

## ATTACHMENT F WRITTEN COMMENTS RECEIVED AS OF 12/1/23

**From:** Terry Dunn  
**To:** Planning Commission  
**Subject:** Requested zone change at the corner of SE 15th street and SE 192nd Avenue  
**Date:** Saturday, October 14, 2023 11:56:21 AM

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To the Vancouver Planning Commission,

I am writing to argue against the approval of the zone change at the corner of SE 15th street and SE 192nd Avenue. I hope the commission will take these points into consideration when they make a decision on the zone change.

Firstly, it is disturbing to read the false statements made by Planning Commission staff in support of the change. Staff supports the requested change by saying “applies with applicable criteria for Comprehensive Plan and zoning map changes”. Further, the principal planner states, “the proposed development would be consistent with the surrounding area”. Both these statements are factually false. The change would drastically change the neighborhood character in violation of the Vancouver Municipal Code and the Washington Administrative Code. Nowhere in the neighborhood is there high density housing. The surrounding areas were not constructed/designed to handle high-density living

Secondly, the approach taken by Vance Development in requesting the change is a disingenuous strategic ploy. Vance first requested a change to R-30 zoning allowing 4-story apartment buildings. When the anticipated outrage appeared, Vance changed their request to R-22 zoning which permits 3-story apartment buildings. Vance called this a “compromise” when in fact it is simply a minor change that preserves the high-density apartment building and in no way complies with the requirement to preserve the neighborhood character.

Given all these facts, I hope that the Commission will deny the zone change, notwithstanding the recommendation of the Planning Commission staff.

Sincerely,  
Terrence Dunn  
1809 SE 18th PL  
Vancouver WA 98683  
[terrydunn11@gmail.com](mailto:terrydunn11@gmail.com)

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**From:** Kevin Barron <kdbarron1974@gmail.com>

**Sent:** Saturday, October 21, 2023 12:01 PM

**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Anne.McEnerny-Ogle@cityofvancouver.us; City of Vancouver Washington General Info <CityInfo@cityofvancouver.us>

**Cc:** achen522@gmail.com; Mtsang621@gmail.com; jacobbillingsley92@gmail.com; sweow@gmail.com; DasGupta44@gmail.com; aebarron@yahoo.com

**Subject:** 192nd and 15th St Rezone Proposal

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Good afternoon,

We, the neighbors of Bennington and Fishers Landing East, hereby petition the Mayor, City Council, and City Planning Commission, to reject the proposal (PIR 83420) of rezoning the property on the Northwest corner of 192nd Avenue and SE 15th Street, from Urban Low Density to Urban High Density. The proposed zoning change does not meet the Zoning Changes Approval Criteria (VMC 20.285.050) of compatibility and violates the housing goal/policy of the preservation of neighborhood character outlined in the Washington State Legislature Housing Element (WAC 365-396-410).

There are already several high density residential housing options near the proposed development site, five of which are within a one mile radius, and many others that are in the plans of several future projects in the area. It is worth noting that all of the existing and future planned apartment complexes are either directly adjacent to commercially zoned areas or within mixed use zoned areas. The proposed apartment development is surrounded in all four directions by Urban Low Density zoned areas which is not suitable or consistent with precedent for this type of construction.

Additionally, there are several other potential concerns for our community, such as the impact on schools, traffic, noise, and crime, that need to be addressed and accounted for.

We have attached a zip file, containing the signatures of approximately 600 concerned members of our neighborhood.

We respectfully request that you reject any proposal that includes Urban High Density Zoning.

Sincerely,

Kevin D. Barron and the neighbors of Bennington and Fishers Landing East

 [Petitions.zip](#) 

**From:** Bev & Ken Tyler  
**To:** Planning Commission  
**Subject:** Fircrest Neighborhood Association Statement re: SEPA  
**Date:** Monday, October 23, 2023 7:50:20 PM  
**Attachments:** SEPA Statement - Final FNA Version.docx (1).pdf

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My name is Beverly Tyler. I serve as Fircrest Neighborhood Association Development Chair. In June of 2023, Fircrest Neighborhood Association wrote a membership statement regarding "loosing" SEPA usage. I have attached a copy of the statement for your reference and will also be presenting the material virtually on behalf of FNA.

