



## CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.  
PO Box 1995 | Vancouver, WA 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Anne McEnerny-Ogle, Mayor

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

## February 28, 2022

### Workshops

*Workshops were conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting via the live broadcast on [www.cvtv.org](http://www.cvtv.org) and CVTV cable channels 23 or HD 323, or on the City's Facebook page, [www.facebook.com/VancouverUS](https://www.facebook.com/VancouverUS), or listen via the GoToMeeting conference call.*

*View the CVTV video recording, including presentations and discussion, for workshops at:*

[https://www.cvtv.org/vid\\_link/34303?startStreamAt=0&stopStreamAt=1969](https://www.cvtv.org/vid_link/34303?startStreamAt=0&stopStreamAt=1969)

### **4:00 - 4:40 pm     Vancouver Fire Department Update**

*Brennan Blue, Vancouver Fire Chief, 360-487-7201*

### **Summary**

Staff led Council through an update with the Vancouver Fire Department and the newly approved Proposition No. 2, which included information on how the money will be used to decrease response times and provide more equity for all community members.

## **4:40 - 5:40 pm     Executive Session Re: Labor Negotiations & Real Estate Acquisition**

At 4:40 pm, Mayor McEnerny-Ogle announced the Council would be entering executive session to discuss Labor Negotiations and Real Estate Transaction for approximately one hour.

## **REGULAR COUNCIL MEETING**

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

*View the CVTV video recording, including presentations and discussion, for this meeting at:*

*[https://www.cvtv.org/vid\\_link/34305?startStreamAt=0&stopStreamAt=5081](https://www.cvtv.org/vid_link/34305?startStreamAt=0&stopStreamAt=5081)*

## **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 remotely over video conference.

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

**Absent:** None

## **Approval of Minutes**

Minutes – February 7, 2022

**Motion by Councilmember Stober, seconded by Councilmember Perez, and carried unanimously to approve the meeting minutes of February 7, 2022.**

## **Community Communication (Items 1-12)**

Mayor McEnerny-Ogle opened Community Communication and received the following testimony.

- Glen Yung, Vancouver, asked, regarding the building fee increases, whether the 6% increase had to do with the old index, and stated it is important to look at all the fees and keep better tabs on them.
- Kimberlee Elbon, La Center, Washington, expressed concerns about item 11 because she said she was excommunicated by Clark County libraries; she also stated she believes anything the Council approves is illegal under the ICLEI.

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

## **Consent Agenda (Items 1-12)**

Council requested Items 2 and 5 be pulled for discussion.

Regarding Item 2, Councilmember Fox asked about the increase of \$1,700,000 to for purchasing of new traffic equipment and if the traffic light signal system can do more than what it is capable of doing now in terms of capturing vehicle crashes or other safety features.

Ryan Lopossa, Streets and Transportation Manager, explained that ahead of the pavement management program, the City conducts the curb ramp projects, and at signalized intersections, they also upgrade the signals to provide for the audio pedestrian signal feature. This allows people with vision disabilities to interact with the signal and safely cross. This is something the City has done for many years and has now come up against the contractual limit that allows continued purchases from the state contract for the items. Mr. Lopossa stated that currently, the operating system is limited in its abilities, but the Public Works department is looking at options to migrate to a new signal operating system to enable the City to utilize signals for more than just traffic lights. Mr. Lopossa stated staff is currently testing a new system. Council approval at a later date would be required to fund implementation of the system citywide

Regarding Item 5, Councilmember Perez noted Eileen Quiring O'Brian's name was still listed as the County signatory on Memorandum of Agreement (MOA), rather than Chair Karen Bowerman. City Manager, Eric Holmes, stated he did not

believe any action out of the Council would be necessary to make a change for the signatory from the County.

**Motion by Councilmember Hansen, seconded by Councilmember Fox, and carried unanimously to approve the Consent Agenda.**

**1. Bid Award for the 49th St Water Main Replacement project, per Bid #22-04**

Staff Report 022-22

**Summary**

This project will install approximately 5,400 linear feet of 10-inch ductile iron water main to replace brittle asbestos cement pipes and older steel pipes in Northeast 49<sup>th</sup> Street from Northeast 15<sup>th</sup> Avenue to Northeast Saint Johns Road. The existing pipes have a maintenance history which indicates they are in need of replacement. The new pipeline will improve the reliability of the water system and increase fire flow. This project will also install approximately 400 linear feet of 8-inch sanitary sewer in Northeast 49<sup>th</sup> Street to provide public sewer to an area with a failing septic system. Pavement restoration will be completed to restore the roadway where utility work occurs.

