



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

March 20, 2023

WORKSHOPS

Vancouver City Hall - Aspen Room - 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 CTVV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

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

https://www.cvtv.org/vid_link/35469?startStreamAt=0&stopStreamAt=2943

4:00-6:00 p.m. Comprehensive Plan Update Joint Meeting with Planning Commission

Domenic Martinelli, Senior Planner, 360-487-7943; Rebecca Kennedy, Deputy Community Development Director, 360-487-7896

Summary

Staff led Council through a discussion of the Comprehensive Plan Update in a Joint Planning Commission and City Council joint workshop.

Councilmember Harless arrived 15 minutes late to the workshop. Councilmember Paulsen was absent. Councilmember Hansen joined remotely to listen to workshop.

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/35471?startStreamAt=0&stopStreamAt=3409 Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Mayor McEnery-Ogle made a motion to amend the agenda to extend the Executive Session occurring at the end of the meeting by 10 minutes. Motion by Mayor McEnery-Ogle, seconded by Councilmember Stober, and carried unanimously to approve the addition of time to the Executive Session.

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

Present: Councilmembers Harless, Perez, Fox, Stober, Hansen, and Mayor McEnery-Ogle

Absent: Councilmembers Paulsen

Motion by Councilmember Stober, seconded by Councilmember Harless, and carried unanimously to excuse Councilmember Paulsen. Councilmember Hansen attended the meeting remotely and was 15 minutes late due to technical difficulties.

Approval of Minutes

Minutes - February 27, 2023

Motion by Councilmember Stober, seconded by Councilmember Perez, and carried unanimously to approve the meeting minutes of February 27, 2023.

Proclamations: Women's History Month; Transgender Day of Visibility

Mayor McEnerny-Ogle read and presented a proclamation to Dee Brookshire, AAUW Vancouver Branch President, and Kay McMurray, AAUW Hudson's Bay Branch Member, proclaiming March 2023, as Women's History Month.

Mayor McEnerny-Ogle read and presented a proclamation to Adrienne Mason, Children's Home Society of Washington Regional Director, and Stephen Herndon and Hillary Magallanez, Triple Point Facilitators, proclaiming March 31, 2023, as International Transgender Day of Visibility.

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:

- Dan Packard, Vancouver
- Kimberlee Elbon, La Center, WA
- Sara Schmit, Vancouver
- Jan Verrinder, Vancouver
- Zack Gutton, Vancouver

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

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Consent Agenda (Items 1-6)

Council requested Item 5 be pulled for discussion.

Council discussed the Item with staff.

Motion by Councilmember Stober, seconded by Councilmember Fox, and carried unanimously to approve Items 1-4, and 6 on the Consent Agenda.

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

1. Bid Award for the Water Station 4 Wellhouse 4B Replacement Project, per Bid #23-04

Staff Report: 039-23

Water Station 4 is one of Vancouver's larger drinking water production sites. The site is located at 4203 East 5th Street and contains six groundwater wells, including Well 4B, a booster pump station, and treatment facilities. The wellhouse protecting Well 4B has signs of structural failure in the form of cracked and offset walls. The building has been temporarily shored up and needs replacement. This project will replace that building with a new building of similar type and style but with improved construction materials and methods for longevity and seismic resiliency. Along with replacing the wellhouse building, upgrades will be made to electrical components that will include new instrumentation to monitor power and flow. This will provide water operations staff the ability to monitor the energy efficiency of the existing well pump and motor utilizing the water system control network.

On February 28, 2023, the City received five bids for the subject project and the low bidder, Odyssey Contracting, LLC of Yacolt, Washington was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Odyssey Contracting, LLC, Yacolt, WA</i>	<i>\$505,348.38</i>
<i>Western United Civil Group, LLC, Yacolt, WA</i>	<i>\$521,334.30</i>
<i>Clark and Sons Excavating, Inc., Battle Ground, WA</i>	<i>\$523,478.06</i>
<i>Tapani, Inc., Battle Ground, WA</i>	<i>\$603,848.58</i>
<i>Pease & Sons, Inc, Tacoma, WA</i>	<i>\$780,055.34</i>
<i>Engineers' Estimate</i>	<i>\$600,000.00</i>

Odyssey Contracting, LLC of Yacolt, Washington has completed similar jobs and is the lowest responsive and responsible bidder.