Beverly Tyler  
1403 NE 131st Ave  
Vancouver, Wa 98684  
Ph: 360-256-3417

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**FIRCREST NEIGHBORHOOD ASSOCIATION'S STATEMENT RE:**  
**PROPOSED SEPA THRESHOLD CHANGES**

*The Fircrest Neighborhood Association met on June 6, 2023, to discuss the proposal to adopt loosened state environmental regulations for new residential developments.*

The Fircrest Neighborhood Association understands the need for increased housing in the City of Vancouver and recognizes that these changes would increase the construction of single- and multi-family housing projects.

However, one role of government is to balance competing goals, and the goals that are supported by the SEPA process are important.

The State Environmental Policy Act known as SEPA has been around since 1971. The SEPA process helps cities analyze the environmental impacts of proposed construction projects while (1) protecting environmental impacts on floodplains, wetlands, trees, archeology and water and (2) mitigating impacts from traffic and surface run-off. These issues can affect other residents in the area.

The SEPA process acts as a safeguard, providing another “**pair of eyes**” to ensure our environmental and archeological treasures are preserved. SEPA offers an explicit “**guideline**” for environmental protection as well as providing an important process to appeal decisions. Changing the thresholds, especially the multi-family housing threshold from 20 units to 200, increases the probability that environmental and archeological issues will be overlooked, resulting in damages in the very areas that SEPA is intending to protect. It is also very concerning that there would be **no opportunity to appeal decisions in order to address SEPA-related concerns.**

The memo presented by the City Manager states that developments under 200 units rarely have issues arise through the SEPA process, but “rarely” indicates that there have in fact been instances when the SEPA process has discovered problems and led to mitigation measures.

The Fircrest Neighborhood Association (FNA) has consistently advocated for the environment and supported Vancouver’s rich culture of caring for the natural resources around us. The City of Vancouver has shown time and time again the value it places on green spaces and the environment. Loosening the state environmental regulations tilts the balance too much toward development and away from protecting the environment. It would be sad and concerning to see the City of Vancouver shift away from its own principles of environmental sustainability and the value it places on “parks, green spaces, and other natural systems” (December, 2022 Climate Action Framework).

Votes in favor - 14

+ 2 who had to leave the meeting early before all the revising/editing was done.

Votes opposed - 0

+1 who had to leave the meeting early before all revising/editing was done.

Reasons for opposition: Concerns about limited housing in the city and the resulting high cost of housing

Abstained - 0

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**From:** DeeJ H <deej.harriman@gmail.com>

**Sent:** Tuesday, October 24, 2023 11:06 AM

**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Anne.McEnery-Ogle@cityofvancouver.us; City of Vancouver Washington General Info <CityInfo@cityofvancouver.us>

**Subject:** No Re-zone @15th and 192nd.

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Good Morning,

I just wanted to add my 2 cents about the rezone. **Not if favor**

The planned development location is already close to a number of high density residential housing alternatives, all located within a mile of each other, or are planned to be available in nearby planned developments (near the transit center and behind Banfield Corporate). It is important to note that every residential complex, both planned and existing, is located inside mixed-use zones or immediately next to commercial zones. The planned apartment complex is encircled by Urban Low Density designated zones on all four sides, which is inappropriate and inconsistent with previous

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construction precedents for this kind of building.

In addition, there are a number of other possible issues that our community may be concerned about, such as the effect on schools, traffic, noise, and crime, all of which need to be taken into consideration. Our teachers just got through a strike, I see adding this and the number of students that come with it (approx. 90) as a burden to an already fragile ecosystem.

The traffic study alone calls a need for change to 15th that would be needed with the high density flow off of 15th. As of right now the only other place that does that is off of 192 and 20th and that has 2 lanes of traffic allowing for a better flow. 15th is a single lane through-way that already has backups because of the timing of lights at 15th and 192nd.

Lastly, I would be concerned for our local station and police force having to take on additional services potentially increasing the response call time for our local neighborhoods.