On January 25, 2022, the City received two bids for the subject project. The bids are as follows:

<b>SUMMARY OF BIDS</b>	
<b>BIDDER</b>	<b>AMOUNT</b>
Advanced Excavating Specialists, LLC, Kelso, WA	\$1,625,888.78
Nutter Corporation, Vancouver, WA	\$1,739,193.16
<i>Engineer's Estimate</i>	<i>\$1,350,000.00</i>

There were fewer bids than expected and the bid amounts reflect current spikes in material and labor costs. Advanced Excavating Specialists, LLC of Kelso, Washington, is the lowest responsive and responsible bidder, and has successfully completed utility construction projects of this magnitude during the last three years.

Advanced Excavating Specialists, LLC acknowledges the City's requirement for Apprenticeship Utilization on this project and is anticipating meeting the 3% goal.

Request: On February 28, 2022, award a construction contract for the NE 49<sup>th</sup> St Water Main Replacement project to the lowest responsive and responsible bidder, Advanced Excavating Specialists, LLC of Kelso, Washington, at their bid price of \$1,625,888.78, which includes Washington State sales tax, and authorize the City Manager or designee to execute the same.

*Michelle Henry, Senior Civil Engineer, 360-487-7155*

**Motion approved the request.**

**2. Increase to the spending limit on contracts C-100204 and C-100804 to support the purchase of traffic system equipment under Washington State DES Contract # 04616**

Staff Report 023-22

**Summary**

To maintain, operate, and replace existing traffic systems within the City, including traffic signal detection equipment and traffic signs, the City purchases materials through vendors that have contracts through Washington State (contract #04616 that started at the end of December 2016). Two of those vendors, Kar-Gor Inc. and Traffic Safety Supply Company, have reached the City's allowed purchasing limits and require Council approval and authorization for additional purchases over \$300,000 for the expected costs that will be incurred over the remaining life of the contract, which runs through January 31, 2023 but will likely be extended two (2) years to run through January 31, 2025.

The current model of detection cameras that the City uses will become obsolete over the next few years. These detection cameras are used to notify the traffic signals when vehicles are present. They are not used for issuing citations for red light running. With the installation of new traffic detection cameras and the replacement of old traffic detection cameras, the City will be purchasing a higher than normal amount of cameras over the next 3 to 4 years, and Kar-Gor is the only vendor on the State contract that supplies these traffic signal detection cameras. The City is also starting the process to upgrade to a new type of traffic signal controller. The existing traffic signal controllers are planned for replacement over the next few years, as well, and Kar-Gor is the only vendor that sells the traffic signal controller.

In addition to increasing the authorized spending amount, there is some urgency to the requested approval. As part of the City's 2021 pavement management

program, traffic detection will need to be replaced due to pavement repairs and curb ramps being constructed in advance of the full width street work. This will not allow the several signals to operate as intended, although will still operate safely, without the detection being replaced. To alleviate this issue, the City purchases video detection equipment from Kar-Gor, Inc. that is installed prior to the existing detection being removed, which alleviates this issue. There is a month to two month lead time in getting the materials from Kar-Gor, so materials need to be ordered soon to avoid impacts to the traveling public due to detection not being in place.

Request: Authorize and approve an increase of \$1,700,000 in procurement authority (\$2,000,000 total) from the contract with Kar-Gor, Inc. and an increase of \$450,000 (\$750,000 total) from the contract with Traffic Safety Supply Company, by way of Washington State DES contract #04616 for the purchase of traffic system materials and equipment.

*Chris Christofferson, Traffic Engineer Manager, 360-487-7716*

**Motion approved the request.**

### **3. Nikkei (formerly known as North Image) Neighborhood Park, construction acceptance and release of retainage bond**

Staff Report 024-22

#### **Summary**

- Lee Contractors, LLC of Battle Ground, Washington has satisfactorily completed the subject improvements in accordance with the plans and specifications.
- The original construction contract bid amount was \$1,177,447.87. Change orders and quantity adjustments during construction increased the contract amount by 3.6% to \$1,220,339.85.
- This project had a minimum apprenticeship goal of 5% of the utilized labor hours for this project, which corresponded to 183 labor hours required. The contractor delivered a total of 45 apprenticeship labor hours for the project, yielding a percentage of approximately 1% of the total hours used. The contractor was assessed a penalty, that was deducted from their final payment, for the unmet apprenticeship labor hours in the amount of \$1,379.85.

