



## 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 McEnery-Ogle, Mayor

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

## June 26, 2023

### WORKSHOPS

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

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

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

[https://www.cvtv.org/vid\\_link/35705?startStreamAt=0&stopStreamAt=6203](https://www.cvtv.org/vid_link/35705?startStreamAt=0&stopStreamAt=6203)

#### **3:30-4:30 p.m. Vancouver Arts Hub**

*Stacey Donovan, Cultural Services Manager, 360-487-8630*

##### **Summary**

Staff led Council through a discussion of the Vancouver Arts Hub.

#### **4:30-5:30 p.m. Comprehensive Plan Update - Community Partnership Framework**

*Domenic Martinelli, Senior Planner, 360-487-7943*

##### **Summary**

Staff led Council through a discussion of the Comprehensive Plan Update - Community Partnership.

**Councilmember Hansen was absent from Workshops.**

**Councilmember Perez attended the workshops remotely.**

**COUNCIL DINNER / EXECUTIVE SESSION RE: REAL ESTATE  
DISPOSITION pursuant to RCW 42.30.110(1)(b)-(d) (1 HR)**

Mayor McEnerny-Ogle announced that the Executive Session was canceled.

**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](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 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/35735?startStreamAt=0&stopStreamAt=14185](https://www.cvtv.org/vid_link/35735?startStreamAt=0&stopStreamAt=14185)*

*Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.*

**Pledge of Allegiance**

**Call to Order and Roll Call**

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

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

**Absent:** Councilmember Hansen

**Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to excuse Councilmember Hansen.**

**Councilmember Perez attended remotely.**

**Approval of Minutes**

Minutes - May 22, 2023

**Motion by Councilmember Stober, seconded by Councilmember Perez, and carried unanimously to approve the meeting minutes of May 22, 2023.**

**Councilmember Fox abstained.**

### **Proclamations: Pride Month; Recognition of Jim Moeller**

Mayor McEnery-Ogle read and presented a proclamation to Jessica Cole, President of PFLAG Southwest Washington, proclaiming June 2023 as Pride Month.

Mayor McEnery-Ogle read and presented a proclamation to Fae Moeller, Jim Moeller's sister, recognizing Jim Moeller's years of civic and community services.

### **Community Communications**

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

- Corrie Kutkey, Vancouver
- Carter Maser, Vancouver
- Lindzy Staples, Vancouver
- Gerald Hatcher, Vancouver
- Adam Kravitz, Vancouver
- Jeff Nicholson, Vancouver
- Mary Cray, Vancouver
- Sean Philbrook, Vancouver
- Sarah Hanneken, Portland
- Marie Chappell, Vancouver
- Sandra Hungate, Vancouver
- Tim Crookham, Vancouver
- Tori Rehwaldt, Vancouver
- Keyla Bastardo, Vancouver
- Kathy Neary, Vancouver
- Molly Flanagan, Portland
- Amber Canavan, Portland
- Kimberlee Goheen Elbon, La Center, WA

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

### **Consent Agenda (Items 1-14)**

Council requested items 4, 10, 11, and 12 be pulled for discussion.

**Motion by Councilmember Paulsen, seconded by Councilmember Harless, and carried unanimously to approve items 1-3, 5-9, 13, and 14 on the Consent Agenda.**

**Motion by Councilmember Paulsen, seconded by Councilmember Harless, and carried unanimously to approve item 4 on the Consent Agenda.**

**Motion by Councilmember Fox, seconded by Councilmember Stober, and carried 5-1 to approve item 10 on the Consent Agenda.**

**Motion by Councilmember Fox, seconded by Councilmember Paulsen, and carried unanimously to approve item 11 on the Consent Agenda.**

**Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to remand item 12 back to staff.**

1. **Final Construction Acceptance of the NW Daniels Water Main Replacement - 39th to 46th St Project, per ITB #22-43**

Staff Report: 111-23

*Halme Excavating, Incorporated of Battle Ground, Washington has completed construction of 1,876 feet of new ductile iron water main and installed new fire hydrants in Northwest Daniels Street from West 39th Street to the northern end past West 46th Street. The new main renews and improves the system integrity by replacing older pipelines that had become weak and brittle over time. Pavement restoration was completed to restore the roadway where utility work occurred.*

*The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:*

| <b>TOTAL CONTRACT COSTS</b>          |                     |
|--------------------------------------|---------------------|
| <i>Labor, Equipment and Material</i> | <i>\$434,895.37</i> |
| <i>Sales Tax</i>                     | <i>\$37,501.98</i>  |
| <i>Total</i>                         | <i>\$472,397.35</i> |
| <i>Retainage</i>                     | <i>\$21,744.77</i>  |

*The original bid amount was \$443,781.28 and the final amount is \$472,397.35 with a 6% increase in cost. The additional cost can be attributed to having to replace older mainline valves found within the project area that were broken and inoperable during construction.*

*This project fell below the threshold for an apprenticeship utilization goal.*

Request: On June 12, 2023, accept the NW Daniels Water Main Replacement – 39th St to 46th St project as constructed by Halme Excavating, Inc. of Battle Ground, Washington, and authorize release of retainage in the amount of \$21,744.77, subject to receipt of all documentation required by law.

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

**Motion approved the request.**

2. **Professional services agreements (PSAs) for on-call transportation engineering planning and design services**

Staff Report: 112-23

*The City's Streets and Transportation division of Public Works has numerous projects identified in its six-year Transportation Improvement Program (TIP). The TIP projects vary in scope and timing with several of these projects being either large enough or containing elements specialized in nature that require design assistance to supplement current engineering, planning, and construction staff.*

*As a result, the City issued RFQu #17-23 for on-call transportation engineering planning and design services in February 2023 and received eleven responses in March 2023. Anticipated projects will likely come with a variety of funding sources but typically will be locally funding, so the contracts will allow the use of these services on*

projects. Anticipated projects are the annual Neighborhood Traffic Safety projects, Active Transportation projects, Pavement Management projects (surface seals, overlays and associated curb ramp improvements), Mobility and Safety projects, Sidewalk Management Program projects, planning level designs, and other civil design project work as needed.

All proposing firms were evaluated for team qualifications, team experience, and approach to projects. After this evaluation, five consulting firms were selected for on-call professional services contracts. Streets and Transportation staff proposes to execute each contract for four years with an optional one-year extension (up to 5 years total).

| <b>Engineering Firm</b>                | <b>Contract Amount</b> |
|--|------------------------|
| Conzor North America Inc.              | \$1,500,000            |
| Harper Houf Peterson Righellis Inc.    | \$1,500,000            |
| Kittelson & Associates, Inc            | \$1,500,000            |
| MacKay Sposito Inc.                    | \$1,500,000            |
| PBS Engineering and Environmental Inc. | \$1,500,000            |

Utilizing on-call contracts for these projects allows the City flexibility in staffing projects during times of peak workload or where specialty services are required.

Request: Authorize the City Manager or his designee to execute Professional Service Agreements in an amount not to exceed \$1,500,000 each with Consor North America Inc, Harper Houf Peterson Righellis Inc., Kittleson & Associates, MacKay Sposito Inc, and PBS Engineering and Environmental Inc., for transportation engineering planning and design services on an as-needed basis for four years with an optional one year extension. Council authorizes the City Manager to amend the contracts as needed to accomplish the objectives set forth above.

Ryan Miles, Engineering Program Manager, 360-487-7708

Motion approved the request.

3. **Award project to BCE Engineers a five (5) Year Contract, per RFQ # 22-23 Architectural Electrical Assessments and Services to include drawings and specifications for upgrades to City Buildings**

Staff Report: 113-23

On March 8, 2023, RFQ # 22-23 Architectural Electrical Assessments and Services was issued for solicitation for qualifications from architectural and electrical firms to assess city buildings for electrical upgrades for all electric and solar opportunities along with construction drawings and specifications for the upgrades.

Along with standard advertising, firms from the MRSC list, which included veteran-, minority-, and women-owned firms, were notified of the solicitation and requested their qualification statements.

On April 5, 2023, the city received four (4) qualification statements for the RFQ 22-23 Architect Electrical Assessment and Services project. The qualification statements were evaluated based on project approach and understanding, also capabilities and understanding.

*BCE Engineers of Fife, Washington was selected to provide the building assessments.*

Request: Authorize the City Manager or their designee to execute a professional services agreement with BCE Engineers for the services referenced above in a contract with a not-to-exceed amount of \$1,000,000.

*Mike Shrum, Facilities Contract Services Supervisor, 360-487-8260*

**Motion approved the request.**

**4. Directing City Staff to negotiate and execute a Lease Agreement with Washington State Department of Transportation (WSDOT) for temporary establishment of a Safe Stay Community**

Staff Report: 114-23

*The most recent Point In Time Count found 672 individuals living unsheltered county-wide (up from 625 in 2022), however, at a recent ECHO meeting, Council for the Homeless reported 1151 individuals were on the shelter waitlist on that day. Based on a combination of that data and observational information from HART, law enforcement and other outreach, an estimated 500-600 individuals reside in tents or vehicles within the City of Vancouver, which poses significant health and safety risks to the individuals experiencing unsheltered homelessness, as well as the rest of the community and the environment. At this time, our community does not have an adequate supply of shelter or housing options to meet the growing need.*

*This Council has observed that many individuals who live outdoors on public property do so, not by choice, but due to a lack of financial means to afford adequate shelter. These individuals are adversely mentally and physically impacted by outdoor habitation. In December 2022, our community held a memorial service for 32 individuals connected to the local unhoused community, and 23 of those died while living unsheltered. There are currently 10 individuals on the 2023 memorial list, that we know of, who died while experiencing unsheltered homelessness.*

*Simultaneously, Council has also observed that the City's sensitive ecological areas are adversely impacted by adverse secondary impacts of outdoor habitation. The City's sensitive waterways, water treatment facilities, stormwater and wastewater facilities are particularly vulnerable to impacts of illegal dumping and improper disposal of human waste. Additionally, individuals living outdoors in greenways and wooded areas, who utilize fire as a source of heat, or to cook with, increase the potential for wildfire in those areas, particularly during our dry/summer months.*

*In an effort to reduce the aforementioned negative impacts of unsheltered homelessness, provide for greater safety, stability, and access to needed services for individuals experiencing unsheltered homelessness, and to remain in compliance with Martin v. Boise, staff has proposed, and this Council has approved, the establishment of city-sponsored Safe Stay Communities in designated areas. These Communities are managed and supported by contracted service providers who work to:*

- ensure safety and sanitation within and immediately surrounding the designated Community,*
- assist Safe Stay Community residents with obtaining stability, accessing needed resources, and transitioning into a more permanent housing situation, and*
- proactively engage with the surrounding neighborhood(s) to mitigate potential negative impacts to the neighborhood, facilitate neighborhood participation and volunteer opportunities within the designated Community, and encourage*

*participation in neighborhood/community events, neighborhood association meetings, etc. amongst Community residents.*

*City staff have established two Safe Stay Communities, both located on city-owned property, and are currently working to establish a third site on privately owned property downtown. While City Council is not legally required to approve agreements involving lease of land owned by others, members of this Council have expressed a desire to consider community feedback before directing City Staff to temporarily site Safe Stay Communities on land owned by individuals or entities other than the City of Vancouver. Given the ongoing need for additional Safe Stay Communities to meet the need of unhoused Vancouver residents, city staff continue to evaluate additional properties and have been in contact with WSDOT about the possibility of siting a Safe Stay Community on a portion of their property at 4611 Main St. Pursuant to City Code, Safe Stay Communities may be established as a temporary use for a 1-year term with up to two, 1-year extensions. (The total maximum duration allowed under City Code is three years, including all possible extensions.) If a Safe Stay Community is established at this location, a 1,000-foot buffer area would be automatically implemented prohibiting camping and outside habitation near the Safe Stay Community. (VMC 8.22.040(B)(1)). As a State agency that experiences a substantial amount of camping/outdoor habitation on their property, and without the capacity to provide meaningful services to those individuals, WSDOT is a very willing and supportive partner in this agreement. If approved, this will be the first agreement of its kind in the State of Washington, and WSDOT has expressed being hopeful that this kind of partnership can be replicated with other jurisdictions in the state.*

Request: Direct City Staff to finalize negotiations and execute a Lease Agreement with Washington State Department of Transportation, and commence work temporarily establishing a Safe Stay Community pursuant to the terms of the Lease and applicable provisions of City Code.