Thank you,  
DJ Harriman

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**From:** [ssilvey643@aol.com](mailto:ssilvey643@aol.com)  
**To:** [Planning Commission](#)  
**Subject:** Planning commission meeting  
**Date:** Tuesday, October 24, 2023 7:23:54 AM

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Sirs

The following are some comment from reviewing your Fall 2023 comprehensive plan.....

It appears that in most of these projects, the impact on parking, density are affected, and the excuse of state mandate is used too much.

### **192nd Ave**

The question to ask is parking which tends to be limited in any project built currently. Example abound within the city over the recent years, yet the city continues on their quest of no parking spots or 1/2 space per unit, which then impacts the old neighborhoods as the overflow goes there. The concept drawings do not in many case ever match what is built, as has been demonstrated many time, most recently on 18th St.

They mention jobs in the area, what is area, 3 miles, 6 miles, and 20 miles? Area these jobs paying enough to support rent at least then 30% of take home, or is more like 50 to 60 % of take home, thus increasing likely hood that there are 2 to 3 workers per unit, thus requiring more transport and parking.

While a state law may require something is it feasible? Is it practical and where is the study, data, research to show this. To state that one must do something because some pie in the sky person believes it is not a reason. One must be honest in the fact that should they wish to increase housing then the Projects are next, meaning, like Chicago, ST Louis, East Berlin, and other area, 20- 30 story tenement buildings, on the bus line, or tram line. But given the fact that industrial jobs are not here due to code changes, elimination of supplies, etc.: where is it that these people work, what is it that they do?

The other question with all these buildings is the water run-off calculated and system capable of handling it? As recently explained to me there seems to be a double taxation for property owners, and issues that come up.

### **Wood Duck springs...**

Is the wetlands designation to stay, seems that in the past the city planners have turned a blind eye to fill in on some areas and then allowed building of houses, and

this resulted in agriculture to drill new wells as the building project pumped out water to a level to allowing piping to go in, lowering intake of existing well pumps.

**Miller Map change:**

When state that public services reviewed traffic, are these the same folks whom when questioned about a flaw in a traffic study told the judge it didn't matter. That allowing only one exit on a narrow street, for over 200 homes to escape in case of emergency, such as fire in the remaining wetlands and now homeless camps hiding in them.

The lack of parking and no city ordinance for tenets that they may not have a car exists, where do they park, again with cutting back on space, and not dealing with reality creates real world issues.

**Date park:**

54 housing units and only 44 parking spots, and power point map shows on street parking currently in photo, so only .75 cars per unit, and these folks work where? Earn how much?

**Other comments:**

Changing codes is all find and well, but how about following the rules currently and in past. Having recently been involved in a repair, remediation project for the community I live in I find it amazing that one must get permits yet the city did nothing to enforce code, in the past, and follow rules and regs, yet the current owners must now pay. Further that one would expect that if you received the permit which states land size, distances etc that they would be accurate since in fact they have the city stamp, yet they are not.

So if past practice is any indication of what goes on it is a sad day for this city, as they continue to use excuses to justify their existence, rules and changes, yet allow the politicians to make unfounded decisions which shall affect all quality of life, and lower the quality of neighborhoods within the city.

TA

Steven Silvey

Vancouver, WA



**From:** [Corinna Dollar](#)  
**To:** [Planning Commission](#)  
**Subject:** Public comment regarding planned rezone of 192nd Ave.  
**Date:** Sunday, October 22, 2023 11:00:06 AM  
**Attachments:** [image.png](#)  
[image.png](#)