Request: On February 28, 2022, accept the Nikkei Neighborhood Park project as constructed by Lee Contractors Inc. of Battle Ground, WA and authorize release of the retainage, subject to receipt of all documentation required by law.

*Terry Snyder, Senior Park Developer, 360-487-8317*

**Motion approved the request.**

#### **4. Collective Bargaining Agreement with the Office and Professional Employees International (OPEIU), Local 11, AFL-CIO**

Staff Report 025-22

##### **Summary**

The labor agreement between the City and the Office and Professional Employees International (OPEIU), Local 11, AFL-CIO bargaining unit expired on December 31, 2021. The parties were able to work through a collaborative process and consensual decision making on many of the provisions for a new three-year agreement. The new labor agreement was recently ratified by the OPEIU members and is now being brought to Council for approval.

Request: Authorize the City Manager or his designee to ratify the January 1, 2022 to December 31, 2024 Collective Bargaining Agreement with the Office and Professional Employees International (OPEIU), Local 11, AFL-CIO, by executing the same.

*Dean Perez, HR Deputy Director, 360-487-8406*

**Motion approved the request.**

#### **5. Adoption of the Memorandum of Agreement creating an Ending Community Homelessness Organization (ECHO) to address homelessness and the Charter for the Organization**

Staff Report 026-22

##### **Summary**

Starting in 2021 representatives from Clark County and the City of Vancouver met monthly as the Joint Executive Group (JEG) to collaborate toward a shared agenda to address homelessness. The Group existed as a policy forum to

consider homelessness comprehensively and holistically with the goal of identifying possible gaps and opportunities for further coordination and investment.

There was clear agreement among the participants that Clark County is the appropriate lead agency with respect to addressing and reducing homelessness in our region, in accordance with state and federal guidelines, and the City of Vancouver will play a significant supportive partnering role to Clark County in regional efforts to address homelessness.

In the course of their work, the members of the JEG decided that additional voices would be useful to include in these conversations. The change in group name and membership is intended to reflect this change in approach.

Request: Adopt the Memorandum of Agreement creating the Ending Community Homelessness Organization and the Charter for the Organization.

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

**Motion approved the request.**

## **6. AHF Fruit Valley Award Transfer**

Staff Report 027-22

### **Summary**

On April 5, 2021, City Council approved an award of \$700,000 from the Affordable Housing Fund (AHF) to support Vancouver Housing Authority's (VHA) Fruit Valley Commons renovation project. This project is an existing 18-unit affordable housing development in Vancouver. Renovations will include plumbing and sewer line replacement and new exterior siding, roofing, trash enclosures, playscape, and landscaping.

In January 2022, VHA identified the need to transfer this project from the VHA to the Vancouver Affordable Housing Non-Profit (VAHN) due to a Housing and Urban Development (HUD) regulatory restriction on the property. The VAHN is an affiliated non-profit entity of the VHA.

Fruit Valley Commons was originally developed as Public Housing. The development later completed the Rental Assistance Demonstration (RAD)



process, a HUD tool for rehabilitating public housing that restructures the development from public housing to voucher-based units. This allows developments to access other forms of financing to support repairs and renovations, such as private financing and low-income housing tax credits (LIHTC).

Under the RAD regulation, HUD requires the property be transferred to a qualifying non-profit to release the HUD regulatory restriction on the property. To access the financing necessary to complete this project, VHA will be transferring Fruit Valley Commons to the VAHN. VHA has previously undergone this process with other former public housing developments.

As part of this transfer, VHA is requesting the original AHF award be transferred to VAHN which will be leveraged with private bank debt to fund the renovations. The property will continue to operate as affordable housing with project-based vouchers. No existing resident will be displaced as part of this transfer. The ownership transfer would happen at financial closing, which is expected to close in May 2022.

City staff has reviewed this request and recommends approval.

Request: Approve transferring the \$700,000 AHF award for the Fruit Valley Commons renovation project from VHA to VAHN.

*Samantha Whitley, Housing Programs Manager, 360-487-7952*

**Motion approved the request.**

## **7. The Heights District Tower Mall Redevelopment Area Public Infrastructure – First Forty Feet Professional Service Agreement - RFQ #31-21**

Staff Report 028-22

### **Summary**

- A Request for Qualifications (RFQ) for The Heights District infrastructure design was issued in July 2021. After a competitive review and selection process, First Forty Feet (FFF) was selected as the most qualified respondent in October 2021.