*Jamie Spinelli, Homeless Response Manager, 360-487-8610*

**Motion approved the request.**

**5. Celebrate Freedom agreement with The Historic Trust**

Staff Report: 115-23

*The celebrate Freedom program has been successfully managed by The Historic Trust since 1999. This program was developed to feature the Vancouver National Historic Reserve and to foster civic pride. Over the years, the program has included a lecture series and also a large event on the Fourth of July. This year's program, detailed below, represents an updated approach focused on:*

- Marshall Leadership Awards*
- Summer Fest event series, multiple dates*
- Lough Legacy Veterans Day Parade*

Request: Authorize the City Manager, or designee, to sign the Celebrate Freedom Programs Agreement.

*Dave Perlick, Recreation Services Manager, 360-487-8314*

**Motion approved the request.**

**6. Approval of Purchase and Sale Agreement for 800 N. Devine Road (Heights District Acquisition)**

Staff Report: 116-23

*The Heights Roadway Plan that Council approved on May 15, 2023 identifies the subject property of this transaction located at 800 N. Devine Road, Vancouver, WA as having a future public right-of-way running through the entirety of the parcel. Therefore, its necessary for the City to acquire the property to fulfill the implementation of the Heights District Plan.*

*The owner, Mr. Gregg operates his law practice out of the building on the property and would like to continue operating his practice at this location until infrastructure construction needs require use of the property. Therefore, the transaction includes a fixed term post-closing lease of the building, with Mr. Gregg continuing to be responsible for all maintenance and operations of the premises, for a period of two years. Because the project timeline is not yet set, the lease also includes four options to extend for six months each, which extensions are subject to the City's sole discretion.*

*The City and owner have negotiated a purchase price based on the appraised valuation and includes an upfront payment of fair market rent for the entire lease term. Both parties independently commissioned MAI certified appraisals that validate the purchase price.*

*Closing of the transaction is contingent upon the City's completion of a 90-day due diligence and inspection period of the property to demonstrate that the acquisition is merited in consideration of any liabilities that would make it untenable for the City to develop the property for the purpose of a roadway. In the event the City chooses not to proceed with the purchase, the City would need to revise the Heights Roadway Plan to realign the public right-of-way.*

*Provided that the due diligence is completed to the City's satisfaction, the transaction is expected to close by the end of 2023.*

Request: Approve the transaction contemplated by the Purchase and Sale Agreement and Commercial Lease Agreement and authorize the City Manager or their designee to sign the Purchase and Sale Agreement in substantially the form attached and, provided that the Purchase and Sale Agreement closes, sign the Commercial Lease Agreement in substantially the form attached, along with any other related transaction documents.

*Amy Zoltie, Real Estate Project Manager, 360-487-7953*

**Motion approved the request.**

7. **Award of grant funds from the PEG Capital Support Fund to public users of the Comcast Business Services, for monthly transport costs**

Staff Report: 117-23

**A RESOLUTION** relating to cable television and to the award of Public, Educational and Governmental ("PEG") capital contribution funds to designated access providers for the City of Vancouver and Clark County, and for public Institutional Network ("I-NET") and Comcast Business Services users for certain expenditures.

*The cable franchise agreements between the City of Vancouver, Clark County and Comcast provide for a contribution in the amount of \$1/month per subscriber for support of a Public, Education, and Government (PEG) capital fund. One of the*



*allowed uses of the PEG fund is to reimburse local government users of Comcast Business Services for monthly transport fees. Local governments utilize Comcast Business Services to provide high-speed connectivity between key facilities and redundant services in the event of emergencies.*

*In 2018, Clark County and the City of Vancouver approved an annual award from the PEG Capital Support Fund of \$226,200 for the next five years and one-half years, until the expiration of the Comcast Cable Franchise on June 30, 2023, to be divided among Comcast Business Services users, the City of Vancouver, Clark County, Fort Vancouver Regional Library District and the Clark County Fire District 5, for monthly transport costs.*

*Due to ongoing negotiations with Comcast, Clark County and the City of Vancouver extended their cable franchises an additional twelve (12) months, through June 30, 2024. On June 7, 2023, the City/County Telecommunications Commission ("Commission") recommended extending the existing PEG Capital Support Grant Program Agreements with local governments through June 30, 2024, to align with the expiration of the current franchise agreements.*

Request: On June 26, 2023, adopt a resolution, under the terms of the interlocal agreement between Clark County and the City of Vancouver, authorizing \$226,200 of PEG Capital Support Funds to be used to reimburse authorized subscribers of Comcast Business Services monthly transport fees.

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

**Motion adopted Resolution M-4226 to approve the request.**

8. **Designation of TV ETC and CVTV respectively as the education and government access providers on the Comcast cable system**

Staff Report: 118-23

**A RESOLUTION** relating to cable television and to the designation of Clark Vancouver Television ("CVTV") as the governmental access provider on the Comcast cable system for Vancouver and Clark County.

**A RESOLUTION** relating to cable television and to the designation of the Vancouver Educational Telecommunications Consortium ("TV ETC") as the educational access provider on the Comcast cable system for Vancouver and Clark County.

*The City and County have a cable television franchise agreement with Comcast of Washington, V LLCC that was effective on July 1, 2013. Under the terms of this agreements, Comcast provides channels for Public, Education and Government (PEG) programming and it is the responsibility of the City and County to designated authorized entities to provide programming on those channels.*

*Organizations that are designated as access providers have authorization to broadcast programs over assigned channels on the Comcast cable system. They are also able to apply for annual PEG grants, administered by the City, for equipment and other capital expenses associated with producing and broadcasting programming.*

*TV ETC is a consortium of K-20 educational institutions operated by Educational Service District 112 and is the current educational access provider for Vancouver and Clark County. CVTV, operated by the City/County Cable Television Office, is the current government access provider for Vancouver and Clark County.*

*The City/County Telecommunications Commission (“Commission”) recommends organizations to serve as access providers to the City Council, per VMC 5.19.320(7). The Commission met on June 7, 2023, to review designation applications and annual reports and to receive presentations from the applicants. Based on their review, the Commission is recommending re-designation of TV ETC and CVTV, respectively, as the education and government access providers for Vancouver and Clark County.*

Request: On June 26, 2023, adopt resolutions approving The Vancouver Educational Telecommunications Consortium (TV ETC) as the designated educational access provider and Clark Vancouver Television (CVTV) as the designated government access provider for Vancouver and Clark County on the Comcast cable systems.

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

**Motion adopted Resolution M-4227 and M-4228 to approve the request.**

9. **Adoption of the biennial report of the Telecommunications Commission regarding cable television franchise compliance by the cable television operator Comcast of Washington V, LLC (“Comcast”)**

Staff Report: 119-23

**A RESOLUTION** adopting the City/County Telecommunications Commission (“Commission”) Biennial Report regarding cable television franchise compliance by the cable operator Comcast of Washington V, LLC (“Comcast”).

*The City/County Telecommunications Commission (“Commission”) has prepared progress reports regarding franchise compliance by the cable television operator beginning with completion of the first year of the franchise term, January 1983. This is the fifth Biennial Report since a 10-year franchise agreement with Comcast was adopted in July 2013. The reports have been forwarded to the legislative bodies of the Vancouver City Council and the Clark County Council.*

*As noted in the attached Resolution, the Cable Communications Policy Act of 1984 (the “Act”), which was amended in 1992 and currently in effect, requires that franchising authorities provide written notice of any franchise deficiencies and that the cable operators be given the opportunity to correct any violations, if such factors are to be considered during the franchise renewal process.*

*The Progress Reports prepared by the Commission clearly meet and exceed the requirements of the Act. Legal counsel advises staff, however, that the legislative bodies of the franchising authorities should take affirmative action in adopting the reports for the reviews to be binding on the cable operator at the time of renewal.*

*As of the date of the Biennial Progress Report, the Commission finds Comcast in full compliance with the terms and conditions of the franchise. The number of customer complaints received by the City/County Cable TV Office regarding Comcast’s service, including but not limited to the company’s high-speed internet service, decreased by 64% when compared to 2019-20. The 2020-21 complaints involved a number of issues, including rates, customer service and technical services.*

Request: On June 26, 2023, adopt a resolution approving, ratifying, and affirming the biennial report of the Telecommunications Commission (January 2021 – December 2022).

*Jim Demmon, Video Services Manager, 360-487-8706*

**Motion adopted Resolution M-4229 to approve the request.**

10. **MFTE Program- Target Areas Addition Resolution**

Staff Report: 120-23

**A RESOLUTION** of the City Council of the City of Vancouver regarding the City of Vancouver Multi-family Housing Tax Exemption Program and the modification of existing Residential Target Areas and designation of new Residential Target Areas to expand the program to other areas of the city.

*The City of Vancouver hired economics consultant ECONorthwest to examine the performance of the City's Multifamily Tax Exemption (MFTE) program for multifamily residential construction projects. Specifically, the City asked ECONorthwest to analyze potential expansion of the program to additional geographic areas and to test various development scenarios and impacts on for feasibility within the new proposed target areas. ECONorthwest completed an economic analysis that reflects a developer's decision-making perspective. The recommendations from the analysis can be summarized as follows:*

- 1. Expand the MFTE program to additional target areas*
- 2. Establish appropriate level of affordability possible based on target area market factors*
- 3. Determine minimum density goals in each target area and tailor program requirements to achieve those goals*
- 4. Prioritize density where possible in each target area*
- 5. Implement a fee-in-lieu option if additional density is not possible*
- 6. Utilize fee-in-lieu and increased density instead of temporary onsite affordability to achieve deeper affordability (60% MFI and lower)*

**Additional Target Areas**

*City staff worked with ECONorthwest to identify proposed target areas that would support transit use and walkable communities along commercial corridors and hubs across the entire city. The resulting new target areas include:*

- Downtown Waterfront*
- Vancouver City Center*
- East Vancouver*
- Uptown*
- Evergreen / Grand Corridor*
- Fourth Plain Corridor*
- Mill Plain Corridor*
- Upper Main Street Corridor*
- The Heights*

**Level of Affordability**

*The study indicated that:*

- Development in most of the target areas could support projects with 100% MFI units however 100% MFI rents are very close to market rents in most of the city and therefore may not represent the most value-added use of the MFTE exemption.*
- The MFTE benefit can produce residential units that are affordable to*

households at 80% MFI in most target areas using a 12-year tax exemption depending on market conditions. This option is a predictable approach for achieving on-site production of affordable units but doesn't produce deeply affordable units (e.g., 60% MFI and lower).

- The current MFTE benefit will not provide incentive enough to produce 60% MFI units without additional stimulus or subsidy.

