. In some neighborhoods parking is already a problem. Also, owners of short term rentals should be required to notify a wider range of neighbors -- perhaps all homes within a specified radius rather than just those homes that abut or adjoin the rental property. Sound travels beyond just the next door neighbor's house. Lastly, there should be a way to hold owners liable for any damage / nuisance caused by their renters. An example of this might include renters who let their dogs use neighboring properties as toilets. Yes, there are laws in place already, but since the renters are short-term, many simply don't care, leaving homeowners who are not benefiting from the income of the short term rental to deal with the messes left behind.
Jul 22 23 04:48:53 pm	N/A
Aug 02 23 08:11:43 pm	These regulations seem fair but any additional regulation than what's proposed here would be absolutely short sighted by the city, in my opinion.

Aug 04 23
09:40:16 pm

As a native Vancouverite born and raised within the downtown area, I whole heartedly disagree with any allowances for short-term rentals. There simply isn't a demand for STR outside of the historic downtown area, and slowly but surely there's been more and more of these tax evading small businesses moving in, buying up small homes, not living in them and turning them into tourist destinations. This takes beautiful available homes off the market for those who intend to resident in a residential neighborhood. Further appalling is the nerve of some of these people to buy up the previously low-income housing units like duplexes and historic apartments for their money scheming ventures. This not only further impacts the housing crisis, but artificially inflated the cost of living for everyone. I would hope quiet Vancouver, who prides itself on not being a huge sprawling metropolis like our neighbor of Portland, has the foresight to see that we should keep STR out of the Vancouver city limits, and the surrounding neighborhoods, to protect what attracts so many diverse people to live and work here. Vancouver should be set apart, from Seattle and Portland and Los Angeles, the latter by the way loses 11 homes per day to the corporate and lobbyist funded ventures that swoop in and buy all the real estate. Sounds pretty familiar really, seeings how the homes around here are only on the market for a week tops before someone is laying down cash, upwards of a million dollars, for a "quaint bungalow" that no matter how you remodel will still be small. As a professional in the healthcare industry, who's married, and despite the combined income of both of us still can't afford to buy a home in the neighborhood where I was born... I say enough is enough! Let these greedy fools pay real taxes and fees and run a real hotel or BB industry - the STR isn't where the advantage truly is. Vancouver is better than taking this cheap bait!
~ Rachelle

Aug 11 23
12:18:28 pm

If one owner is limited to one rental, and they are required to own and live in the unit, then operation under the BnB rules seems fair. Joint tenants or owners in common (married, partnered individuals or ownership partnerships) should not be allowed a second rental house.

Interesting article: <https://www.times-standard.com/2023/08/11/a-megahost-might-run-your-airbnb-why-it-matters/>

Aug 16 23
01:23:25 pm

This is a terrible idea. Single Family Houses are already so rare in Vancouver, and this will destroy sleepy neighborhoods across the city.

Aug 24 23
01:41:41 pm

No more regulations, please. Allow people to be adults.

Aug 27 23
05:26:10 pm

Safety and health inspections seem like an obviously good call. The permits and licensing seem like a mixed bag. First, a BNB license is often different than a Landlord license in Vancouver, WA. Despite AirBNB's name, it is often closer to a rental alone than a bed and breakfast. Even more, many housing options on BNB are closer to renting a room or space to a roommate rather than an entire property to a tenant.

Since there are so many different degrees of short-term rentals there should also be different degrees of licensing and regulations associated. Someone who has built a short-term rental company with many properties should not be treated with the same licensing standards as someone who rented a room in their house for a couple of weekends to make ends meet.

Major platforms such as VRBO and Airbnb manage taxes at the state and local levels ensuring financial compliance.

The only other purpose behind "licensing" aside from financial gain for the city is to restrict individuals from participating either due to density, failing to meet safety standards, or managing complaints. Perhaps the bar to entry to gain the permits should be low (financially) allowing for city regulation in situations where safety could be of concern, but without the foreshadowing of restricting who can utilize this opportunity.