- City staff across a range of departments worked with FFF to refine the scope of work to match both the requirements of the District Plan and work necessary to design the infrastructure for a geographic area of this scale and complexity.
- The final scope of work included in this contract builds upon the previous work in the District Plan to confirm the location and layout of all public infrastructure elements and complete 30% design for all infrastructure elements, including roundabouts, traffic signals, primary and internal road alignments, public and private utilities, and a public plaza and park.
- Through this scope of work, FFF will provide recommendations on phasing of development in the District and the necessary infrastructure investments to support the initial phases of private development. FFF will also provide information on capital funding opportunities to fund investments in the District.
- This scope of work will result in 30% design of all public infrastructure elements. Further design of these elements will be necessary once development phasing is determined.

Implementation of The Heights District Plan has moved forward on other fronts, including completion of Heights Mixed Use (HX) zoning district and urban design guidelines, updates to District street standards, and the demolition of the Tower Mall, which will be complete by the end of March 2022.

**Request:** Authorize the City Manager or designee to execute a Professional Service Agreement with First Forty Feet of Portland, Oregon for total contract amount \$2,072,250.

*Patrick Quinton, Economic Development Director, 360-487-7845*

**Motion approved the request.**

**8. Amendments to VMC 2, 6, 9, 15, and 19, to update the Parking Code to reflect recent changes to recognized holidays and update all code sections to use current best practice for institutional language related to disability**

Staff Report 029-22

**AN ORDINANCE** relating to the update of City recognized holidays, the

enforcement of parking regulations, and updating outdated language in the Vancouver Municipal Code referring to persons with disabilities; providing for savings, severability and an effective date.

### **Summary**

Council recently amended VMC 2.40.020 to include Juneteenth as a City holiday. As a result of the recent amendment, the parking code (VMC 19) needs to be updated to reflect the changes. Instead of adding “Juneteenth” to the list of holidays, the amendments proposed would replace individually named holidays with “City recognized holidays.” This is consistent with other VMC’s. Parking meters would still list the specific holidays, including Juneteenth, so that customers are aware that no payment is required.

The second aspect to the changes proposed is a change in terminology. The term “disabled parking” is outdated and the current best practice for institutional language related to disability is to use people first language. Therefore, it is proposed that “disabled” be replaced with “people with disabilities” in our municipal code where appropriate.

Request: On Monday, February 28, 2022, approve ordinance on first reading, setting date of second reading and public hearing for Monday, March 7, 2022.

*Steve Kaspan, Parking Manager 360 487-8658*

**Mayor McEnerny-Ogle read the title of the Ordinance into the record.**

**Motion approved the request.**

### **9. Approval of amendment to VMC 2.63.20 to establish consistency with other Boards and Commissions candidate review processes**

Staff Report 030-22

**AN ORDINANCE** relating to the appointment of members to the Parking Advisory Committee; providing for savings, severability and an effective date.

### **Summary**

VMC 2.63.20 directs the process of Parking Advisory Committee candidate review, and it is not consistent with how municipal code generally directs the process for reviewing candidates for other City Boards and Commissions. Further, this is not consistent with Council Policy 100-06 (Council

Appointment of Community Members to Boards, Commissions, Advisory Committees and Task Forces), nor is it consistent with current practice for this committee. Currently, the code calls for candidates to be appointed by the Mayor and confirmed by Council. The change requested clarifies and aligns appointments to this committee to be made by the City Council.

Request: On Monday, February 28, 2022, approve ordinance on first reading, setting date of second reading and public hearing for Monday, March 7, 2022.

*Steve Kaspan, Parking Manager, 360-487-8658*

**Mayor McEnerny-Ogle read the title of the Ordinance into the record.**

**Motion approved the request.**

## **10. Appointment to the Transportation and Mobility Commission**

### **Summary**

The Transportation and Mobility Commission provides advice to Vancouver City Council, the City Manager and City staff on a variety of transportation and mobility-related projects, programs and policies. It also provides ongoing feedback and guidance on development of citywide transportation policy through the update of the City's Transportation System Plan.

The Council committees recently interviewed four candidates for one mid-term seat on the Transportation and Mobility Commission and recommends the appointment of Corey Grandstaff with a term beginning immediately and expiring October 6, 2023.

Request: Appoint Corey Grandstaff to the Transportation and Mobility Commission, term immediately and expiring October 6, 2023.