### **Unit Density Levels**

Because the proposed target areas vary in the types of development that can be supported (small plexes up to large towers), the target area density requirements and options need to adjust accordingly to match the market condition allowances specific to the target area. The table below provides the proposed fee-in-lieu levels and minimum target densities for each target area.

| <b>Residential Target Area</b>    | <b>Market Rate Fee in Lieu</b> | <b>Market Rate Density</b>        |
|-----------------------------------|--------------------------------|-----------------------------------|
| <b>Downtown Waterfront</b>        | 50%                            | 275 dwelling units/acre + 25% fee |
| <b>Vancouver City Center</b>      | 50%                            | 225 dwelling units/acre+ 25% fee  |
| <b>East Vancouver</b>             | 50%                            | 200 dwelling units/acre+ 25% fee  |
| <b>Uptown</b>                     | 25%                            | 160 dwelling units/acre           |
| <b>Evergreen / Grand</b>          | 25%                            | 90 dwelling units/acre            |
| <b>Fourth Plain Corridor</b>      | 25%                            | 90 dwelling units/acre            |
| <b>Mill Plain Corridor</b>        | 25%                            | 90 dwelling units/acre            |
| <b>Upper Main Street Corridor</b> | 25%                            | 90 dwelling units/acre            |
| <b>The Heights*</b>               | NA                             | NA                                |

The densities for each target area were a combination of the underlying zoning densities and other zoning factors such as minimum parking spaces, maximum building heights, and required first floor commercial space. ECONorthwest determined that the target areas with potential for higher density tower and podium development were the Vancouver Waterfront and Vancouver City Center, and possibly the East Vancouver target areas. The Heights District, Evergreen / Grand area and the Uptown target areas were determined to accommodate 4-story wood frame and possibly podium size development. The remaining three transit corridors areas can accommodate small plexes up to 4-story wood frame development. Target areas are comprised of parcels with different zoning designations. Only the commercially zoned parcels within the target areas would be able to meet the higher target densities. The multifamily, residentially zoned parcels are restricted to their underlying density limits that currently top out at approximately 35 units per acre, therefore the fee-in-lieu rate is less in these areas.

### **Prioritize density**

In target areas where lower density development is already feasible, this program can be used to help incentivize developers to produce more dense housing projects. More dense housing means a more efficient use of increasingly scarce, and expensive land. More dense housing in targeted locations can also support additional city goals such as transit ridership and complete, walkable neighborhoods.

### **Implement a fee-in-lieu option**

*In most of the target areas, the MFTE program cannot deliver both increased density (in more expensive construction types) and affordability. However, the market rate program option in most areas is valuable enough to be an option that is available in exchange for a public benefit fee, and the fees generated could then be used by the City to provide more permanent affordable housing opportunities elsewhere.*

**Achieve deeper affordability through fee-in-lieu**

*A public benefit fee, in exchange for the market rate option, could be used to invest in more deeply affordable housing below 80% MFI off-site. The fee in lieu amount can be higher for development types that are already feasible in target areas, and lower for denser development types sought by the City. This fee is more likely to be used to create permanently affordable units which would likely advance affordability goals further than the limited-duration affordable units delivered on site through the affordable MFTE program options.*

**Approval Criteria:**

*Per RCW 84,14,040 and VMC 3.22.020, the creation of new target areas is required to meet the following criteria:*

- 1. The target area is located within an urban center; Finding: All of the proposed target areas are distinct, identifiable districts located on transit service routes and within walksheds of business establishments, public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.*
- 2. The target area lacks sufficient available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in the urban center if desirable, affordable, attractive, and livable places were available; and Finding: The ECONorthwest market analysis data showed that:*
  - 1. Clark County population is growing twice as fast as the other metro counties.*
  - 2. 2020 saw a large decline in multifamily unit production.*
  - 3. Vacancy rates in Vancouver are still low at 5%.*
  - 4. 52% of households in Vancouver are renters.*
  - 5. 51 % of renter households in Vancouver are cost burdened spending more than 30% of their income on rent and utilities.*
  - 6. In just the ten years the median home sale price has more than doubled to over \$422,000.*
  - 7. Entry level home production is at a national 50-year low.*
- 3. The providing of additional housing opportunities in the target area will assist in achieving the following purposes:*
  - 1. Encourage increased residential opportunities within the target area, including income-based housing opportunities; or*
  - 2. Stimulate the construction of new multi-family housing and/or the rehabilitation of existing vacant and underutilized buildings for multi-family housing; or*
  - 3. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multi-family rental units to owner-occupied multi-family housing as such property redevelops.*

*Finding: By potentially expanding and revising the MFTE program requirements in Vancouver, the City is hoping developers will use the program to create both denser and more affordable housing The new targets areas are distributed across the entire city in areas supporting multiple development types from smaller plexes to larger tower development. More dense housing means a more efficient use of increasingly scarce,*

*and expensive, land which is ideal given the decades-long lifecycle of new construction. More dense housing in targeted locations can also support additional city goals such as transit ridership and complete neighborhoods.*

*Staff concludes that, based on the ECONorthwest analysis data and program evaluation, the proposed residential target areas meet the requirements of RCW 84.14 and VMC 3.22.*

Request: Adopt resolution of intent to add additional residential target areas, allowing the proposed changes the City Multi Family Housing Tax Exemption Program under VMC 3.22 to proceed to public hearing.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

**Motion adopted Resolution M-4230 to approve the request.**

**11. MFTE Program- Proposed VMC Ordinance Changes**

Staff Report: 121-23

**AN ORDINANCE** of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting legislative findings; amending Sections 3.22.010, 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language, reflect changes in state law, and provide for new residential target areas as well as updated income-based and market-rate multi-family tax exemption options and associated eligibility and application requirements, fees, and procedures; providing for severability; and setting an immediate effective date.

**Program History**

*MFTE (Multifamily Housing Tax Exemption) programs are property tax waiver programs adopted by cities and counties to support local housing and economic development goals. Local governments can issue limited term tax exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements for projects with at least four residential units. The MFTE program is one of many tools that the City of Vancouver uses to encourage economic development, housing production and affordability.*

*The City of Vancouver adopted the initial MFTE program ordinance in 1997 creating the Vancouver City Center Vision residential Target area. The first MFTE project, the Heritage Building mixed use development, located on the north side of Esther Short Park was the foundation for the resurgence of the downtown core. That initial MFTE investment set off a series of subsequent investments around the park including the Esther Short Park bandstand renovation, the private donation of the Propstra bell tower and public square, the Vancouver center complex development, the Hilton Hotel and Conference Center, and Esther Short Commons building. The MFTE program continues to stimulate development today throughout the city center including several buildings on the Vancouver waterfront.*

*In 2011 the MFTE ordinance was amended to add the Fourth Plain residential target area and an option for income-based developments.*

*Since inception the MFTE program has approved 40 developments adding 3,982 new housing units including 366 income-based units. Another 7 potential applications are currently under review with potential to add another 1,243 new units and 19 income-based units.*

*In 2021 City Council requested a review of the MFTE program to ensure that it was operating effectively for the local income levels and housing market conditions. The City engaged with economics consultant ECONorthwest to examine the performance of the City's current Multifamily Tax Exemption (MFTE) program for multifamily residential construction projects. Specifically, the City asked ECONorthwest to analyze potential expansion of the program to additional geographic areas and to test various development scenarios and impacts for feasibility within the new proposed target areas. ECONorthwest completed an economic analysis that reflects a developer's decision-making perspective. The findings were presented to City Council in workshops on March 28, July 25, and Aug 8, in 2022. The recommendations from the analysis can be summarized as follows:*

- Expand the MFTE program to additional target areas*
- Establish appropriate level of affordability possible based on target area market factors*
- Implement a fee-in-lieu of affordable units option*
- Utilize fee-in-lieu and increased density instead of temporary onsite affordability to achieve deeper affordability (60% MFI and lower)*
- Prioritize density where possible in each target area*
- Determine minimum density goals in each target area and tailor program requirements to achieve those goals*

### **Additional Target Areas**

*Currently the MFTE program has only two eligible target areas consequently limiting participation in the program. City staff worked with ECONorthwest to identify proposed target areas that would support transit use and walkable communities along commercial corridors and hubs across the entire city. Ten potential target areas were identified for expansion. The current Vancouver City Center Vision (VCCV) target area was split into three separate areas now designated Downtown Waterfront, Vancouver City Center, and Uptown, due to the different development type, density and zoning and market variables of each new area within the current VCCV boundary. Four new target areas identified along transit and commercial corridors include Fourth Plain, Mill Plain, Upper Main Street, and Evergreen /Grand. Finally, the existing planning sub-areas of Vancouver Heights District, and East Vancouver (including both the Vancouver Innovation Center and the Riverview Gateway subareas) were identified as good target area candidates. A Fruit Valley target area was also initially proposed, however, it was determined that additional study on environment justice and equity issues were necessary before moving forward. The nine new proposed target areas all allow multifamily housing uses through the underlying zoning and are primarily located along rapid transit lines to promote development that supports more walkable neighborhoods and easy use of public transit.*

### **Level of Affordability**

*The study indicated that:*

- Development in most of the target areas could support MFTE projects at 100% median family income (MFI) however 100% MFI rents are very close to market rents in most of the city and therefore did not represent the most value-added use of the MFTE exemption.*
- The MFTE benefit can produce residential units that are affordable to households at 80% MFI in most target areas using a 12-year tax exemption depending on market conditions. This option is a predictable approach for achieving on-site production of affordable units but doesn't produce deeply affordable units (e.g., 60% MFI and lower).*
- The current MFTE benefit will not provide incentive enough to produce 60% MFI units without additional stimulus or subsidy. The City has had a 60% MFI option*

since 2017 but this option has never been applied for.

**Implement a fee-in-lieu option**

The ECONorthwest study showed that in most of the proposed target areas, the MFTE program cannot deliver both increased density and affordability. However, the market rate program option in most areas is valuable enough to be an option that is available in exchange for a public benefit fee, and the fees generated could then be used by the City to provide more permanent affordable housing opportunities elsewhere. The current public benefit practice for market rate includes negotiating on various elements from public art, public structured parking, public plazas, and pedestrian amenities. Determining the “true” public benefit and verifying of cost of artistic elements is very difficult for staff to quantify and can be unpredictable for prospective applicants. The proposed amendment would eliminate this negotiation and replace it with a fee in lieu option that will further higher density production and affordable housing efforts.

**Achieve deeper affordability through fee-in-lieu**

In exchange for the market rate option, a public benefit fee in lieu, could be used to invest in more deeply affordable housing below 80% MFI off-site. The fee in lieu amount can be higher for development types that are already feasible in target areas, and lower where developments meet densities and development types sought by the City. This fee is more likely to be used to create permanently affordable units which would likely advance affordability goals beyond the limited-duration affordable units delivered on-site through the income based MFTE program option.

**Prioritize density**

In target areas where lower density development is already feasible, this program can be used to help incentivize developers to produce more dense housing projects. More dense housing means a more efficient use of increasingly scarce, and expensive land. More dense housing in targeted locations can also support additional city goals such as transit ridership and complete, walkable neighborhoods.