Finally, there are many homeowners who are only able to afford their housing by supplementing their income. Although .003% doesn't have a huge impact on overall market pricing, it will have a significant impact on those families who will have to sell their home(s), or lose their home(s), due to this loss of income. How will those people be accommodated for the sudden impact on their personal finances that could not have been predicted previously? Putting limitations on any industry should be approached with extreme caution, consideration, and time to meet compliance.

Sep 21 23
11:58:13 am

Vancouver does not currently allow short term rentals. Let's enforce the law! if allowed, neighbor concerns should be a factor. In our case, an ADU was built as close to the property line as permitted, windows installed look directly into our backyard. This is a violation of our privacy and potentially our safety. If Vancouver wants to permit this in residential neighborhoods, the rental should be at least 25 feet from the property line.

Oct 02 23
02:27:13 pm

Since the removal of parking on Columbia St. our new neighbor has bought and remodeled a house for the purposes of short term rental. We have lived here for more than 25 years and cannot even park our cars near our house. We have had vehicles stolen that were so far from our home we could not monitor them. Air B&B's and BRBO's should not be allowed in the city of Vancouver! The impact on residents is not without unfair implications.

Short-term rentals in residential areas/neighborhoods that are majority single homes are extremely disruptive, and I disagree with allowing them. The increase in traffic, noise, and lack of respect for the neighbors is disruptive on many fronts. These "renters" are often using the house for a party, with a lot of in/out traffic, inappropriate language, music, and behavior. Renters tend to have hours that disrupt others who may actually have work or small children. They park in front of other houses and again tend to come and go at all hours waking up neighbors. These renters do not care about the neighborhood or the people, so they show little respect to those who actually live there. We have experienced this in our neighborhood constantly with just 1 Airbnb. We have tried to speak with the owner and made complaints, however, the Owner's response is that they are running a business and compliant wise we have little recourse other than noise within certain hours. Most of these owners do not even live in the state or take the time to understand the actual neighborhood, they are in for the money while people who are vested in a neighborhood as part of the community are forced to give up on that desire for someone else's profit. Our neighborhood no longer feels safe, or as connected as it once was. Even the children do not play together out front due to the additional issues that short-term renters have presented.

Please reconsider allowing short-term rentals in our family neighborhoods. Allow them in areas that would be better suited to vacation areas or that would be non-disruptive to others.

Oct 06 23
06:49:59 am

Dec 03 23
09:12:39 am

AirBnB and the like is terrible for the housing market. Ban 'em.

Public Record for 12-4-23
VCC meeting

My NOTES: This 179+ acres in East Vancouver is OWNED by a NEW YORK entity and will have no desire to do the Will of The People of Clark County Wa. They plan to build 1,800 new row complexes !!!!!!! VANCOUVER CITY COUNCIL along with PORTLAND CITY COUNCIL are two of over 400 American Cities that are members of the UNITED NATIONS and DO NOT follow THE CONSTITUTION but do follow the ICLEI and other marxist socialist forms of GOVERNMENT as the U. N. does have two major agendas which You can discern for Yourself by reading about "Agenda 21 – 2030" The two fold agenda is to have a one world order of government which enslaves The American Free Thinker and Our Liberties and the second in-Humane agenda is to DE-POPULATE as is the covid jab bioweapon during this plannedemic. WE THE PEOPLE MUST STAND against these agendas as Our ForeFathers warned US to do !!! ASSEMBLE at ALL LOCAL Government meetings – City and County !!! STOP OVERPOPULATION NOW and STOP the Growth Management Act !!! Our Hard Earned Tax Dollars are being used to fulfill these agendas and WE MUST wake up – stand up – and take Our Local Governments back. UNITED WE STAND so We don't fall divided - Amen.

City of Vancouver, WA

1. Vancouver Innovation Center

Vancouver Innovation Center

this relates to
consent agenda
#1 - 12-4-23 meeting

The VIC

Address: 18110 S.E. 34th Street, Vancouver, Washington

Application Number: LUP-83392

The City is in the process of reviewing a revised Mixed Use Master Plan and associated Development Agreement for a 179-acre site located along S.E. 34th Street, just east of 192nd Avenue. An initial Master Plan, Development Agreement and change to MX zoning was approved in 2021, to allow for improvement of an existing 700,000 square foot industrial building, surrounded by development of new residential, commercial, and mixed-use buildings, including a plaza, a forested park, and a school.