*Council Committee 2*

**Motion approved the request.**

## **11. Nomination for Appointment to the Fort Vancouver Regional Library District Board**

### **Summary**

The Fort Vancouver Regional Library Board is the governing body for the library district and oversees the library system, the service area of which includes the City of Woodland and Clark, Klickitat, and Skamania counties. The City of Vancouver has two representatives on the board.

Council Committee 1 considered five applicants for two mid-term positions and recommends Megan Dugan be nominated for the mid-term seat expiring December 31, 2023 and Kaitlin Dittmar be nominated for the mid-term seat expiring December 31, 2025. This recommendation will be forwarded to the Clark County Board of Commissioners, after which the appointment is contingent upon approval by the Clark, Klickitat and Skamania boards of commissioners.

Request: Nominate Megan Dugan for the mid-term seat expiring December 31, 2023 and nominate Kaitlin Dittmar for the mid-term seat expiring December 31, 2025.

*Council Committee 1*

**Motion approved the request.**

## **12. Approval of Claim Vouchers**

Request: Approve claim vouchers for February 28, 2022.

**Motion approved claim vouchers for February 28, 2022 in the amount of \$11,525,602.77.**

## **Public Hearings (Items 13-14)**

**13. An Ordinance adding Section 3.08.100 to the Vancouver Municipal Code (“VMC”), amending other sections of the VMC to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index**

**AN ORDINANCE** of the City of Vancouver relating to the annual adjustment of certain City fees and charges to reflect changes in the consumer price index; adopting legislative findings, adding Section 3.08.100 to the Vancouver Municipal Code to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index, effective in 2023; amending Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the Vancouver Municipal Code to incorporate by reference the methodology set forth in new Section 3.08.100; approving and ratifying adjustment of certain City fees and charges for 2022 to reflect changes in the Consumer Price Index for 2021, providing for severability; and setting an immediate effective date.

### **Summary**

The VMC currently provides several differing and inconsistent methodologies for the annual adjustment of fees and charges to reflect changes in the consumer price index. In addition, the regional Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) referenced in Sections 11.60.160 and 20.180.050 of the VMC no longer exists. Harmonizing these provisions will ensure consistent application of CPI adjustments in future years. Additionally, implanting the 2022 adjustments in a series of two steps (one in the first fiscal quarter, with a second increase in the third fiscal quarter) will afford City Staff time to communicate these changes to effected businesses.

Request: On Monday, February 28, 2022, subject to second reading and public hearing, approve the ordinance.

*Natasha Ramras, Chief Financial Officer, 360-487-8484; Taylor Hallvik, Assistant City Attorney, 360-487-8500*

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

Natasha Ramras, Chief Financial Officer, provided an overview of the proposed code amendments.

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

- Kimberlee Elbon, La Center, Washington, questioned the meaning of the word “severability” within the ordinance language and expressed concerns the City can then do anything they want; she stated she believes the word falls under the membership of the United Nations.

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

Councilmember Stober stated that the Portland Metro Area CPI has been gone for a couple of years. He asked whether staff had reached the end of all the places in the code that reference it. Ms. Ramras explained that the current ordinance tries to remedy this issue for every single place the text is mentioned.

**Motion by Councilmember Stober, seconded by Councilmember Fox, and carried unanimously to approve Ordinance M-4363.**

## **14. Evergreen and Grand Commercial Corridors Strategy**

Staff Report 021-22

**AN ORDINANCE** relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; adopting the Evergreen and Grand Commercial Corridors Strategy document, intended to guide future zoning code text changes and other land use, community development and transportation implementation; providing for severability; and establishing an effective date.

### **Summary**

Adopt Evergreen and Grand Commercial Corridors Strategy, a 46-page document with policy direction for properties located along lower Grand Boulevard and Evergreen Boulevard. The Strategy identifies three subdistricts, a Bus Rapid Transit (BRT) hub surrounding the intersection of Grand and Mill Plain Boulevards; a commercial and mixed-use corridor directly south alongside Grand Boulevard, and a residential and mixed-use corridor along Evergreen Boulevard. Specific land use policy direction is provided in the following areas:

- Mixed-use commercial and residential building requirements. The current standard requiring first floor non-residential uses is recommended to be maintained along Grand Boulevard, with additional flexibility recommended along Evergreen Boulevard and the BRT hub, to be determined at the implementation stage

- Building heights. The current 50 foot maximum is proposed to be modulated, increased heights up to five stories allowed on the west side of the BRT hub, four stories allowed on most of Grand and Evergreen Boulevards, and a three story limit on other portions of Evergreen.
- Minimum Parking. One space is proposed to be required per 1,000 feet of commercial floor area. No minimum is proposed for ground floor retail in mixed-use buildings. One space is proposed per residential dwelling unit.
- Active edges are required along street fronts.