**Determine minimum density goals**

Because the proposed target areas vary in the types of development that can be supported (small plexes up to large towers), the target area density requirements and options need to adjust accordingly to match the market condition allowances specific to the target area. The table below provides the proposed fee-in-lieu levels and minimum target densities for each target area.

| <b>Residential Target Area</b> | <b>Option1<br/>Market Rate<br/>With<br/>Affordable<br/>Housing Fee</b> | <b>Option2<br/>Market Rate With Density<br/>Requirements and/or<br/>Affordable Housing Fee</b> | <b>Option 3<br/>Ownership</b>            |
|--------------------------------|--|--|--|
| <b>Downtown Waterfront</b>     | 50%  | 275 dwelling units/acre<br>+ 25% Affordable Housing<br>Fee In Lieu                             | No Affordable<br>Housing Fee<br>In Lieu; |
| <b>Vancouver City Center</b>   | 50%  | 225 dwelling units/acre<br>+ 25% Affordable Housing<br>Fee In Lieu                             | Minimum of<br>12 units<br>provided       |
| <b>East Vancouver</b>          | 50%  | 200 dwelling units/acre<br>+ 25% Affordable Housing<br>Fee In Lieu                             |  |
| <b>Uptown</b>                  | 25%  | 160 dwelling units/acre  |  |
| <b>Evergreen / Grand</b>       | 25%  | 90 dwelling units/acre   | No Affordable                            |



|                                       |     |                        |  |
|---------------------------------------|-----|------------------------|--|
| <b>Fourth Plain Corridor</b>          | 25% | 90 dwelling units/acre | Housing Fee<br>In Lieu;<br>Minimum of 4<br>units<br>provided |
| <b>Upper Main Street<br/>Corridor</b> | 25% | 90 dwelling units/acre |  |

The densities for each target area were a combination of the underlying zoning densities and other zoning factors such as minimum parking spaces, maximum building heights, and required first floor commercial space. ECNorthwest determined that the target areas with potential for higher density tower and podium development were the Vancouver Waterfront and Vancouver City Center, and possibly the East Vancouver target areas. The Heights District, Evergreen / Grand area and the Uptown target areas were determined to accommodate 4-story wood frame and possibly podium size development. The remaining three transit corridors areas can accommodate small plexes up to 4-story wood frame development. Target areas are comprised of parcels with different zoning designations. Only the commercially zoned parcels within the target areas would be able to meet the higher target densities. The multifamily, residentially zoned parcels are restricted to their underlying density limits that currently top out at approximately 35 units per acre, therefore the fee-in-lieu rate is less in these areas. To avoid applicants from proposing all studio and one-bedroom unit developments in order to meet the fee in lieu density requirement addition emphasis will be provided to larger unit types. To encourage production of larger family-size units, for the purposes calculating the fee in lieu development density, 3-bedroom units will count as 1.5 units and 4+ bedroom units will count as 2 units. To encourage homeownership opportunities developments proposing units for ownership opportunity will not be subject to the affordable housing fee in lieu noted in the table above. Ownership option projects must provide a minimum of 12 units (total) in higher density target areas and a minimum of 4 units in the lower density target areas.

**Elimination of 10-year income-based exemption option**

In 2021 the 10-year income-based exemption option was eliminated in RCW 84.14. Accordingly, this option is being eliminated from VMC 3.22 to be consistent with the change in State law.

**Post exemption rent increase restriction**

Following the expiration of MFTE tax exemptions there is potential for displacement of income-vulnerable tenants due to rent increases when the rent restrictions are removed. If the new market rate rents increase too high and too fast for the households with expired MFTE restrictions, they will be forced to move. To discourage this outcome a 5-year rent increase restriction will be established and set at 5% plus a Consumer Price Index factor.

**Add an additional 12-year extension for expiring MFTE certificates**

In 2021 RCW 84.14 was amended to allow an additional extension of 12 years to expiring MFTE exemptions. The extension will require the property owner commit to renting or selling at least 20 percent of the multifamily housing units as income-based units low-income households earning at or below 80% area median income (regardless of the MFI rate of the expiring exemption). This extension will also require notices to affected income-based tenants a year in advance about the expiration of the 12-year extension and provides for tenant relocation assistance equal to one month's rent. Development applicants must submit a request by September 1 (4 months before the expiration of the initial exemption). The exemption will be reviewed for compliance before scheduling a public for City Council consideration. The administrative review fee for this extension will be \$1,000.

**Ownership Opportunity**

*An ownership incentive option has been added under which no affordable housing fee in lieu is required. A sale price cap has been added for the initial sale at less than or equal to two times the HUD Homeownership Value Limit for newly constructed housing in Clark County, which is updated annually.*

**MFTE application and program fee increases**

*The application and program fees have never been updated. The proposed changes to the program fees are to reflect a more accurate measure of the administrative staff cost to process the applications.*

| <b>Fee Type</b>                          | <b>Current</b>       | <b>Proposed</b>   |
|--|----------------------|-------------------|
| <i>Initial application</i>               | \$300                | \$5,000           |
| <i>Per unit fee</i>                      | \$50 (up to \$1,000) | \$75 (no maximum) |
| <i>County admin fee</i>                  | \$100                | \$205             |
| <i>Conditional certificate extension</i> | \$100                | \$1,000           |
| <i>Exemption renewal</i>                 | Not Applicable       | \$1,000           |

**Public Outreach**

*The City performed extensive public outreach regarding the proposed changes to the MFTE program, seeking input through the City MFTE webpage, an interactive "Be Heard" communications webtool, hosted virtual forums with both development and community member stakeholder groups, and workshops with the City Center Redevelopment Agency and Vancouver City Council. Many suggested changes from public outreach comments were incorporated into the proposed ordinance amendments.*

Request: Following the 1st introductory reading of the ordinance on June 26, 2023, proceed on July 3, 2023, to hold a public hearing, consider public testimony, deliberate, and vote to approve the amended ordinance regarding VMC 3.22.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

**Mayor McEnery-Ogle read the title of the ordinance into record.**

**Motion approved the request.**

12. **Short-Term Rental Ordinance**

Staff Report: 122-23

**AN ORDINANCE** of the City of Vancouver, Washington related to regulations and a permitting process for short-term rental of residential real property by amending Vancouver Municipal Code (VMC) 20.150, VMC 20.160, VMC 20.180.060, VMC

20.210, 20.410, VMC 20.420, VMC 20.430, VMC 20.440, and VMC 20.835; providing for savings, severability, and an effective date.

### **Background**

*On September 20, 2021, staff presented to the City Council on a batch of housing code changes, which included short-term rentals (STRs). It was determined short-term rentals needed to be separated out from the other housing code changes, and a separate planning process began. The City enlisted the services of Host Compliance, a platform of Granicus to assist with gathering current data on the existing STR market in Vancouver.*

*In February of 2022, the City began reaching out to owners of known STRs to advise them of the existing restrictions and to invite their participation in a broader community engagement process around STRs. Between March and June 2022, the project team led an extensive outreach campaign consisting of two community wide surveys and several small group conversations.*

*Development of code language to regulate short-term rentals began in October of 2022 and was finalized in February 2023. In addition to the Planning Commission workshops, staff presented at two City Council workshops, on June 27, 2022, and April 3, 2023.*

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

### **Existing Conditions**

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

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

*The overview of the short-term rental landscape as of June 1, 2023 includes:*

- There are approximately 375 STR units in the City of Vancouver*
- Short-term rentals represent roughly 0.45% of Vancouver's approximately 83,900 residential units 85% of STRs are in single family homes, 14% in multi-family homes, with the remaining 1% undetermined*
- 87% of STRs rent out an entire home, rather than a room or portion of an*

*occupied home*

- *30% of STRs are 3-bedroom rentals, 30% are 2-bedroom rentals, 24% are 1-bedroom rentals, 6% are 5 or more-bedroom rentals, and 10% are unknown*
- *The median nightly rental rate is \$118*
- *Geographically, STRs are spread throughout the City with a modest concentration in downtown and west side neighborhoods*
- *Approximately 75% of STRs are advertised through Airbnb with the remaining quarter listed through Expedia/VRBO and other platforms*

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

### **Outreach**

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

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

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

*The City also conducted small group conversations with housing advocates, short-term rental hosts and operators, hotel and tourism industry professionals, small business owners, real estate agents, and housing advocates including Evergreen Habitat for Humanity, Council for the Homeless, and Fourth Plain Forward. The housing advocates noted that STRs pose a real threat by removing housing stock from the market. While the City may not have thousands of units, any unit being taken of the market for a vacation home instead of a permanent residence is exacerbating the*

affordable housing crisis. The hotel and tourism industry felt STRs should be required to have the same inspections and regulations as hotels, including requirements related to the federal Occupational Safety and Health Administration (OSHA), fire life and safety inspections, electrical, plumbing, ADA, and the state tourism office. Participants expressed concern that allowing too many STRs in any given neighborhood could have a lasting impact on the community, citing the potential impacts of a transition from a fully residential neighborhood to one that has businesses operating in it. Short-term rental hosts offered why they chose to operate a STR, including many who said it provided supplemental income that is used to pay for mortgages, provide retirement income, pay medical bills and other monthly expenses, and in general increases disposable income. Hosts shared that they feel STRs bring a value, asset, and benefit to the City & local economy.

**Council and Planning Commission Direction**

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

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

*period is available*

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

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

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

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

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

### **Regulations**

*Following feedback from City Council and Planning Commission as well as community feedback and comparative jurisdiction research, staff has prepared draft code language to regulate short-term rentals (Attachments C and D). The regulations are a response to the level of activity currently seen in the short-term rental market in Vancouver and the intent of the regulation is to strike a balance between community housing needs with individual property rights and the financial stability that additional revenue generated from STRs can provide.*

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

rental provisions listed in the Revised Code of Washington, [Chapter 64.37](#) and Consumer Safety measures listed in [67.37.030](#).

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

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

### **Implementation**

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

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

### **Program Goals**

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

- *Ongoing compliance monitoring to ensure all STRs are compliant with required regulations*
- *Ongoing monitoring of impacts to long-term rental market including impacts to housing affordability*
- *Minimize public safety risks and possible noise and trash problems without creating additional work for the local police department and code enforcement personnel*
- *Monitor the responsiveness of code compliance cases*
- *Ongoing stakeholder outreach to determine program effectiveness*

Request: On June 26, 2023, approve the Ordinance on first reading, setting the date of second reading and public hearing for July 10, 2023.

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

**Council remanded the item back to staff.**

**13. Appointments to Clark County Historic Preservation Commission**

*The Clark County Historic Preservation Commission is a joint city/county commission. Five members are appointed by Clark County Board of Councilors and two members are appointed by Vancouver City Council. The seven-member citizen advisory body is responsible for:*

- *reviewing nominations to the National Register of Historic Places*
- *reviewing nominations and designating properties to the Clark County Heritage Register*
- *conducting design review for changes to buildings and sites on the local register*
- *deciding on applications for the Special Valuation Tax Incentive for historic properties*
- *overseeing education and outreach efforts*

*A recent Clark County recruitment produced four applications for the City's seats and, per an Interlocal Agreement between Clark County and the City of Vancouver, a subcommittee of this commission's members reviewed and interviewed those candidates. At that conclusion, it was recommended the City Council reappoint Heidi Mandler-Huff and appoint John Zingale.*

*Vancouver City Council Subcommittee 1 also reviewed those applicants, and the Historic Preservation Commissioners' recommendation was accepted by consensus. The appointment would begin immediately and expire July 1, 2023, and expire June 30, 2026.*

*If there are no objections we would like to make this appointment at the Monday, June 26, 2023 Council meeting.*

Request: Reappoint Heidi Mandler Huff and appoint John Zingale to the Clark County Historic Preservation Commission with terms beginning July 1, 2023, and expiring June 30, 2026.

*Council Committee 1 (Hansen, Paulsen, Perez)*

**Motion approved the request.**

14.



## Approval of Claim Vouchers

Request: Approve claim vouchers for June 26, 2023.

**Motion approved claim vouchers in the amount of \$13,511,421.24.**

## Old Business (Item 15)

### 15. Animal Welfare Resolutions

Staff Report: 123-23

A. **A RESOLUTION** declaring City Council's position on retail fur sales in Vancouver.

B . **A RESOLUTION** declaring City Council's position on force-fed foie gras in Vancouver.

C. **A RESOLUTION** declaring the Vancouver City Council's position on the retail sale of cats and dogs by pet stores in Vancouver.

*There are no known furriers or retail fur businesses operating in Vancouver at this time. There is one known business on the Vancouver Waterfront that currently has a foie gras dish on its menu; the other restaurant that was known to do so (El Gaucho) voluntarily removed the item in the interest of community harmony.*

*There is one known retail pet store business in Vancouver that currently sells puppies from small, regional private breeders.*

Request: On June 26, 2023, approve all or some of the following Resolutions; Resolution A (Fur Sales), Resolution B (Fois Gras), Resolution C (Retail Animal Sales).