Odyssey Contracting, LLC acknowledges the City's requirement for Apprenticeship Utilization and is proposing to exceed the project's goal of 3% with their goal of 11% by using 150 apprentice hours out of the total

1,289 project hours

Request: On March 20, 2023, award a construction contract for the Water Station 4 Wellhouse 4B Replacement project to the lowest responsive and responsible bidder, Odyssey Contracting, LLC of Yacolt, Washington at their bid price of \$505,348.38, 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. Contract with Avolve Software to upgrade electronic plan review software to cloud-hosted platform

Staff Report: 040-23

The City implemented the current Avolve ProjectDox system in 2013 as an on-premise server solution. ProjectDox allows customers to submit plans electronically to the City and allows staff the ability to mark up plans and route them internally.

Avolve will no longer be supporting its on-premise solution after 2024 and will solely be providing a cloud-hosted solution moving forward.

In anticipation of this change, a decision package was submitted and approved in the 2023-2025 budget to fund the migration of the City's ProjectDox environment to Avolve's cloud-based solution.

Request: Authorize the City Manager or their designee to sign the contract with Avolve Software Solutions for their cloud-hosted electronic plan review system.

Jason Nortz, Development Review Division Manager, 360-487-7844; Rich McKee, Interim Application Services Manager, 360-487-7670

Motion approved the request.

3. Interlocal Agreement with Clark County - Curtin Creek Community Park

Staff Report: 041-23

The City of Vancouver currently owns 38 acres located at 12601 NE 72nd Avenue. This property was purchased in 1999 by Vancouver fire district #5 and Vancouver-Clark Parks & Recreation for the construction of a fire station and for park purposes.

In 2007 City of Vancouver Fire Station #7 was constructed on the five acres

that are adjacent to NE 72nd Avenue, which left the remaining 33 acres of the property for future park development. In May of 2013, the City conveyed an easement for “park purposes” to Clark County over the eastern 33 acres of the property. Clark County is currently moving forward with the development of the Curtin Creek Community Park on a portion of the remaining 33 acres.

The purpose of this interlocal agreement is to permit the parties to work together to transfer the necessary property rights from the City of Vancouver to Clark County, which are needed to provide legal access for the general public to cross city property to utilize the park. The interlocal agreement also allows various utility agencies to provide the necessary services for the operation of the park, and completion of frontage improvements along the entire length of the City’s property. In addition, the interlocal agreement will provide authorization for the county to represent the City, as owners of the property, to sign all documents required as part of the Clark County community development land use and engineering approval processes associated with the park.

Request: Authorize the City Manager or designee to execute an Interlocal Agreement with Clark County for the transfer of right-of-way and granting of access and utility easement rights related to the Curtin Creek Community Park Development.

Linda Carlson, Property Management Specialist, 360-487-8423

Motion approved the request.

4. Park Land Acquisition - Expansion of George & Hazel Stein Neighborhood Park

Staff Report: 042-23

Context & Background:

In 1975, Clark County acquired 0.77 acres for a future park through Builder’s Fund, a pre-PIF funding source. Then known as Tanglewood Neighborhood Park, the site was included in the area annexed into the City sometime between 1991 and 2000. Over the years, multiple acquisitions were proposed without success to expand or relocate the park to meet Neighborhood Park area standards for the area.

On May 23, 2016, the City accepted a 0.80-acre land donation valued at \$100,000 from Mrs. Hazel Stein for expansion of the park. The Stein land donation was contingent upon renaming the park to George and Hazel Stein Neighborhood Park. The donation triggered notable community engagement and prompted a unique opportunity to purchase an additional parcel (Lyons-1.9 acres) north of the donation to expand the park further and

provide park frontage on NE 97th Avenue.

The park dedication and renaming ceremony occurred on September 10, 2016, to coincide with celebrating Mrs. Stein's 100th birthday. Mrs. Stein also offered a First Right of Refusal (FRR) to the City to purchase the remaining 0.52-acre parcel that included her residence for park expansion following her death. The FRR provides the City with the option to match a third party offer and purchase the parcel when her beneficiary chooses to sell in the future. Acquisition of this remaining parcel has been identified as a priority acquisition in our CFP since 2016.

George & Hazel Stein Neighborhood Park is located in Park Impact Fee District B with an estimated population of 65,000 residents. The current level of service (LOS) for the district is 1.3 acres per 1,000 for neighborhood park land. The LOS metric is based upon a comparison of existing conditions and the adopted Neighborhood Park standard of 2 acres per 1,000 residents. The census tracts encompassing the park and associated ½-mile service area have a moderate to moderately high equity index ranging from 51 to 72.

Marrion school park is located approximately ½-mile to the north of this site. However, public access to school grounds subject to the interlocal agreement continue to be at risk due to school expansion to meet enrollment demands and increasing security concerns.

Present Situation:

Mrs. Stein passed away in February of 2020 and the property deed recently transferred to Evergreen Bible Church as her heir per the provisions of Mrs. Stein's will. Church leadership notified the City of their interest to proceed with a direct sale to the City rather than the seemingly unnecessary delay of putting the property on the market per the provisions of the FRR at some later date.