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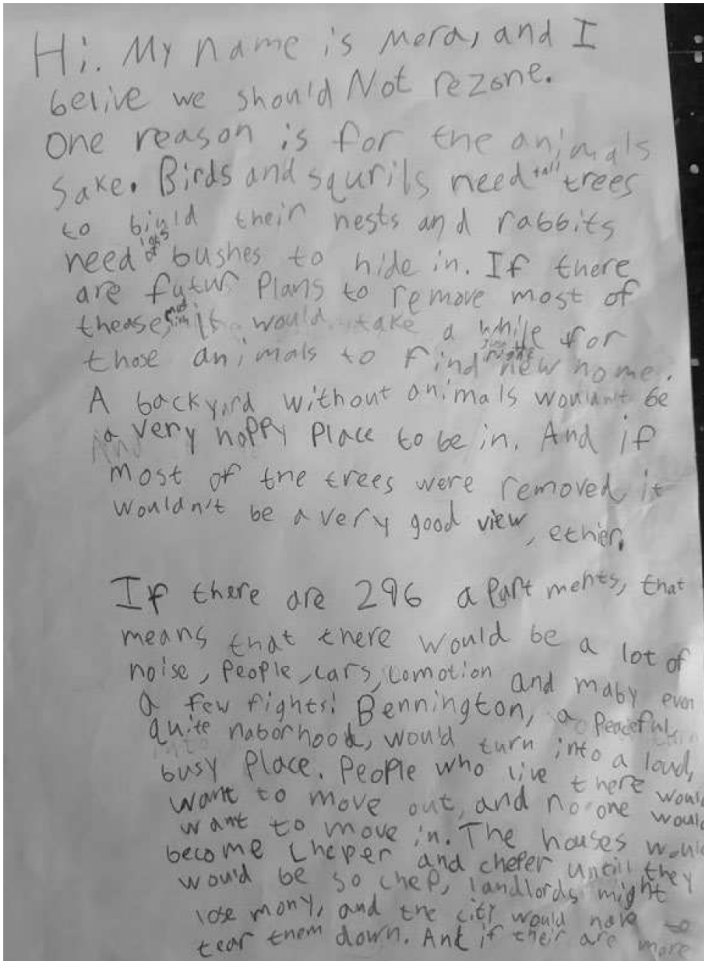
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Greetings,

We are residents of 18915 S.E. 12th Way and will be directly affected by the proposed rezone of the 192nd Ave. property that will be discussed at the Planning Commission Meeting on October 24th.

Our backyard faces the property in question, and would be greatly impacted by the proposed rezone for apartments, with a loss of trees, wildlife, and the addition of a 2-3 story building looking directly into our yard.

Our 11 year old daughter prepared comments she wanted to present at the upcoming meeting, but as we cannot attend on the 24th we offer them here:



Hi. My name is Mera, and I believe we should Not rezone. One reason is for the animals sake. Birds and squirrels need trees to build their nests and rabbits need bushes to hide in. If there are future plans to remove most of these trees it would take a while for those animals to find new home. A backyard without animals wouldn't be a very happy place to be in. And if most of the trees were removed it wouldn't be a very good view, either.

If there are 296 apartments, that means that there would be a lot of noise, people, cars, motion and maybe even a few fights! Bennington, a peaceful quiet neighborhood, would turn into a loud, busy place. People who live there would want to move out, and no one would want to move in. The houses would become cheaper and cheaper until they lose money, and the city would have to tear them down. And if there are more



**Timothy Dunton**  
2114 Main St., #196  
Vancouver, WA 98660

October 17, 2023

Planning Commission Vancouver, WA,

I urge you NOT TO APPROVE the rezoning application that has been submitted for the properties at 3607, 3701, 3701 ½ E. 18<sup>th</sup> St., 98661.

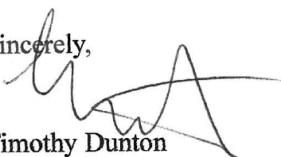
The neighborhood does not need any more low- income housing. VC 20.870.010 prohibits a disproportionate burden to fall on one area. While 54 units are proposed, we all know that 54 people may be housed, but another 54 (or more) will be hanging around the neighborhood. That's the way it works, and we've all seen it long enough to know that's the truth. The small park just adjacent to these properties is already filled with homeless people and evidence of drug use, such that the children living on 17<sup>th</sup> and 18<sup>th</sup> streets can't even use the park to play.

I have owned many units on E. 18<sup>th</sup> for many years. I have seen the area improved dramatically and do not want to see it go back to how it was, with homeless people wandering around and and higher crime rate.

Another homeless community in this high crime neighborhood is very unfair to residents in the smaller apartment buildings and single family homes who are trying to live in peace!

Our neighborhood has done its time, do not approve the rezone from R18 to R30!

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy Dunton', with a stylized, flowing script.