The revised Master Plan and Development Agreement submitted for pre-application maintain the framework of the initial plan, with increased allowances for up to 1,800 multi-family housing units, allowances for more commercial and industrial building square footage, and increases in the amount of open space proposed.



Provided by TheVICWA.com: Residential, retail, office, light-industrial, pedestrian improvements, and public spaces meld to create a highly livable and unique community in the heart of East Vancouver, Washington.

Project Contact

Mark Person, Senior Planner

[\(360\) 487-7885](tel:(360)487-7885)

mark.person@cityofvancouver.us

Related Neighborhoods

[Fisher's Landing East](#)

Plan Documents

[Proposed Master Plan](#)

[Potential Open Space](#)

[Applicant Narrative](#)

[Visit the developer's page for more on The VIC](#)

[City Hall](#)

[415 W. 6th St.](#)
[Vancouver, WA 98660](#)

[CONTACT](#)

RESOURCES

- [Accessibility](#)
- [ePlans](#)
- [Jobs with the City](#)
- [Make a Payment](#)
- [Maps](#)
- [Municipal Code](#)
- [Permit Center](#)
- [Public Records](#)

COMMUNITY

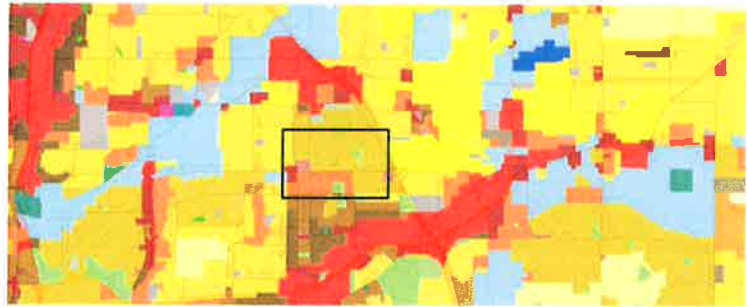
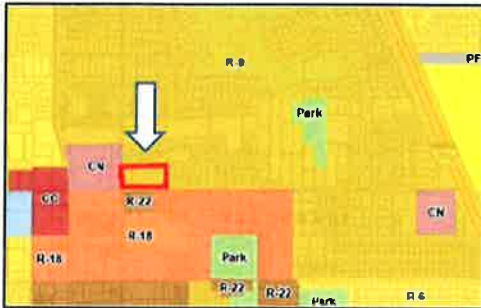
- [About Vancouver](#)
- [Climate Action](#)
- [Firstenburg Community Center](#)
- [Marshall/Luepke Community Center](#)
- [Neighborhood Associations](#)
- [Public Art Map](#)
- [Water Resources Education Center](#)

DEPARTMENTS

- [City Attorney's Office](#) *** ALL HERE ARE UN-ELECTED officials and DO NOT REPRESENT
- THE CITIZENS OF Clark County Wa USA !!!!!!!
- [City Manager's Office](#) The City managers and the Clark County manager ARE NOT ELECTED to
- REPRESENT WE THE PEOPLE !!!!!!!
- [Community Development](#)
- [Economic Prosperity and Housing](#)
- [Financial and Management Services](#)
- [Fire](#)
- [Human Resources](#)
- [Parks, Recreation, and Cultural Services](#)
- [Police](#)
- [Public Works](#)
- [Employee Portal](#)
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Fall 2023 Comprehensive Plan and Zoning

MILLER'S ZONING at 63rd St & 72nd Ave



Council Members and The Mayor:

On 9/12/23 when Principle Planner Brian Snodgrass introduced Amendment C for the Miller's Parcel he noted: "Council Rejected the R-30 for the site across the street because they didn't want the contrast with the R-9 to the North..." **My question to the Council is... What has Changed?**

Brian Snodgrass says that the updated master plan directs that where appropriate we want to push for higher density... All we are left with is accepting his statement... "It Seems Like an Appropriate Site"

Brian supports the position by noting... "It's fairly close to a pretty complete commercial site..."