The Evergreen Bible Church parcel is currently assessed at \$536,071 and appraised at \$590,000. An independent appraisal review confirmed the appraised market value. Staff negotiated purchase of the property for \$649,000 through the attached Purchase and Sale Agreement. The purchase price is based upon 110% of the appraised value. In the event the transaction does not close as proposed, the City will retain the FRR for future purchase of the property.

In the current residential market, it is commonplace for competitive bidding and over asking price offers. In addition, according to the RMLS the median sale price for residential properties for this area increased 12.6% from January 2021 to January 2022, with the subject property increasing in assessed value by 14% in the same one year period. These considerations validate the proposed purchase price above appraised value to secure the

park expansion to approximately four acres and improve public access to greenspace for this vicinity. Expediting the land purchase as proposed allows the City to fulfill the intent of the FRR, avoids the continuing appreciation of property values if postponed, and secures public access for park expansion while dedicated funding is available. It is also important to note that the acquisition more than doubles the frontage on NE 97th Avenue, which is critical to safe access and visibility as an entry into the park from the west, and the additional acreage expands recreation development opportunities.

The purchase is eligible for PIF funding and a strong candidate for consideration as a future grant project for reimbursement of up to 50% of the total acquisition cost, (estimated at \$300,000 to \$350,000).

The proposal is consistent with the standards, policies and priorities identified in the Parks, Recreation and Cultural Services Comprehensive Plan, Capital Facilities Plan, and the PIF Technical Document. The purchase also aligns with the Climate Action Framework by preserving green spaces and tree canopy for carbon storage, connecting neighborhoods and urban wildlife habitat (Strategy NS-1).

The acquisition was reviewed by the Parks and Recreation Advisory Commission (PRAC) at a public meeting on February 15, 2023, with a recommendation to City Council for approval of the acquisition.

Due Diligence:

- An environmental site assessment provides a historical review of land uses to identify any risk of environmental contamination that may warrant additional inspection to limit public health risks or liability to the City. An environmental site assessment on the remnant parcel was completed concurrently with the Stein donation and Lyons purchase in 2016, with no concern of site contamination identified.*
- A boundary survey was completed in association with the earlier park expansion and encroachments were resolved at that time.*
- Archaeological survey – An archaeological survey was completed on the adjoining Stein donation and Lyons parcel with no archaeological findings. Since the proposed acquisition site has a developed residence, the likelihood of archaeological or cultural significance is limited. Staff considers it reasonable to forego further archaeological reviews until triggered by a grant award or park development. The delay necessary for completion of additional study at this time could jeopardize the transaction.*
- The property includes a two-story 2,200 square foot residence constructed in 1964. A home inspection will be completed upon*

approval of the PSA. Following site inspection, staff will determine if the house should be razed or rented in the interim until funds are available for park development.

Request: Authorize the City Manager, or their authorized designee, to accept the Purchase and Sale Agreement for acquisition of the Evergreen Bible Church property through a Bargain and Sale Deed.

Monica Tubberville, Senior Planner, 360-487-8353

Motion approved the request.

5. Fourth Plain Phase II Project

Staff Report: 043-23

A RESOLUTION advancing the Phase 2 design options described herein for the City of Vancouver Fourth Plain Boulevard and Fort Vancouver Safety and Mobility Project, as part of the City's Vancouver Moves initiative to increase community safety and mobility.

The City previously completed a Transportation System Safety Analysis (TSSA) in 2018 that showed that Fourth Plain Boulevard between Grand Boulevard and Andresen Road had the highest number of crashes per mile of all principal arterials in the City. In October 2022 the City completed an updated plan, The Vancouver Moves Local Road Safety Plan, with crash data from 2016-2020. During that period there were 110 vehicle and 23 bike/ped crashes resulting in severe injury, including 3 fatal traffic crashes and 2 pedestrian fatalities on Fourth Plain Boulevard.

The Project addresses safety and mobility issues through roadway design options, including repurposing vehicle travel lanes to make more room for people biking, walking, rolling, and using the bus. The project recommendations aim to improve the travel time and reliability of the Vine bus service on Fourth Plain Boulevard, while creating new and improved mobility lanes within the project area. The Project builds on extensive past planning in the area, including The Fourth Plain Corridor Subarea Plan (2008) and the Fourth Plain Action Plan (2015).

Phase 2 improvements are anticipated in coordination with 2024 pavement preservation work on E Fourth Plain between Ft. Vancouver Way and Andresen Road. Some recommendations include capital projects that will be added to the Transportation Improvement Program or will be advanced through the Fourth Plain for All: Investing in our Future community-led investment strategy funded with American Rescue Plan (ARPA) resources.