A series of other high level regulatory and non-regulatory measures are proposed related to land use and transportation. See Attachment A.

Community outreach occurred through one in-person and three virtual community meetings, direct communications with individual stakeholders, the project website, surveys and communication through the City of Vancouver Be Heard page, City social media and newsletters, and direct mailings to residents, businesses and property owners in the area. Appendix A of the Strategy Document summarizes outreach, community input, and associated changes made in response.

A final virtual community workshop was held on October 21, 2022, at which participants expressed a desire for small scale commercial, retail, service-oriented neighborhood development, and traffic calming measures on Grand Boulevard. One person suggested creating a Grand-Gillis road couplet of two one-way streets. Concerns were also voiced about parking spillover into surrounding neighborhoods, and that mixed-use requirements along Evergreen should not be eliminated as proposed to no longer require first floor commercial uses. In response to the last concern about Evergreen Boulevard mixed-use development, staff subsequently adjusted the proposed Strategy to indicate that mixed-use requirements on Evergreen should be relaxed rather than eliminated, with details to be determined when implementing standards are developed in spring or summer 2022. No change to existing mixed-use requirements is recommended along the commercial core of the project area on Grand Boulevard.

Request: On Monday, February 28, 2022, subject to second reading and public hearing, approve the ordinance.

*Bryan Snodgrass, Principal Planner, 360-487-7946*



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

Bryan Snodgrass, Principal Planner, provided an overview of the proposed code amendments.

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

- Kimberlee Elbon, La Center, Washington, stated they feel the City should not pass anything under the membership of the ICLEI.
- Jeff Lovell, Vancouver, expressed concerns that the plan will eliminate 70% of the commercial zoning in the area, is curious how this reduction will help meet the desires for more shopping and dining, and asked why proposed height limitations had been reduced.

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

Councilmember Stober asked for staff to address the public comment regarding properties losing current zoning rights. Mr. Snodgrass explained that the new plan would not result in a loss of the right or changing of the zoning designations. It will still carry the current commercial zoning designations and many of the properties would still have their existing options and obligations under the mixed-use zoning. Property owners could still provide commercial space and have housing options too. To facilitate development and recognize some of the existing patterns, a different kind of mixed-use standard requirement would make more sense. Once staff is at the implementation stage of the plan, consideration of the first-floor space may be modified for larger sites to be required to keep it commercial.

Councilmember Stober expressed apprehension that Evergreen is the more appealing commercial corridor than Grand. Grand is a thoroughfare and the existing commercial there almost feels more suburban versus historic in nature. He asked if there is still potential to continue to have a certain amount of commercial zoning on Evergreen. Mr. Snodgrass explained there is still a good deal of commercial on Evergreen. The relaxed mixed-use standard could require larger parcels to have more commercial.

Because of the low visibility and less traffic that Evergreen has versus Grand, Councilmember Stober stated that he thinks Evergreen provides a special

character for a commercial district, and he thinks this is something to continue to consider for the city. As soon as this is published, there could be a loss of historic buildings and he wants to make sure that the City is getting something back for that loss.

In regards to the public comment regarding building height, Councilmember Fox stated the Council had previous discussions regarding taller buildings around that area on Grand. She asked whether there was a minimum height requirement to make sure developers take full advantage of the height. Mr. Snodgrass explained the property owners and developers were more focused on increasing the height. There will be different areas with varying maximum heights ranging from 35 feet to 60 feet.

Councilmember Fox asked if staff has been considering any incentives within the plan for allowing for additional heights above what is being proposed that the City is looking for inclusionary zoning areas. Mr. Snodgrass explained there is one regulatory recommendation to allow for taller buildings in return for expressed attainable workforce housing.

Councilmember Hansen expressed gratitude to Mr. Snodgrass and his team for their work on this project.

**Motion by Councilmember Stober, seconded by Councilmember Fox, and carried unanimously to approve Ordinance M-4364.**

## **Communications**

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

## **Adjournment**

8:07 p.m.

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Anne McEnery-Ogle, Mayor

Attest:

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Natasha Ramras, City Clerk

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