*Rebecca Small, Senior Policy Analyst, 360-487-8601*

**Motion adopted Resolution M-4231, M-4232, and M-4233 to approve the request.**

## Public Hearings (Item 16-23)

### 16. Adoption of 2023-2029 Strategic Plan

Staff Report: 124-23

**A RESOLUTION** adopting the City's 2023-2029 Strategic Plan.

*From 2020 through 2023 the City Council, through a series of Council workshops and retreats, identified a strategic framework to shape the Vancouver community in ways to make it more equitable, safe, and climate friendly. From 2021 through 2023 community-based organizations and partners were interviewed, a sixteen-person advisory committee was convened, and the public were engaged through a visioning process to learn about priorities for the future. The final approach and framework of the Strategic Plan was reviewed by Council at a May 8, 2023 workshop. Council is being asked to formally adopt the 2023-2029 Strategic Plan via resolution.*

Request: On June 26, 2023, adopt the 2023-2029 Strategic Plan via resolution.

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

Aaron Lande, Program and Policy Manager, provided an overview of the Adoption of 2023-2029 Strategic Plan.

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 Paulsen, and carried unanimously to approve Resolution M-4234.**

17. **2024-2029 Transportation Improvement Program**

Staff Report: 125-23

**A RESOLUTION** adopting the City of Vancouver's Comprehensive Six-Year Transportation Improvement Program for 2024-2029 and the City's Arterial Street System and Classification Map.

*The 2024–2029 TIP presents a transportation development program that supports implementation of the City's adopted comprehensive plan. The project lists clearly identify those projects and programs that are intended to receive funding from the sources approved as part of the street funding strategy. The TIP can be amended at any time by Council action, if needed.*

*The TIP also provides updates to the Arterial Classification Map. This year no changes to the map are proposed, but updates to the arterial map are expected as part of the upcoming transportation system plan update and will be incorporated into next year's TIP.*

*This year's update includes several changes, many of which came from the TMC:*

- *Included public comments and responses to each comment (starting on page 13).*
- *Included information about project implementation (page 31).*
- *Included information about the interim prioritization/scoring process (starting on page 33).*
- *Updated the TIP changes document (starting on page 36).*
- *Updated the project lists including updated project scores (starting on page 40).*
- *Added contact information for questions about the detail sheets (page 47).*
- *Updated the detail sheets including how the project originated (starting on page 48).*
- *No proposed changes to the arterial map this year (page 159). Map will be updated next year based on recommendations from the Transportation System Plan (TSP).*

*In addition to these changes staff also updated the interim prioritization scoring for each project. The prioritization process will be refined as part of the upcoming Transportation System Plan update and will be implemented in next year's TIP.*

*update.*

Request: On June 26, 2023, following a public hearing, adopt a resolution approving the proposed 2024-2029 Transportation Improvement Program and the Arterial Street System and Classification Map.

*Chris Malone, Public Works Finance and Asset Manager, 360-487-7711*

Chris Malone, Public Works Finance and Asset Manager, provided an overview of the 2024-2029 Transportation Improvement Program.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, La Center, WA

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

**Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried unanimously to approve Resolution M-4235.**

**18. MFTE Application- Fir Grove Apts**

Staff Report: 126-23

**A RESOLUTION** of the City Council of the City of Vancouver approving a Multi-Family Housing Limited Property Tax Exemption with FIR GROVE QOZB, LLC (“Applicant”) and any successors in interest or assigns, and the CITY OF VANCOUVER, a Washington municipal corporation (“City”) for an 10-year Multi-Family Housing Limited Property Tax Exemption for the property located at constructed at 2902 Falk Road, Vancouver, WA. 98661 (Tax Lots 30240010, 30240150) as specifically described in Exhibit A.

*The project is located at 2902 Falk Road in the Fourth Plain residential target area. The applicant is requesting a Multi-Family Housing Limited Property Tax Exemption for a 92-unit apartment building with 146 associated parking spaces. The proposed development will include 2 and 3-bedroom units. The total estimated development cost is \$29.56 million.*

*The applicant is requesting a 10-year exemption where 19 units (20% of the total units) will be reserved for households earning 80% of area median family income or less. The 2023 HUD 80% area family median income in the Portland/Vancouver MSA for a 4-person household is \$90,200.*

*Over 20 years (with the exemption) the project is estimated to generate \$5 million in taxes benefitting all taxing districts (ports, county, city, etc.) including \$1.39 million specifically generated for the City of Vancouver. Potentially foregone revenue during the exemption is estimated at \$831,000 for all taxing districts and \$332,000 specifically for Vancouver. The development will still generate construction sales tax revenue and utility tax revenue during the exemption period.*

*Although the project does not fall under the City Council interim climate action policy,*

*as there is no negotiated development agreement with this project, the applicant noted that the project is seeking Energy Star certification. The development will be all-electric with no natural gas. EV infrastructure availability will be installed in the 36 private garages and 30 of the surface parking stalls (totaling 45% of all spaces). Outdoor lighting controls will have occupancy shut off sensors to aid in reduction energy use.*

*The property must have the following mix of income-based units at all times during the exemption period:*

- *4 two-bedroom units*
- *8 three-bedroom 2 bath units*
- *7 three-bedroom 3 bath units*

*In addition, the property owner will include information about the availability of designated income-based units in any advertising or marketing for the property.*

Request: On June 26, 2023, following a public hearing, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the MFTE Application-Fir Grove Apartments.

Council discussed the item briefly with staff.

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

- Kimberlee Goheen, La Center, WA

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

**Motion by Councilmember Paulsen, seconded by Councilmember Fox, and carried unanimously to approve Resolution M-4236.**

19. **MFTE Application- 12th and Main Apts**

Staff Report: 127-23

**A RESOLUTION** of the City Council of the City of Vancouver approving a development agreement with DST 150, LLC for an 8-year limited property tax exemption for market rate housing with a public benefit contribution, and green building elements, for the property located at 1201 Main Street, Vancouver, WA 98660 (Exhibit A).

*The project is located at 1201 Main Street in the VCCV residential target area. The applicant is requesting an 8-year market-rate Multi-Family Housing Limited Property Tax Exemption for a 199-unit market rate apartment building with 231 associated parking spaces. The proposed development will include studio, 1 and 2-bedroom units. The total estimated development cost is \$62 million.*

*Over the 20-year period following construction, the project (with the exemption) will generate just over \$16.1 million in taxes benefiting all taxing districts (ports, schools, county, city, etc.). A total of \$2.87 million in taxes will benefit the City of Vancouver. The total estimated foregone tax revenue for all districts is just over \$3 million. The total estimated foregone tax revenue for the City of Vancouver is \$941,000. Construction sales taxes and utility taxes will still be collected during the exemption. The development will still generate construction sales tax revenue and utility tax revenue during the exemption period.*

*As a market rate project, a public benefit contribution is required. The applicant is proposing to provide the public contribution through payment of \$750,849 towards future affordable housing development. The amount of the public benefit is 25% of the total forgone tax. The proposed public benefit contribution towards affordable housing fund can be used for land banking or construction of permanent affordable units where funding can leverage more and larger unit types and at deeper levels of affordability.*

*The project requires a development agreement and therefore falls under the City Council interim green building policy. The applicant provided a LEED score report indicating that the project is on track to meet a gold certification.*

*In addition, the property owner will include information about the availability of designated income-based units in any advertising or marketing for the property.*

Request: On June 26, 2023, following a public hearing, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the MFTE Application-12th and Main Apartments.

Council discussed the item briefly with staff.

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

- Elise Chelak, Vancouver
- Kimberlee Goheen, La Center, WA

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

**Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to approve Resolution M-4237.**

## 20. **MFTE Application-Waterfront Block 11 Apts**

Staff Report: 128-23

**A RESOLUTION** of the City Council of the City of Vancouver approving a development agreement with HOLLAND ACQUISITION CO., LLC for an 8-year limited property tax exemption for market rate housing, providing a public benefit contribution, and green building elements, for the property located at 800 Waterfront Way, Vancouver, WA 98660 (Exhibit A).

*The project is located on the Vancouver waterfront at 800 Waterfront Way. The applicant is requesting an 8-year multi-family housing limited property tax exemption for a market rate housing. The project is an eight-story, 220-unit apartment building with 13,250 square feet of commercial space and 217 associated parking spaces. The proposed development will include studio, one, two, and three-bedroom units. The total estimated development cost is \$128 million.*

*Over the 20-year period following construction, the project (with the exemption) will generate over \$18 million in taxes benefiting all taxing districts (ports, schools, county, city, etc.). A total of \$3.17 million in taxes will directly benefit the City of Vancouver. Total estimated foregone tax revenue for all districts during the exemption is \$4.27 million. The forgone taxes specific to the City of Vancouver during the exemption would be \$1.42 million. Land value property taxes and per unit utility taxes will still be collected during the exemption. It is also anticipated that new residents will support downtown businesses during and after the exemption period.*

*As a market rate project, a public benefit contribution with a value equal to \$1,067,500 (25% of the estimated foregone tax amount) is required. The applicant is proposing to satisfy the public benefit contribution by providing funding towards future affordable housing investments to be determined by the City of Vancouver. The proposed public benefit contribution for future affordable housing activities can be used for land banking or construction of permanent affordable units where funding can leverage more units and larger unit types and at deeper levels of affordability. The public benefit contribution payment amount will be required prior to issuing the final tax certificate. The advantage of this funding is also likely to last longer than the duration of the limited 8-year tax exemption.*

*The project requires a development agreement and therefore also falls under the City interim green building policy. Per the applicant's consultant the building is being constructed to exceed the minimum LEED gold score. The City green policy staff have reviewed the applicant's LEED summary indicating that the project satisfies the City's green building policy.*

Request: On June 26, 2023, following a public hearing, adopt a resolution authorizing the City Manager or designee to execute a multi-family housing limited property tax exemption certificate and take any and all action necessary to enforce the terms thereof.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the MFTE Application-Waterfront Block 11 Apartments.

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 Stober, seconded by Councilmember Paulsen, and carried unanimously to approve Resolution M-4238.**

## 21. **Larson Annexation**

Staff Report: 109-23

**AN ORDINANCE** relating to approval of an annexation pursuant to RCW 35.13.125; establishing the geographic extent, defining the comprehensive plan and land use designations, and determining the assumption of all or any portion of existing city indebtedness; accepting the certified petition supporting annexation; and providing for an effective date for the Larson annexation.

*City staff has received a petition to annex a parcel of land adjacent to city limits from a single-owner. The subject site is located at the very northern edge of the city limits at 5213 NE 95th Street, east of Saint Johns Road. The site is 1.16 acres in size and contains a single-family home and accessory structures. Surrounding uses include single family residential to the north, west, and east and an industrial warehouse to the south. The annexation area does not include any right of way within 95th street.*

*The current service providers for the annexation boundary area include:*

- *Fire District 5 (currently serviced by Vancouver Fire Department)*
- *Clark Public Utilities water district (will remain)*
- *Clark Regional Sewer district (will remain)*
- *Clark County Park District 7 (will change to City Park District B)*
- *Clark County Sherriff's Office (will change to Vancouver Police Department)*
- *Development review/ permits (will change to City of Vancouver)*

*The proposed annexation is being processed by the "direct petition" annexation method under RCW 35.13.125. At a publicly noticed hearing on February 27, 2023, City Council adopted a resolution that confirmed:*

- *the physical boundary of the annexation property; and*
- *the resulting comprehensive plan designation of Urban Lower Density(UL) and a zoning designation of R-9 for the property; and*
- *the annexing property owner will not assume any City indebtedness.*

*Following the February 27, 2023, Resolution to proceed, the applicant submitted a formal petition to annex the subject property into the City of Vancouver. The petition signature was reviewed and certified by the Clark County Assessor's Levy Office on April 20, 2023.*

*The annexation notice with hearing dates and information was published in the Columbian newspaper on May 4, 2023. The subject site was physically posted with signs in three places on May 4, 2023.*

Request: Following the public hearing proceeding on June 26, 2023, vote to approve and adopt the ordinance to annex the Larson property into the City of Vancouver.

*Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958*

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the Larson Annexation.