Timothy Dunton

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**From:** Deej H <deej.harriman@gmail.com>

**Sent:** Tuesday, October 24, 2023 9:34 PM

**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; City of Vancouver Washington General Info <CityInfo@cityofvancouver.us>; Pyle, Zachary <Zachary.Pyle@cityofvancouver.us>; City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>; sarah.fox@cityofvancouver.us

**Subject:** Re: No Re-zone @15th and 192nd.

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Thank you for your time, I would like these to be part of the public record and for the proposed developer to follow up.

Follow-up to the 15th Street discussion this evening. I believe a refuse lane should be considered by the developer for the traffic turning out of the Complex before the 192nd stoplight before the left turn holding lane. This will allow residents to exit the complex without having to worry about cross

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traffic and additional accidents (pedestrian, bicycle or otherwise). Additionally, I would like to know what emergency access into the surrounding neighborhoods would look like, are they just gated as I know proposed complex members will park in the adjacent neighborhoods and walk through the emergency access into the proposed complex (current problem in the suburbs of both Tigard and Portland).

This photo is a sample of the small refuse lane off of SE 20th that provides exiting cars a place to hold until traffic clears. Additionally, it allows for a left hand turn into the complex that alleviates through traffic which is not evident in the proposed traffic study along 15th but should be (i.e. turning left into the proposed complex from 15th).



Lastly, the Municipal Code for zoning district considerations, specifically, 20.420.025 better fits under R-18 rather than R-22 as outlined below.

Higher-Density Residential Zone Function and Location Criteria.

A. R-18 (Higher-Density Residential) Zone Location Criteria. The R-18 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas occupied by a substantial amount of multifamily development, **but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.** (*narrow streets along 15th currently*)
2. **Areas where properties are well-suited to multifamily development, but where adjacent single-family developments or public open space make a transitional scale of development (height and bulk) desirable.** There should be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature that provides physical separation from the single-family area. **(This is not a necessary condition where existing moderate-scale multifamily structures have already established the scale relationship with abutting single-family areas).** (*there are not any of these moderate-scale multifamily structures in the surrounding area to establish the scale*)
3. Properties must have access from collector or arterial streets, such that vehicular travel to and

from the site is not required to use local access streets through lower-density residential zones. **(this was called out in tonight's public comments with the traffic cutting through WestRidge via 195th from 15th Street).**

Under the current considerations for R-22, this proposed complex doesn't meet any of the considerations under the same municipal code 20.420.025.

Please take these back to Gary Vance of the applicant group Vance Development to address these concerns.

Thank you,  
DJ Harriman, PMP

On Tue, Oct 24, 2023 at 11:05 AM DeeJ H <[deej.harriman@gmail.com](mailto:deej.harriman@gmail.com)> wrote:

Good Morning,

I just wanted to add my 2 cents about the rezone. **Not if favor**

The planned development location is already close to a number of high density residential housing alternatives, all located within a mile of each other, or are planned to be available in nearby planned developments (near the transit center and behind Banfield Corporate). It is important to note that every residential complex, both planned and existing, is located inside mixed-use zones or immediately next to commercial zones. The planned apartment complex is encircled by Urban Low Density designated zones on all four sides, which is inappropriate and inconsistent with previous construction precedents for this kind of building.

In addition, there are a number of other possible issues that our community may be concerned about, such as the effect on schools, traffic, noise, and crime, all of which need to be taken into consideration. Our teachers just got through a strike, I see adding this and the number of students that come with it (approx. 90) as a burden to an already fragile ecosystem.

The traffic study alone calls a need for change to 15th that would be needed with the high density flow off of 15th. As of right now the only other place that does that is off of 192 and 20th and that has 2 lanes of traffic allowing for a better flow. 15th is a single lane through-way that already has backups because of the timing of lights at 15th and 192nd.

Lastly, I would be concerned for our local station and police force having to take on additional services potentially increasing the response call time for our local neighborhoods.