Lane Reconfiguration Analysis

The project team conducted traffic analysis to understand how changes to

roadway vehicle capacity would impact vehicle travel times in current and future conditions, and how to address goals related to safety and mobility networks. The analysis used the RTC travel model to understand conditions today and in 2040 under a 'no-change' scenario, while also applying different roadway reconfiguration designs to understand potential outcomes. The analysis found that Fourth Plain Boulevard would continue to perform well and meet City mobility standard with the recommended lane reconfiguration of one (1) through general purpose vehicle travel lane in each direction, with the exception of the segment between 62nd avenue and Andresen Road, which will preserve two (2) westbound general purpose travel lanes and one (1) eastbound general purpose travel lanes to maintain concurrency standards. See the Attachment "March 2022 TMC Memo re: Reconfiguration Alternatives" for more information on travel impacts from a roadway reconfiguration.

Community and Stakeholder Engagement

The Project team engaged the public around two major project milestones. The first round of engagement took place in early summer 2022, and gathered input on safety issues and corridor needs, while conversing with the community about the project purposes and goals. Round 1 engagement included creating project flyers in multiple languages, tabling at the farmers market, Clark College, and the LULAC Grows Mercado, canvassing corridor businesses, residential complexes, and community organizations, holding stakeholder meetings, presenting to neighborhood associations, and gathering online feedback via survey, online open house, and through the BeHeard website. Feedback collected during this phase found that the three most important criteria to evaluate the options included: safety improvements for all users (31%); mobility improvements for all users (24%); and greenhouse gas reduction benefits (19%).

Phase 2 of public engagement sought feedback on desire to repurpose existing roadway space, and what to prioritize in the repurposed space. The general public largely supports the repurposing a vehicle travel lane to improve safety and mobility on the corridor with 83% of residents and 88% of businesses expressing support. In-person feedback gathered during community events favored bus reliability treatments (33%), either bus or bike treatments (33%) or favored bike safety treatments (17%). Online open house feedback was more evenly split on priority treatments with 63% supportive of bicycle-focused improvements and 66% supportive of bus-focused improvements. In-person canvassing of local, Black, Indigenous and People of Color (BIPOC) business owners and staff communicated a strong preference for bus-focused improvements (44%) with a smaller number favoring bike improvements (9%).

Recommendation

In making these recommendations, staff considered feedback from City Council, the Transportation and Mobility Commission, public engagement,

stakeholder interviews with C-TRAN and BIPOC businesses along the corridor, and analysis of traffic impacts of lane reconfiguration.

The project team recommends a project package that consists of three parts which: utilize the federal grant to repave Fourth Plain, add capital projects to the Transportation Improvement Program (TIP), and add a significant project proposal to the Fourth Plain for All: Investing in our Future community-led investment strategy for Fourth Plain.

I. The team recommends a design for the 2024 paving project that preserves transit travel time reliability and includes improvements for mobility users. The design repurposes a travel lane in each direction between Ft. Vancouver Way and 62nd to add Business Access Transit (BAT) Lanes where needed (west bound between St. Johns Blvd and Falk Road and east bound between General Anderson Avenue and Stapleton Rd). East of Stapleton, the design repurposes a travel lane eastbound for a BAT lane, and westbound the roadway retains two vehicle travel lanes. The design includes a buffered mobility lane both east and west bound between St. Johns Blvd. and Ft. Vancouver Way to General Anderson Avenue, and an expanded striped mobility lane in each direction from General Anderson Avenue to 62nd Avenue. Vehicle travel lanes will be narrowed where possible to further reduce speeding and reallocate space.

II. The team recommends adding new capital projects to the Transportation Improvement Program to create quality mobility lane connections to parallel east-west corridors. The first capital project would restripe Stapleton Road from Fourth Plain Blvd to 18th street to create buffered mobility lanes and evaluate appropriate traffic calming for other north-south network connections on Grand Blvd and Brandt Road. The second capital project would improve the existing mobility lanes on 18th street with improvements like buffers and/or delineators to connect east to future projects on NE Burton Road. The third capital project would include a large intersection street-mural on Fourth Plain at the crossing of the Burnt Bridge Creek trail. This mural would act as a traffic calming device at this important crossing for mobility users, while providing a placemaking opportunity to celebrate the culture and community of the International District that makes up Fourth Plain Blvd.