Council discussed the item 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 Paulsen, and carried 5-1 to approve Ordinance M-4414. Councilmember Stober voted No.**

22. **Renaissance Boardwalk Master Plan**

Staff Report: 110-23

**AN ORDINANCE** conditionally approving a master plan, design review, shoreline substantial development permit, shoreline conditional use permit and zoning variance, subject to specified conditions of approval necessary to mitigate findings of potentially adverse impacts on surrounding properties, for the Renaissance Boardwalk development; and providing for an effective date.

*The Kirkland Renaissance Boardwalk development includes multi-family residential and commercial uses, open space, and a riverfront boardwalk. The proposed development program includes 217 multi-family dwelling units, approximately 115,500 sq. ft. of commercial space, 370 underground parking spaces, including 100 EV-ready spaces, removal of the existing deteriorated wooden fishing pier, a new public riverside trail (the Renaissance Boardwalk), a new relocated public storm pipe, and reconstruction of the Renaissance Trail to incorporate the Heritage Sidewalk detail installed in the Vancouver Waterfront development.*

*The applicant is requesting the following approvals:*

- 1. Shoreline Substantial Development Permit – for development within the City Shoreline. The site contains critical areas including the FEMA floodway, FEMA 100-year floodplain (aka flood fringe), riparian management area and riparian buffer of the Columbia River and geologic hazards due to steep slopes and liquefaction. Critical areas review is processed with the shoreline substantial development permit and the critical areas regulations contained within the City's Shoreline Master Program, Chapter 5A apply.*
- 2. Approval of a Master Plan – The site is located within the Columbia Shoreline Enhancement District that requires a master plan be approved per the standards of VMC 20.260 Planned Developments. The applicant requests both a conceptual and detail plan approval under the planned development provisions.*
- 3. Shoreline Conditional Use Permit – for relocation and replacement of a large diameter stormwater outfall line that services upstream property.*
- 4. CX Zone Height Variance – to allow the floor area to exceed 12,000 square feet for a floor that extends above 75 feet in height (Floor 8 is proposed to have 27,022 square feet).*
- 5. Design Review – for development within the Downtown Design Review district.*

*On January 17, 2023, a duly noticed public hearing was conducted before the City's Hearing Examiner and the Hearing Examiner issued findings, conclusions and recommendations for approval of the master plan, shoreline substantial development permit and shoreline conditional use permit and denial of the zoning variance (variance to the 12,000 square foot limitation on the upper 8th floor).*

*Based upon the two City Council workshops on April 3, 2023 and May 1, 2023, City staff has added conditions of approval to the Hearing Examiner recommendation as directed by Council (see Ordinance attachment memo 5-23-23). Additionally, the draft*



*ordinance contains approval findings for the requested height variance.*

Request: On Monday, June 26, 2023, subject to second reading and public hearing, approve the ordinance.

*Keith Jones, Senior Planner, 360-487-7887*

Keith Jones, Senior Planner, provided an overview of the Renaissance Boardwalk Master Plan.

Council discussed the item with staff.

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

- Kimberlee Goheen, La Center, WA
- David Ison, Camas, WA

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

**Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4415.**

## Communications

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

## Adjournment

10:26 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:** [Wendy Davis](#)  
**To:** [City Council](#)  
**Subject:** Arts Hub Support letter  
**Date:** Monday, June 26, 2023 2:50:16 PM

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**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

6/26/23

Dear Vancouver city Council,

**I am writing in support of the proposed ARTS HUB at the old library.** This would be such an asset to our community. We live in a metro area of more than 250K people and we do not have a dedicated arts /cultural center. !!

I really believe this would elevate our community and be great for bringing new people and businesses into our area. It raises property values. It shows Vancouver has its citizens interest in mind.

I spent three days this weekend at the Lake Oswego Arts festival as a vendor. It was a wonderful show put on by the people at the *Lake Oswego Cultural Arts Center*, and had an outstanding show of support by locals and people from all over the Oregon and SW Washington area. It surely brought in a lot of venue for their city. They have been doing this for 20 years. BECAUSE it is well loved. Their Cultural Center is a gem and a community asset like no other. And we all know how this affects property values in a city like Lake Oswego.

I suggest we model ourselves after their great example, and really put ourselves all in for supporting the arts in Vancouver. Again, this could do nothing if not ELEVATE our community.

Sincerely,

Wendy Davis  
98662

Wendy Davis  
[REDACTED]

Instagram & FB @ WendyDavisPaintings

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: AOPA Comment submission RE: 6/26 Vancouver City Council Agenda Item # 22 - Renaissance Boardwalk Master Plan  
**Date:** Friday, June 23, 2023 4:54:58 PM  
**Attachments:** [image001.png](#)  
**Importance:** High

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We received this message in the CMO inbox.

Thank you!

**City Manager's Office**

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

[www.cityofvancouver.us](http://www.cityofvancouver.us)

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**From:** Schuster, Brad [REDACTED]  
**Sent:** Friday, June 23, 2023 4:54 PM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** AOPA Comment submission RE: 6/26 Vancouver City Council Agenda Item # 22 - Renaissance Boardwalk Master Plan  
**Importance:** High

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**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. McEnery-Ogle:

The Aircraft Owners and Pilots Association (AOPA) is the world's largest general aviation association including almost 10,000 members across Washington state and almost 250 members located at Pearson Field airport (VUO). Similar to the concerns expressed by the Federal Aviation Administration (FAA) Airport District Office and the Washington State Department of Transportation Aviation Division (WSDOT-A), AOPA has grave concerns about the speed at which developing the Renaissance Boardwalk with the proposed building heights is being considered and fully concurs with the FAA letter to your office dated June 16, 2023 requesting a pause in taking any further action on the Kirkland Renaissance Boardwalk development until an airspace analysis on the proposed building and construction crane(s) can be completed.

While we fully support the development of the Vancouver waterfront, it needs to be done in a safe and smart way. The only way to ensure the safety and wellbeing of aviators, future development occupants, and Vancouver residents in general is that we allow adequate time for the FAA-recommended studies to be completed. AOPA is imploring the City of Vancouver to consider this pause not only for our members and pilots, but also as doing so will better protect the city from

future lawsuits. In AOPA's almost 85 years of experience, we have seen countless well-intended developments built in close proximity to airports end up causing great community strife, conflict, and lawsuits for a wide range of reasons from aircraft incidents/accidents, to lawsuits over airport noise.

Finally and on a more personal note, I am a Washington resident, a general aviation pilot for over 35 years, and a Certificated Flight Instructor. In evaluating the existing Pearson Field (VUO) RNAV(GPS)-B instrument approach minimums, it gives me great concern that without further study and subsequent mitigation of aviation hazards, I could be flying in to VUO on the approach in the clouds on a circle to land procedure for runway 8 at prescribed minimums (cloud ceiling 691 feet above ground level with one mile forward visibility), maneuvering to land traveling at 1.5 miles per minute knowing "somewhere out there" there may be a construction crane or completed Renaissance building as I try to descend out of 700 feet...dropping down to 400 feet as I turn perpendicular to the runway on the base leg...and subsequently turning on the final leg descending down the final 300-400 feet to the runway.

Anything worth doing is worth doing right, and AOPA fully supports this reasonable request from the FAA to pause final decision making on subject project until such time as a thorough airspace analysis has been completed and mitigation strategies for identified hazards have been articulated and subsequently implemented.

Please consider me a resource on this issue and other matters impacting general aviation. I can be reached at email: [REDACTED]

Sincerely,



Brad Schuster, AOPA  
Northwest Mountain Regional Manager

**Brad Schuster**  
Northwest Mountain Regional Manager  
Aircraft Owners & Pilots Association (AOPA)

[REDACTED]  
[www.aopa.org](http://www.aopa.org)  
**Join AOPA!**



**From:** [Spinelli, Jamie](#)  
**To:** [Peck, Kerry](#); [Dollar, Sarah](#)  
**Cc:** [Lande, Aaron](#); [Delapena, Amanda](#)  
**Subject:** Fwd: 4th Safe Stay  
**Date:** Saturday, June 24, 2023 2:29:19 PM

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Just thought I'd pass this along in case Council wants to see the additional feedback we've received regarding SSC4.

---

**From:** Spinelli, Jamie <Jamie.Spinelli@cityofvancouver.us>  
**Sent:** Saturday, June 24, 2023 2:27:12 PM  
**To:** Jeff Graham <jefferysct@gmail.com>  
**Subject:** Re: 4th Safe Stay

I appreciate the kind words and feedback!

While we can't control people moving to or from here, we do limit access to the Safe Stays to people who have been in Vancouver city limits for at least 30 days, and we verify that through a combination of looking through HMIS (the database all homeless service providers utilize to track clients and services they access) and HART, which is the City's own homeless outreach team. My team is out engaging with folks living outside every day, and we know if someone's been outside her for a while or if they're new faces. We also run background checks on everyone, so that can also give us an idea, in conjunction with all other info we gather, of where people are from and/or how long they've been here.

Most people who move here from other places are doing so in an effort to be left alone vs. attempting to access services...that's my experience, anyway.

Thanks for reaching out with your comments and questions!

Jamie

---

**From:** Jeff Graham [REDACTED]  
**Sent:** Saturday, June 24, 2023 2:18:42 PM  
**To:** Spinelli, Jamie <Jamie.Spinelli@cityofvancouver.us>  
**Subject:** 4th Safe Stay

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I live down the street from the 4th site. I was impressed by the online meeting. It changed my mind on having the stay near the school. You have what looks like a great program. I also saw the portland news report and it is an example to the city of Portland. I know that there is screening with the folks that live in the sites. Do the individuals have to be from Washington state? My concern is that the poor folks that live in Portland will travel to Vancouver. Is this an issue or possible issue or do you keep the sites for our homeless?

**From:** [Spinelli, Jamie](#)  
**To:** [Dollar, Sarah](#); [Delapena, Amanda](#)  
**Cc:** [Lande, Aaron](#)  
**Subject:** Fwd: Safe Stay on Main St.- to the City Council  
**Date:** Sunday, June 25, 2023 1:05:28 PM

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**From:** Eric Gilman <[REDACTED]>  
**Sent:** Sunday, June 25, 2023 12:44:52 PM  
**To:** Spinelli, Jamie <Jamie.Spinelli@cityofvancouver.us>  
**Subject:** Safe Stay on Main St.- to the City Council

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Hi- My husband and I live on N.W. 41<sup>st</sup> St., not far from the new Safe Stay on Main St. We are delighted that Vancouver passed the affordable housing tax and is using it wisely for proven avenues to reduce the number of people without shelter. I wanted to write because we are unable to attend the upcoming council meeting and, judging by a flyer I saw in the Northwest neighborhood, there may some vocal opposition to the project. Also, the church we attend, Union Chapel, will be gathering bed linens and towels to donate there. There is support in the city for what you are doing!

Thank you very much! Suzanne Gilman

**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Spinelli, Jamie](#); [Lande, Aaron](#)  
**Subject:** FW: Proposed homeless site main street 42nd  
**Date:** Monday, June 26, 2023 7:46:40 AM

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**From:** LOUISE GRIFFIN [REDACTED]  
**Sent:** Sunday, June 25, 2023 1:41 PM  
**To:** City Mayor General Delivery <City.MayorGeneralDelivery@cityofvancouver.us>  
**Subject:** Proposed homeless site main street 42nd

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I beg you please do not allow this to happen here it is too close to the schools neighborhoods churches I can only imagine horrible things to become of this. Yes, I do believe homeless need help but not here thank you.

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**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#); [Spinelli, Jamie](#)  
**Subject:** FW: Safe Stay Community #4  
**Date:** Monday, June 26, 2023 8:05:54 AM

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Hello,

We received this message in the CMO inbox.

Thank you!