Thank you,  
DJ Harriman

**From:** Steven Holt <stholt@andersen-const.com>  
**Sent:** Tuesday, October 31, 2023 1:08 PM  
**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>  
**Cc:** mori.ronae@gmail.com  
**Subject:** Concerned Citizen In the Walnut Grove Area

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Good morning, Mr. Snodgrass,

It was brought to my attention by my neighbor Eric that there are plans in the works to add 224 multi-family units to the area. I understand the city is growing and developing, and I can relate to and even appreciate the booming construction industry that is currently transforming our cities. I am a direct beneficiary of this industry as a project engineer for Andersen Construction Company, and I also come from the trades. However, I am extremely concerned about the direct and immediate impact that many units will have on the traffic flow in front of my house on 84<sup>th</sup> Avenue from 63<sup>rd</sup> to 58<sup>th</sup> Street. This is directly in front of my home, and I observe people break the law daily by speeding through our neighborhood because it's a shortcut to the freeway and expressway. I have three brilliant, talented, and gifted young children (13, 9, & 8) who play with the other kids in the neighborhood and they all cross this street daily. Although a stop sign was installed, they were placed in the wrong locations, and they do little to nothing to help ensure the safety of all the young children or special needs children. Are there going to be any additional speed control measures put in place to help with the sudden influx of traffic in this area? Lastly, there are speed bumps on 87<sup>th</sup> Avenue from 63<sup>rd</sup> to 58<sup>th</sup> Street so vehicles avoid driving that road due to the traffic control measures.

Warmly,

**Steven Holt Jr**  
**PROJECT ENGINEER 2**  
CELL: 360-513-7041

ANDERSEN CONSTRUCTION  
**Portland Office**  
6712 N Cutter Circle  
Portland, OR 97217  
503.283.6712

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[ANDERSEN-CONST.COM](http://ANDERSEN-CONST.COM)

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**From:** Jeff Mays <[jeff@themaysagency.com](mailto:jeff@themaysagency.com)>  
**Sent:** Thursday, November 30, 2023 5:21 PM  
**To:** City of Vancouver - Office of the City Manager <[CMO@cityofvancouver.us](mailto:CMO@cityofvancouver.us)>; City Council <[council@cityofvancouver.us](mailto:council@cityofvancouver.us)>

**Subject:** Proposed Zoning Change to "Miller" property 12/4/23  
**Importance:** High

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**To: City of Vancouver Mayor and Council Members**

**Subject: Critical Review Needed for Proposed "Miller" Rezone at 7318 NE 63rd St, 7208 NE 63rd St, and 6403 NE 72nd Ave**

Dear Honorable Mayor and Council Members,

I am Jeff Mays, a concerned resident and insurance agent living at 7201 NE 65th St, closely situated to the proposed rezone site. It appears this project was rushed through the process and was not adequately prepared. I am writing to urge a reevaluation of the current proposal, highlighting three crucial aspects that demand your attention:

1. **Immediate Flood Risk:** Positioned in a designated flood zone "A," the project site is vulnerable to flooding. As someone versed in flood risks, I assert that the necessary elevation changes to combat flooding risks will create an alarming disparity between new construction and existing homes. Our neighborhood could be left in a shadow, both literally and figuratively. I implore you to review the attached photographs showing seasonal flooding, illustrating the gravity of this concern.
2. **Imperative Wetland Preservation:** A significant wetland, as clearly shown in the 3.14.18 ERSI photo, lies at the heart of this property. The current proposal's oversight in building within this wetland is not only environmentally unsound but also a disservice to our community's natural heritage. Mitigation through a habitat bank, though a solution, lacks sufficient planning in the present context. This oversight cannot be ignored.
3. **Zoning Consistency for Community Harmony:** The adjacent areas are zoned R-9 and R-18, but this project jumps to R-30 zoning, which is not only inconsistent but also neglects the critical need for additional on-street parking, a lifeline for high-density areas. A more thoughtful R-18 zoning would harmonize with the neighborhood's existing character and needs.

I strongly advocate for a return of this project to the drawing board for a comprehensive review, ensuring that the proposed changes do not only meet technical requirements



but also resonate with the values and needs of our community. Our neighborhood's integrity and the city's future are at stake.

Thank you for considering these critical points. Your decisions shape not just landscapes but lives.

Sincerely,

Jeff Mays  
7201 NE 65th St, Vancouver, WA 98662  
[jeff@themaysagency.com](mailto:jeff@themaysagency.com) | 360-718-9707