III. The third recommendation is a capital project to add off-street multiuse facilities between 62nd Avenue and Andresen Road to serve mobility users outside of the roadway. To achieve this, the City would need to work with adjacent property owners to purchase right-of-way, relocate utilities, potentially remove trees in some areas, and other mitigation. The project is recommended for inclusion in the Fourth Plain for All: Investing in our Future community-led investment

strategy. Incorporating this recommendation into the investment strategy is reflective of the cost, complexity and time required to build these facilities, while recognizing the long-term need to provide safe and accessible facilities particularly as this corridor continues to add residences, businesses, and other destinations.

Request: Adopt the resolution to advance Phase 2 recommended design options for Fourth Plain Boulevard from Fort Vancouver Way to Andresen Road.

Kate Drennan, Principal Planner, 360-487-7959

Motion adopted Resolution M-4215 to approve the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for March 20, 2023.

Motion approved claim vouchers in the amount of \$16,468,696.46.

Public Hearings (Items 7-8)

7. Title 17 Building Code Ordinance Changes

Staff Report: 014-23

AN ORDINANCE relating to the updating of VMC Title 17 to align the permit deadlines with impact fee deadlines, to update the permit application process to an electronic format, update the inspection scheduling process, to allow for remote inspections at the discretion of the Building Official, adjust the minimum fee refund amount, to clarify violations for the purpose of enforcement, and general cleanup of repetitive sections; providing for savings, severability and an effective date.

The Community Development Department, which includes the building plan review, inspection and code compliance programs, is responsible for the administration and enforcement of the building codes ordinance. The "Building Official" for the City provides direct day-to-day management and oversight of the enforcement and administration of City building codes and ordinances codified in VMC Title 17, as well as for construction permits under Section 105 of the International Fire Code (IFC), adopted in VMC Chapter 16.04.

The City established the Building and Fire Codes Commission (BFCC) to advise the City Council regarding the technical codes and methods contained in VMC Title 16 and 17, and to provide for reasonable interpretations of the adopted technical codes. One of the primary duties of the BFCC is to review and make recommendations to City Council prior to

its action on all proposed new codes and proposed changes to existing construction codes and regulations relating to building and fire. The BFCC reviewed the proposed changes to Title 17 VMC on October 6, 2022, and recommended them for adoption by City Council.

SUMMARY OF PROPOSED CHANGES

The focus of the proposed updates is to address minor clean-up items and to capture a few larger and substantive items which help align VMC 17.08 with other sections of the VMC. The following is a summary of the proposed changes (staff has noted which items are considered clean-up items or more substantive in nature):

- To clarify the Application Filing Date to mean the date on which the electronic record of the permit application is created in the City's e Plans permit system and a permit number is assigned. [clean-up]*
- The City has transitioned from a paper-based permit submittal process to an electronic based permit submittal process. All references to a paper-based process have been removed and updated to refer to an electronic-based process which the City now uses. [clean-up]*
- To adjust the permit application expiration deadline from 180 days to one year, which will reduce an administrative burden on applicants and staff. The one-year timeframe aligns the permit process with the requirements of the City's impact fee payment process (VMC 20.915.020). The building official may grant an extension of the permit application beyond one year where, in the judgment of the building official, extenuating circumstances exist that warrant such an extension and the development review approvals are being actively pursued. [clean-up]*
- To update the inspection processes to allow virtual inspections when, in the opinion of the building official, the work is minor enough in nature that the inspection can be performed remotely. This enables the City the option of providing more timely inspections and aligns with the current protocol being used by the State of Washington Labor and Industries. [clean-up]*
- To adjust the inspection scheduling timeframe from a 10-day maximum window to a three-day maximum window to complete the inspections upon the inspection request, to better align with department practices. [clean-up]*
- To ensure the work being completed is the responsibility of the property owner, the project contractor, and the permit holder. Previously this was only the responsibility of the permit holder. [clean-up]*
- To adjust the fee refund process to capture administrative costs, to better align with Council's target cost recovery policy. Fees assessed that are less than \$222 will be retained by the city as a non-refundable administrative processing fee unless the building official or fire code official determine that the fees assessed and collected were a result of*

an error by the City. [clean-up]

A more substantive clarification is recommended to VMC 17.32.040 “Unfit buildings, dwellings and structures defined” whereby each itemized defect listed in this chapter shall be considered a distinct code violation for the purpose of enforcement action under VMC Title 22, which will allow for individual violations to be addressed and resolved separately.

- For the purposes of this chapter, any dwelling, building or structure which has any or all of the conditions or defects described in this section shall be deemed to be an unfit dwelling, building or structure, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public is endangered. Each itemized defect listed in this chapter is considered a distinct code violation for the purpose of enforcement action under VMC Title 22.*

Request: On March 20, 2023, subject to second reading and a public hearing, approve the Ordinance.

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

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

Jason Nortz, Development Review Division Manager, provided an overview of the Title 17 Building Code Ordinance Changes.