**City Manager's Office**

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

[www.cityofvancouver.us](http://www.cityofvancouver.us)

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**From:** Claudia Moreno <[REDACTED]>  
**Sent:** Sunday, June 25, 2023 9:08 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Safe Stay Community #4

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Dear City Council,

I am contacting you in support of the Safe Stay Community #4. I am an elder at First Presbyterian Church of Vancouver which is located just up the street from the proposed Safe Stay Community. I had a chance to visit the information session held on June 5 at Discovery Middle School, and I also took a tour of the Outpost on June 22. I learned about how the Safe Stay Community will be managed in a safe manner and how residents are supported in their efforts to get their lives back on track, getting housing first. I'm excited about this way of providing temporary housing to the most vulnerable members of our community. I look forward to supporting this community through my church. I strongly encourage you to vote yes for Safe Stay Community #4. Thank you for your work in caring for all residents of Vancouver.

Sincerely,

Claudia Moreno, Elder at First Presbyterian Church in Vancouver

--

Claudia Moreno

[REDACTED]  
Ridgefield, WA 98642  
[REDACTED]

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#); [Spinelli, Jamie](#)  
**Subject:** FW: Safe Stay on Main St.- to the City Council  
**Date:** Monday, June 26, 2023 8:06:49 AM

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Hello,

We received this message in the CMO inbox.

Thank you!

**City Manager's Office**

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

[www.cityofvancouver.us](http://www.cityofvancouver.us)

---

**From:** Eric Gilman [REDACTED]  
**Sent:** Sunday, June 25, 2023 12:47 PM  
**To:** City of Vancouver - Office of the City Manager <[CMO@cityofvancouver.us](mailto:CMO@cityofvancouver.us)>  
**Subject:** Fw: Safe Stay on Main St.- to the City Council

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from [Outlook](#)

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**From:** Eric Gilman  
**Sent:** Sunday, June 25, 2023 12:44 PM  
**To:** Spinelli, Jamie <[Jamie.Spinelli@cityofvancouver.us](mailto:Jamie.Spinelli@cityofvancouver.us)>  
**Subject:** Safe Stay on Main St.- to the City Council

Hi- My husband and I live on N.W. 41<sup>st</sup> St., not far from the new Safe Stay on Main St. We are delighted that Vancouver passed the affordable housing tax and is using it wisely for proven avenues to reduce the number of people without shelter. I wanted to write because we are unable to attend the upcoming council meeting and, judging by a flyer I saw in the Northwest neighborhood, there may some vocal opposition to the project. Also, the church we attend, Union Chapel, will be gathering bed linens and towels to donate there. There is support in the city for what you are doing!

Thank you very much! Suzanne Gilman



**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#); [Spinelli, Jamie](#)  
**Subject:** FW: Safe stay  
**Date:** Monday, June 26, 2023 8:07:33 AM

---

Hello,

We received this message in the CMO inbox.

Thank you!  
City Manager's Office  
CITY OF VANCOUVER  
P.O. Box 1995 • Vancouver, WA 98668-1995  
P: 360.487.8600 | F: 360.487.8625  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

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

From: Antoinette Emch [REDACTED]  
Sent: Sunday, June 25, 2023 10:07 PM  
To: City of Vancouver - Office of the City Manager <[CMO@cityofvancouver.us](mailto:CMO@cityofvancouver.us)>  
Subject: Safe stay

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

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.

I support the project of Safe Stay as proposed.  
Antoinette Emch

Sent from my iPhone

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Safe stay  
**Date:** Monday, June 26, 2023 8:08:00 AM

---

FYI

-Kristin

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

From: Antoinette Emch <[REDACTED]>  
Sent: Sunday, June 25, 2023 10:07 PM  
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
Subject: Safe stay

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

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.

I support the project of Safe Stay as proposed.  
Antoinette Emch

Sent from my iPhone

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Support for Safe Stay Community #4  
**Date:** Monday, June 26, 2023 8:08:20 AM

---

FYI

-Kristin

---

**From:** Joe Igla [REDACTED]  
**Sent:** Sunday, June 25, 2023 10:09 PM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Support for Safe Stay Community #4

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Councilors,

I wanted to express my support for the development of Safe Stay Community #4 in Vancouver WA. I serve on the lay leadership team for First Presbyterian Church close by, and several members of my congregation have described the plans for development of the Safe Stay Community. I think it is marvelous how much thought and consideration has been given to the safety of the community and the dignity of the residents. I am proud to live in a city that is being proactive in providing housing to the needy in a way that is safe and dignified. I am honored that such a plan is being implemented in my community and I wanted to express my full support of the development.

You have my gratitude, and the gratitude of many of my friends and neighbors.

All my best,

Joe Igla

[REDACTED]  
[REDACTED]

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Safe Stay Community #4 on Main Street  
**Date:** Monday, June 26, 2023 8:08:43 AM

---

FYI

*-Kristin*

---

**From:** Bob Brunelle [REDACTED]  
**Sent:** Sunday, June 25, 2023 10:39 PM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Safe Stay Community #4 on Main Street

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife, Nancy Brunelle, and I, Bob Brunelle, totally support the need for this Safe Stay Community. We have been members of the First Presbyterian Church on Main Street for several years and totally support programs that help our homeless community neighbors. It's a great way to use this vacant land to provide a safe place to stay. You have our support.

Bob Brunelle

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Safe Stay Community #4  
**Date:** Monday, June 26, 2023 8:09:19 AM

---

FYI

-Kristin

---

**From:** L GRELL [REDACTED]  
**Sent:** Monday, June 26, 2023 7:05 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Safe Stay Community #4

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We strongly support the City Council's visionary approach to provide safe housing at [Safe Stay Community #4](#). The program is well designed, provides no threat to the community and reduces homelessness in Vancouver initial housing for the homeless.

The people who say "not in my community" don't understand the vision. Please approve this project.

-Larry and Lynn Grell



**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Just so you know....  
**Date:** Monday, June 26, 2023 8:10:15 AM

---

FYI

-Kristin

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**From:** Carie Niblock [REDACTED]  
**Sent:** Monday, June 26, 2023 7:23 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Fwd: Just so you know....

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

**From:** Carie Niblock [REDACTED]  
**Date:** Fri, Jun 23, 2023 at 11:19 AM  
**Subject:** Fwd: Just so you know....  
**To:** <[vancmo@cityofvancouver.us](mailto:vancmo@cityofvancouver.us)>

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

**From:** Carie Niblock <[REDACTED]>  
**Date:** Wed, Jun 21, 2023 at 6:07 PM  
**Subject:** Just so you know....  
**To:** <[vancmo@cityofvancouver.us](mailto:vancmo@cityofvancouver.us)>

The RV's are piling up on Fort Vancouver Way by Clark college.  
There's people living in their cars on E 27th st between Fairmont and Watson.  
with Oregon plates. The house at 2908 has a homeless camp in their backyard  
and people living in an Rv in the driveway who dump their waste in the road.  
Aaaaaaaand just so you know, I will email and call 311 every day until this  
is taken care of. I will also email every day in opposition to the homeless camp  
your dumb employees want to put next to Discovery middle school.  
I paid too much for my home and I pay too much for property taxes to deal

with this BS.

The way things are going, this city will see a mass exodus like Portland has.

Wake up!!

Sent from my iPhone

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Comment(s) on June 26 agenda items  
**Date:** Monday, June 26, 2023 8:10:49 AM

---

**From:** Jean M. Avery [REDACTED]  
**Sent:** Sunday, June 25, 2023 7:03 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Comment(s) on June 26 agenda items

**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.

Cheers: For "allow[ing] community members to influence the development of plans."

Omission?: Listed partnerships do not include:

- Korean communities
- faith communities
- high school and college classes

Jeers: For granting tax subsidies to developers for "affordable" housing.

Reminder: Please continue to emphasize climate considerations and preservation of trees/green spaces.

Thank you,  
Jean M. Avery  
Vancouver

**From:** [Carie Niblock](#)  
**To:** [Corrie Kutkey](#)  
**Cc:** [City Council](#)  
**Subject:** Re: Safe Stay Community  
**Date:** Monday, June 26, 2023 7:20:28 AM

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Corrie.

In addition, it should be noted that I have emailed the city, and the people in charge of the Safe Stay Community, several times now without any response by them.

To ignore the concerns of the citizens does not mean there's no opposition.

The reason for emailing the city is because they have let the city get full of illegal campers again. The RV situation at Clark Collage is worse than it's ever been.

You want to take our tax dollars to give people a "safe" place to be but I have to use my own money to keep my property safe from these people. Punishing the people who actually contribute positively to a city is ridiculous.

"If you build it, they will come." If not, they will leave. Let them leave. Kick them out. Or is homelessness a money maker? That must be it.

Sincerely, Born and Raised here.

On Sun, Jun 25, 2023 at 8:43 PM Corrie Kutkey <[REDACTED]> wrote:

To Whom it May Concern,

I am forwarding you an email conversation with a neighbor to be included in the considerations reviewed at tomorrow's council meeting.

I will be attending in person to discuss my own concerns.

Thank you,  
Corrie

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

**From:** **Carie Niblock** <[REDACTED]>  
**Date:** Tue, Jun 20, 2023 at 9:19 AM  
**Subject:** Fwd: Safe Stay Community  
**To:** [REDACTED]

Below is an email I sent to the city contact I found on the website for this proposed community Safe Place. I did not receive a response. I also emailed Kerry Peck who was listed as a contact on the 'Dear Community Member' letter that was only sent to people within 1200 feet of the proposed location. She replied with nothing but rainbows and butterflies. She also mentioned how the community sites for the homeless bring jobs to Vancouver. So in a roundabout way, she confirmed that homelessness is a money maker.

Our governments have no plan on actually fixing the problem because the problem make's money.

I am unable to attend the city council meeting as I will be out of town. However, I appreciate you putting yourself out there for the community. And thanks for dropping off the flyer at Discovery.

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

From: **Carie Niblock** <[REDACTED]>  
Date: Mon, Jun 12, 2023 at 8:03 AM  
Subject: Safe Stay Community  
To: <[cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us)>

To whom it may concern,

I am deeply disappointed that myself and others living in the Discovery Middle School boundary were not important enough to receive the 'Dear Community Member' letter that was sent to Discovery MS from Jamie Spinelli, the Homeless Response Manager.

This is sneaky and irresponsible. I have many friends and family living in this school's boundary who have children that either attend Discovery, or will be attending in the future.

These community member voices went unheard during the in person community information sessions held at Discovery MS because they had no idea it was happening because, again, no letters were sent to the community who actually live in the boundary. I live in the boundary! Where is my letter?

Students who attend Discovery, who live within a mile radius, have zero school bus options. They walk to and from school. In fact, a very large number of them walk right past the proposed site. I don't think this would be allowed by Alki MS or Skyveiw HS.

I ask of you, stop giving away services to the homeless. The more you give, the more homeless will infiltrate, perpetuating the problem. And with the new camping ban the City of Portland has signed into law, guess where those homeless people are going to go? They will go where the free services are. If the City of Vancouver hasn't learned anything from Portland's examples, then you will leave no choice to Vancouver's citizens but to exodus as people are continuing to do from Portland.

In closing, I ask that you send notification to every household located in the Discovery MS's boundary. You can find boundary maps on the Vancouver Public School website. <https://vansd.org/>

Respectfully,  
Apposed Community Member.

**From:** [Corrie Kutkey](#)  
**To:** [City Council](#)  
**Subject:** Re: Safe Stay site at Kiggins Bowl  
**Date:** Sunday, June 25, 2023 8:48:45 PM  
**Attachments:** [Community Flier - rev 2.pdf](#)  
[Letter to City Council - Safe Stay Vancouver 4.pdf](#)

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sending one more time with my community flier attached. I have also attached the letter I separately sent to City Council on the topic.