- It's a Neighborhood Safeway surrounded by 50% occupied retail maybe 10k sqft.
- No... Look up where R-22 and R-30 exist? It's off the Andresen, The 4th Plain Retail Corridor and Vancouver Mall.

Brian states regarding transportation proximity... "bus service is not far away".

- Again the existing R-22 and R-30 projects sit at major nodes and on transit lines.
- This site is totally inconsistent.

Planning is trying to force a designation on this site and they are asking you to simply trust them. *It's irresponsible.*

The planning department should be asking the developer to work through the proposal and provide sufficient information. Not telling them to provide no information and ask for a higher zoning than the developer sees to be appropriate for the site. Those are Brian's words from 9/12 not mine.

Here is how Commissioner Pyle closed his review...

"I find myself frustrated because we [commissioners] so often find ourselves spoiled by the amount of information we receive... the developer on the last project we reviewed spoiled us with information [related to zoning]. I almost wish we hadn't seen this [the Miller's] project's conceptual site plan because that's not what's going to happen... I'm trying to ignore it completely to get a sense for what the outcomes of an R-30 zoning could be... Again, I'm trying to zoom out to get a sense for the adjacencies... I feel that, as we just walked through in the previous application... the development standards of an R-22 and R-30 can be appropriate next to the High Capacity Commercial areas... I stress to the applicant that Council may not see it the same way... and may want the adjacency [issue] addressed more head on. It doesn't change my leniency to approval. But It doesn't feel baked. I hear Commissioner Baufus's point.. "It doesn't feel baked." And on a site that is constrained it makes it harder to approve.

I close with the question... Why is this parcel's rezoning being forced on the community without due diligence as an amendment to the comprehensive plan?

JEFF PRUSSACK AND _____

20.420.025 Higher-Density Residential Zone Function and Location Criteria.

<https://vancouver.municipal.codes/VMC/20.420.025>

Fall 2023 Comprehensive Plan and Zoning

MILLER'S ZONING at 63rd St & 72nd Ave

We know it's hard to go against the recommendations. We are asking...

Make the Responsible Choice.

Approve

A,C,D,E,F

7-0

PLANNING
COMMISSION
UNNANOMOUS

Breakout Option

A,C,D,E,F

7-0

DETAILED
REVIEW

B – R30

5-2

Supporting:
Adigweme, Cavel,
Ledell, Pyle, Schulte

B – R22

5-2

Dissenting:
Blaufus,
von Borstal

DISSENTING OPINION:

Blaufus – “They don't sound like they are really ready...Developer and community both want R-22...I'm not prepared to approve R-30.” (2:36min, 10/24)

von Borstel – “Proposal hasn't been fully researched enough past R-18.” (2:38min)

SUPPORTING OPINION:

Pyle – “I find myself frustrated, we are typically spoiled by the amount of information....Doesn't feel baked makes it more difficult to approve.” (2:42)

Schulte – “Got the sense applicant will do what's right.” (2:41)

Ledell – “Disappointed we don't have more information.” (2:41)

Cavel & Adigweme & Schulte – “Developer could always build fewer units.” False. Commissioners didn't understand Table 20.420.040-1 requiring min/max of zoning code. (2:37; 2:40)

OPTION 3:

Go to R-22 and the developer can always ask for R-30 as a standard zoning change. Ask planning to consider a broader comprehensive change that creates a Development Center at Andresen/63rd. Remove traffic measures that undermine development, improve transit and street parking, help business flourish.

What is Responsible?

We want a high quality project. We are not a group of NIMBYs.
We want good development.

This is where we live.

NUMBERS GAME. By playing a game with unit requirements you change the economics of the site. That's Irresponsible. That's why Planning Departments require developers to work through a development process and invest in a development.

Why didn't the developer ask for R-30?

“The developer thought R-30 wasn't attainable.”

~Brian Snodgrass
Principle Planner

R-30

30 units/acre * 4.17 acres = 125 Units

1BR....125 BRs. 1BRs are required to meet the parking and site drainage.

R-22

22 units/acre * 4.17 acres = 91 Units

2 BR....182 BRs. Matching the quality product across the street.