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 Fox, seconded by Councilmember Stober, and carried unanimously to approve Ordinance M-4407.

8. Kevanna Park Meadows Planned Development

Staff Report: 028A-23

AN ORDINANCE approving with conditions the concept development plan for the Kevanna Park Meadows Planned Development; and providing for severability and an effective date.

The applicant requests approval of a proposed planned development consisting of a 33-lot single-family subdivision totaling 6.08 acres in the R-6 Lower Density Residential zone.

Planned developments allow for flexibility in certain development standards in order to promote creativity in design and efficient use of the land; increase economic feasibility; and preserve existing landscape features and amenities. The proposed planned development includes over three acres of open space, as well as restoration of the Burnt Bridge Creek riparian management area through the planting of 70 native trees and 920 native shrubs.

Planned developments allow for an increase in density of up to 15% more lots than the maximum density of the R-6 District, which results in up to 33 lots. The proposed development is proposing 33 lots, only four more than is allowed under the standard R-6 requirement.

On Jan. 17, 2023, a duly noticed public hearing was conducted before the City's Land Use Hearings Examiner. On Feb. 1, 2023, the Hearings Examiner issued findings, conclusions and recommendations. The Hearings Examiner recommends that both the planned development and subdivision ordinance, subject to recommended conditions, be approved by City Council.

Request: On Monday, March 20, 2023, subject to second reading and a public hearing, approve the Ordinance, with conditions, approving the planned development; and grant preliminary plat approval of the proposed subdivision.

Andrew Reule, Senior Planner, 360-487-7891

Mayor McEnemy-Ogle read the title of the Ordinance into the record.

Andrew Reule, Senior Planner, provided an opportunity to Council to ask questions of the Kevanna Park Meadows Planned Development.

Council discussed the item briefly with staff.

Mayor McEnemy-Ogle opened the public hearing and received no testimony from the community.

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

Motion by Councilmember Fox, seconded by Councilmember Perez, and carried unanimously to approve Ordinance M-4408. Councilmember Hansen recused himself from the public hearing.

Communications

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

EXECUTIVE SESSION RE: REAL ESTATE DISPOSITION (30 MIN)

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 7:27-8:00 p.m. to discuss Real Estate Disposition.

Adjournment

8:00 p.m.

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

Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...

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: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#); [Harris, Rep. Paul](#)
Subject: Fwd:
Date: Saturday, March 18, 2023 5:00:13 PM
Attachments: [1_4943106529873102992.MP4](#)

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.

Please send to city council members and MELNECK. Put on public record and confirm thT you did. Thanks, Wynn

----- Forwarded message -----

From: Penelope Siemssen <[REDACTED]>
Date: Sat, Mar 18, 2023, 3:59 PM
Subject:
To: Linda Smith <[REDACTED]>, Wynn Grcich <[REDACTED]>

From: [Wynn Grcich](#)
To: [Rebecca Messinger](#); [Dollar, Sarah](#); Sara.Lamnin@hayward-ca.gov
Subject: Lawsuit in CA
Date: Monday, March 6, 2023 4:24:15 PM

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<https://karenkingston.substack.com/p/california-supreme-court-rules-that>.

Please put on public record, send to councils and MELNECK. Confirm that you did. Thank you from Wynn

From: [Wynn Grcich](#)
To: [Dollar, Sarah](#); [Rebecca Messinger](#)
Subject: Disability caused by covid jabs
Date: Monday, March 20, 2023 8:18:10 AM

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://needtoknow.news/2023/03/covid-19-vaccines-can-cause-permanent-disabilities-says-german-health-minister./](https://needtoknow.news/2023/03/covid-19-vaccines-can-cause-permanent-disabilities-says-german-health-minister/) please send to council members and MELNECK.
Put on public record and confirm you did. Thanks from Wynn

From: [Karrie Brower](#)
To: [City Council](#)
Subject: 4th Plain Phase 2
Date: Sunday, March 19, 2023 7:25:36 PM

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My name is Karrie Brower and I live on General Anderson off of Fourth Plain. I am sure there will be plenty of voices in dissent, as there usually are for projects that want to repurpose a lane of single occupancy vehicle travel for other mobility means, so I wanted to add my voice to the record in support of this project. Creating an infrastructure network that supports public transit and active mobility is vital to reaching climate change goals, creating a healthier community, providing an alternative to car ownership for those who are economically disadvantaged, and supporting local businesses. I am thankful that you all seem to understand that and work towards it.

My one concern with the project is the timeline for the additional projects that remedy the loss of the bike lanes from 62nd to Andresen. It is so important that bicyclists are able to safely travel the corridor to access the lanes on Andresen and I hope we are not being placated with the solutions offered and that they are given priority to complete the corridor. I think all 3 TIP projects and the Multi use path are great solutions to a complex problem that the redesign presented, but need to be completed as timely as possible for the corridor to be successful.

Thank you for all your work on this and other active mobility and transit projects throughout the city.

Karrie Brower

From: [Jan V](#)
To: [City Council](#)
Subject: Fourth Plain Improvements
Date: Sunday, March 19, 2023 11:12:42 PM

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Yes. Bike lanes. Bus lanes.

We can't keep people travelling safely without giving them space.

Three stories:

I stood in the parking lot of Fourth Plain Goodwill last week, watching bike riders on the sidewalk. We know the sidewalk is a dangerous place to ride. They know it's safer than the car travel lane on Fourth Plain. They needed to go somewhere to the east. The sidewalk was the best choice.

I led a ride to Krispy Kreme the other day - freebie green donuts! One rider was new to town. She lives on the west side and asked Google Maps how to get to the ride start (Safeway at 63rd and Andresen). It told her Fourth Plain has bike lanes. Boy, was she surprised. She made it, but definitely asked us for a safer return route.

I saw a friend down by the fort on Saturday. She is a widow who has time on her hands and high cholesterol. She got an ebike and was telling me she never uses her car anymore. There are a LOT of new ebikes on the roads which is great!

Three different stories, three different types of riders, but all send the same message: we need bike lanes - especially on Fourth Plain.

Last meeting the goal was to find space to extend them east to Andresen. It looks like that is not happening despite Anne and Ty saying we could find that space. 18th St could certainly use some love, but if I'm coming from downtown, I don't want to suddenly have to head south for .4 mile, then east on 18th, and back to Andresen. I want to continue on Fourth Plain to Andresen.

You know we can't get across SR 500 now unless we're way west on the Falk ped path or at St Johns. People by me have to travel to Andresen to cross SR 500. Difficult to do. Fourth Plain is an easier route - or would be with bike lanes.

Please. Keep looking. Find the space.
Jan

From: [Amy Horstman](#)
To: [City Council](#)
Subject: Fourth Plain: I support bike lanes
Date: Monday, March 20, 2023 7:40:14 AM

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Fourth Plain is a critical transportation corridor for all modes. It's current configuration is dangerous for all modes but deadly for bikes and peds. Dedicated Bike lanes would dramatically improve conditions. We have very good year round riding conditions here with very few very cold or icy days. Good, direct and safe infrastructure for bikes would enable that mode to be a solution for reducing particulate emissions (EPA rates Vancouver as an F for particulates!) which has direct impacts of health and cognitive processes. Bike lanes on Fourth Plain can also directly reduce commute congestion and contribute positively to carbon reduction / climate improvements.

Ideally bike lanes would connect from downtown to Andreson to directly link to crossing SR 500.

Amy Horstman
Vancouver WA

From: [Oshiro Jill](#)
To: [City Council](#)
Subject: I support bike lanes on Fourth Plain!
Date: Monday, March 20, 2023 8:28:16 AM

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I support bike lanes on Fourth Plain!

Regards Jill Oshiro

From: [Jason Cromer](#)
To: [City Council](#)
Subject: City Hall Support for Fourth Plain Bike Lanes
Date: Monday, March 20, 2023 8:37:59 AM

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Hello,

I want to write to you in support of adding bike lanes on Fourth Plain. Please don't make this a half-way implementation. Make the bike lanes wide, make them separated from the roads (raised and with a physical barrier like concrete, planters, or trees), and make them fully connected to other networks. Thank you!

Best,
Jason

From: [Samin Sepasi](#)
To: [City Council](#)
Subject: Fourth Plain Bikes
Date: Monday, March 20, 2023 9:12:25 AM

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Hi,
I support bike lanes on Fourth Plain.

Best,
Samin

From: [Ruth Romer](#)
To: [City Council](#)
Subject: I vote Yes for bike lanes on Fourth Plain
Date: Monday, March 20, 2023 9:21:22 AM

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And please extend it at least to Andresen.

From: [Scott Sloan](#)
To: [City Council](#)
Subject: Fourth Plain bike lanes
Date: Monday, March 20, 2023 9:35:17 AM

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As an avid bike daily rider typically for recreation and occasionally to commute, I can't tell you how much safer and convenient bike lanes on this busy corridor would be.

Please seriously consider this action.

Sincerely,

Scott Sloan

From: [City Council](#)
To: [Dollar, Sarah](#)
Subject: FW: Please deny 152nd Ave. warehouse
Date: Friday, March 10, 2023 4:36:23 PM

Written comment regarding the Warehouse Moratorium.

Amanda Delapena

From: Jean M. Avery [REDACTED]
Sent: Thursday, March 9, 2023 4:49 PM
To: Planning Commission <PlanningCommission@cityofvancouver.us>
Cc: City Council <council@cityofvancouver.us>
Subject: Please deny 152nd Ave. warehouse

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To: Planning Commission

Please follow the City staff's recommendation:

Please deny this proposal until there is a complete review under the Warehouse Moratorium.

In addition, please be certain that such warehouse(s) do not degrade the Burnt Bridge Creek Watershed.

Thank you,
Jean M. Avery
Vancouver

From: [Jason](#)
To: [City Council](#)
Subject: City Hall Support for Bike Lanes
Date: Monday, March 20, 2023 8:39:20 AM

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Hi,

Please add safe and wide bike lanes to Fourth Plain. Also, please add physical barriers between the bike lanes and the vehicle traffic. Thank you!

Respectfully,
Dev

From: [Carmen Adkins](#)
To: [City Council](#)
Subject: Bike Path on Fourth Plain
Date: Monday, March 20, 2023 10:20:58 AM

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I support bike lanes on Fourth Plain. PLEASE!

Carmen Adkins [REDACTED]

From: [Jim Hoover](#)
To: [City Council](#)
Date: Monday, March 20, 2023 11:20:21 AM

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Writing to you to voice my support for bike lanes to be established on Fourth Plain and elsewhere in Vancouver.

Jim Hoover

[REDACTED]
Cascade Highlands neighborhood

From: [Tracy C](#)
To: [City Council](#)
Subject: Bike Lanes
Date: Monday, March 20, 2023 11:23:57 AM

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Hi! I definitely support bike lanes on 4th plane!!!! Bike lanes are crucial for access and changing our car culture.

Thanks!
Tracy Ceravolo

From: [Don Steinke](#)
To: [City Council](#)
Cc: [Jan Verrinder](#); [Matt Babbitts](#); [Rick and Cassie Marshall](#)
Subject: We support bike lanes on Fourth Plain.
Date: Monday, March 20, 2023 11:25:35 AM

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From Don and Alona Steinke

To the Vancouver City Council

Denver Colorado offers incentives up to \$1400 for e-cargo bikes for income qualifying residents. So far 4700 vouchers have been awarded. With all the grant money coming from the Federal Government and from Olympia, some of that could be used for e-bikes.

BUT

We also need safe corridors for e-bikes.

We support bike lanes on Fourth Plain as far as possible and as soon as possible.

Don and Alona Steinke

From: [Don Steinke](#)
To: [City Council](#)
Cc: [Jan Verrinder](#); [Matt Babbitts](#); [Rick and Cassie Marshall](#)
Subject: Re: We support bike lanes on Fourth Plain.
Date: Monday, March 20, 2023 11:28:31 AM

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I forgot the link.

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/Sustainable-Transportation/Electric-Bikes-E-Bikes-Rebates>

Don s

On Mon, Mar 20, 2023 at 11:25 AM Don Steinke <[REDACTED]> wrote:

From Don and Alona Steinke

To the Vancouver City Council

Denver Colorado offers incentives up to \$1400 for e-cargo bikes for income qualifying residents. **So far 4700 vouchers have been awarded.** With all the grant money coming from the Federal Government and from Olympia, some of that could be used for e-bikes.

BUT

We also need safe corridors for e-bikes.

We support bike lanes on Fourth Plain as far as possible and as soon as possible.

Don and Alona Steinke

From: [Heidi Cody](#)
To: [City Council](#)
Subject: I support bike lanes on Fourth Plain
Date: Monday, March 20, 2023 11:30:15 AM

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Hello,

I support bike lanes on Fourth Plain.

Thank you,
Heidi Cody

--

Co-Director | Alliance for Community Engagement SWWA
Strategic Coordinator for SWWA | Stand Up to Oil Coalition
Sparkle with #climatetoothpaste. I do. climatetoothpaste.com #greennewdeal

From: [Diane Adkin](#)
To: [City Council](#)
Subject: I support bike lanes on Fourth Plain
Date: Monday, March 20, 2023 11:46:01 AM

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Dear Council

I support bike lanes on Fourth Plain.

Sincerely
Diane Adkin

[REDACTED]
Camas WA 98607

From: [michel & marsha maupoux](#)
To: [City Council](#)
Subject: Fourth plain bike lanes
Date: Monday, March 20, 2023 11:46:50 AM

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Hello,
We support bike lanes on all of Fourth Plain.
Thanks for your support,
Michel & Marsha Maupoux,
Vancouver

[Sent from Yahoo Mail on Android](#)