On Sun, Jun 25, 2023 at 8:46 PM Corrie Kutkey [REDACTED] > wrote:

To Whom it May Concern,

I plan to attend the City Council session tomorrow along with my fellow concerned neighbor, Carter. I am forwarding this email in order to formally include his comments into the record for consideration during tomorrow's town hall meeting. I posted notices in the neighborhood to publicize the proposed location and ensure neighbors knew they had a forum to participate (the council meeting on Monday).

Thank you,  
corrie

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

**From:** Carter Maser <[REDACTED]>  
**Date:** Mon, Jun 19, 2023 at 6:22 PM  
**Subject:** Safe Stay site at Kiggins Bowl  
**To:** [REDACTED]

Hi,

I've been messaging with another neighbor here at 39th and Main about the Kiggins Bowl Safe Stay site. I learned about it this morning and spent several hours today talking to residents and businesses on F and Main St between 39th and 40th. I was about to make copies of your flyer and start placing them in people's mailboxes when I realized that the flyer was not from the city but a citizen.

I thought it would be good to reach out. The person I have been texting has worked with homeless in the past and has concerns as well. Most people I spoke with today do as well. Seems we should connect and figure how to best use the efforts of the three of us (me, you and the person I've been messaging) to engage the neighborhood and make an impact.

Email back if that makes sense.

Regards,  
Carter

Title: City Council Restricts Community Member Participation in Safe Stay Vancouver Decisions

Dear City Council and Fellow Community Members,

I write to you as a concerned neighbor who lives across the street from the recently “proposed” location for Safe Stay Vancouver #4. I attended the in-person community session hosted on June 5<sup>th</sup> and was disappointed to discover that, although presented as a “proposed location,” it appears the City has very much decided upon the location, which shares property lines with, and parking facilities for, two sport fields that are actively used by both middle and high school students.

There are comments on the “beheardvancouver” website, as well as presented in person during the June 5<sup>th</sup> event, that there are examples of other communities that are “close” (1.5 miles isn’t the same as adjacent!) and essentially, nothing bad has happened...yet. Are we waiting for the “yet” to come to fruition?

More personally, the property I recently purchased (March 2022) is across the street from the “proposed” location. It is a duplex, which means I not only call it home, I also act as landlord. I am concerned about my ability to attract tenants and charge the rent the property deserves. If I were looking to rent a property, I would not choose to do so across the street from a homeless community. I am fearful of home break ins, drug paraphernalia, car break ins, MORE people rummaging through my trash and recycling, and for the safety of the middle school students.

Needless to say, I am fired up and interested in participating in the upcoming hearing on June 26, which I only know about due to having attended the June 5<sup>th</sup> community session. It is impossible to find information in the places where concerned community members, particularly ones who are blindsided by a city decision that affects our sense of safety and security, are guided to look.

I ask you – what would you do if your access to speak up was restricted in this fashion? Please look at the attached screenshots from the City of Vancouver and Be Heard Vancouver websites.

- June 26 meeting has no agenda
- The link to register to provide council meeting testimony says “submissions are closed” (apparently closed for the June 5 meeting – which was over a week ago – and no option to register for June 26)
- City Council Calendar includes zero details
- Be Heard Vancouver website no longer taking comments, but also doesn’t provide any information about a June 26 hearing and how to sign up (there is a note that says “provide feedback by June 26,” but this is frankly not sufficient)
- The contact information provided at the June 5<sup>th</sup> hearing was an email for Lee Geslinger. I tried emailing at the address provided, and my email was blocked.

Honestly, what would you do?

Respectfully,



Vancouver, WA 98663

The screenshot shows the City of Vancouver website. At the top left is the logo for the City of Vancouver, Washington. To the right is a search bar with the text "Search" and a "Submit" button. Below the logo is a navigation menu with the following items: "Our Community", "Safety & Services", "Business & Development", "Recreation & Events", and "Inside City Hall". On the left side of the page, there is a sidebar with a green button that says "I want to..." and a dropdown arrow. Below this is a "Contact Information" section with a plus icon. It lists "Council Chambers" at 415 West 6th Street (2nd Floor) and "Mayor & Council Office" at 415 West 6th Street (2nd Floor), with hours from Monday through Friday, 8 am-5 pm, by appointment only. The main content area is titled "City Council Meeting" and includes the "Calendar Date: Monday, June 26, 2023 - 6:30pm" and a link "Back to Meetings". Below this is a link "View all Council agendas and minutes" and a printer icon. At the bottom right of the main content area is a "Return to Top" link.



I want to... ▼

**Contact Information**

**Council Chambers**  
415 West 6th Street (2nd Floor)

**Mayor & Council Office**  
415 West 6th Street (2nd Floor)  
Monday through Friday,  
8 am-5 pm, by appointment only  
(360) 487-8629

**City Manager's Office**  
415 West 6th Street (2nd Floor)  
(360) 487-8600

P.O. Box 1995  
Vancouver, WA 98668-1995

[View Full Contact Details](#)

**Upcoming Events**

Submissions for this form are closed.

## Register to provide Council meeting testimony

The City Council will be accepting testimony regarding any matter on the agenda during its next Regular meeting. Testimony may be provided in person in the Council Chambers at City Hall or remotely over the GoToMeeting conferencing platform.

Advance registration is required for members of the public who wish to provide in-person or remote testimony during the City Council meeting. **Online registration will close at 12 p.m. on Monday, June 5.** There are sign up cards and a submission box outside of Council Chambers for **in person sign up only**. Testimony sign up cards must be submitted no later than **6:30 p.m. June 5.**

Anyone who has registered to testify remotely must **be available to connect or call in to the Council meeting between 6:00 and 6:30 p.m. June 5.** Detailed instructions will be emailed to participants after registration closes on June 5, including the link and credentials for accessing the GoToMeeting session.

Written comments on agenda items will also be accepted. Comments should be emailed to [cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us) by 12 p.m. on June 5 to submit them to the City Council in advance.

[View the agenda for the June 5 Council meeting.](#)

The Council meeting will be available to view live on CVTV Comcast Channel 23 / 323, on [www.cvtv.org](http://www.cvtv.org), and on the City's Facebook page, [www.facebook.com/vancouverus](http://www.facebook.com/vancouverus).

**To register to testify during the Council meeting, please fill out and submit the form below.**

*Please note that pursuant to the state's Public Records Act (RCW 42.56), registration forms submitted for Council testimony are public records and may be subject to public disclosure.*



# Vancouver City Council

## 2023 Meeting Calendar



### January

| S  | M  | T  | W  | Th | F  | S  |
|----|----|----|----|----|----|----|
|    | 2  | 3  | 4  | 5  | 6  | 7  |
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### February

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### March

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### April

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### May

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### June

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### July

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### August

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### September

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### October

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### November

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### December

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| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|    | 31 |    |    |    |    |    |

Regular Meeting

Community Forum

Holiday/5th Monday—No Meeting (see details on back)

**Workshops 4 – 6 p.m., unless otherwise noted on agenda. All meetings begin at 6:30 p.m.**

Safe Stay Community #4 | Be Heard Vancouver

beheardvancouver.org

Contact the City Council | City of Vancouver, Washingt...

Safe Stay Vancouver #4 - cktutkey@gmail.com - Gmail

Fractal Pre COD Projects - Gen

### Safe Stay Community Comment Form

#### Safe Stay Community Comment Form

We invite you to share your thoughts on the Safe Stay Community proposed for **4611 Main Street**, using the comment box below. **This comment period ends on Friday, June 9.** If you have general comments about homelessness in Vancouver not specific to this Safe Stay Community location, please email them to [beheard@cityofvancouver.us](mailto:beheard@cityofvancouver.us).

We also invite you to attend one of our upcoming [community information sessions on May 31 and June 5](#). During these meetings, you will have the chance to ask questions, offer feedback and meet nonprofit operator, Do Good Multnomah.

Thank you for sharing your feedback with the City of Vancouver!

**CLOSED:** The Safe Stay Community comment period has closed. If you'd like to share your input with the City Council, you can email comments to [cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us) by noon on June 26.

#### Documents

- [Vancouver Homelessness Plan Presentation \(Council Workshop: May 24, 2021\) \(1.52 MB\) \(pdf\)](#)
- [RFP 34-21: Supportive Campsite and Safe Park Programs \(620 KB\) \(pdf\)](#)
- [Text of Supportive Campsite Ordinance Approved by City Council \(Sept. 20, 2021\) \(63.4 KB\) \(pdf\)](#)

#### Important Links

- [City of Vancouver's Homelessness Webpage](#)
- [Homelessness FAQs](#)
- [Resources for Residents Experiencing Homelessness](#)
- [Report an Issue Related to Homelessness](#)
- [Clark County Resource Guide](#)

Page last updated: 10 Jun 2023, 11:30 AM

## Safe Stay Community #4



The City of Vancouver is proposing the property at **4611 Main Street** as a potential location for its next Safe Stay Community for people experiencing unsheltered homelessness.

The property, which is approximately 18,750 square feet, is owned by the Washington State Department of Transportation (WSDOT). The City has worked closely with WSDOT to identify and lease the property. City staff feel that this location is well suited for a Safe Stay Community, as it is close to public transportation and will help address the needs of nearby unhoused residents.



The City is currently conducting extensive outreach to all residents and business owners within 1,200 feet of the proposed site, seeking their input during a public comment period that is part of the process established for opening any location for a Safe Stay Community. **Share your comments on the proposed Safe Stay Community [below](#).**

If approved, the site at 4611 Main Street would be the fourth Safe Stay Community to be approved in Vancouver. The first, located in east Vancouver, opened in December 2021. The second site in northeast Vancouver opened in April 2022. A third site downtown has been approved and is awaiting construction. Since opening, the first two communities have successfully provided their residents with referrals for permanent housing, job placement support and access to critical health and treatment services necessary to exit homelessness.

### Meet the Nonprofit Operator

The proposed community will be fenced and staffed 24/7 by onsite nonprofit operator, [Do Good Multnomah](#). Since 2015, the organization has provided supportive housing and shelter services to veterans and others experiencing homelessness. We invite you to learn more about [Do Good Multnomah](#) by visiting their website or attending an upcoming [information session](#).

### Frequently Asked Questions

#### Community Information Sessions

[Virtual Community Information Session](#)  
May 31 2023

[In-Person Community Information Session](#)  
June 05 2023

#### Who's Listening

**Jamie Spinelli**

Homeless Response  
Coordinator  
City of Vancouver



Email [Jamie.Spinelli@cityofvancouver.us](mailto:Jamie.Spinelli@cityofvancouver.us)

#### Videos





**Message blocked**

Your message to **Lee.geslinger@cityofvancouver.us** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [DM3GCC02FT014.eop-gcc02.prod.protection.outlook.com 2023-06-14T13:35:47.872Z 08DB6C820F80ADF9]

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

From: Corrie Kutkey [REDACTED]  
To: [Lee.geslinger@cityofvancouver.us](mailto:Lee.geslinger@cityofvancouver.us)

Cc:

Bcc:

Date: Wed, 14 Jun 2023 06:35:35 -0700

Subject: Safe Stay Vancouver #4

Hello Lee,

I attended the recent In-person Community Information session on June 5th. During that session, information was shared regarding the upcoming hearing on June 26th. However, I cannot find an opportunity online to sign up to participate in the hearing.

Are you able to please share information on how to sign up to participate and speak at this event?

Thank you,

A concerned neighbor and community member, Corrie Kutkey

# Planned Homeless Community @ Kiggin's bowl City Council Hearing

## City Council Hearing

June 26, 2023  
6:30 pm

Vancouver Town Hall  
415 W 6th Street

[www.cityofvancouver.us](http://www.cityofvancouver.us)

Are you aware there is a proposed **Safe Stay Homeless Community** planned for the Kiggin's Bowl parking lot at the intersection of 45th and Main?

If you are concerned for the safety and security of the neighborhood you call home, join me at the City Council Meeting on June 26th at 6:30pm.

The agenda will be posted on the City of Vancouver website (full web address below) on Tuesday, June 20th. At that time, you can also sign up to speak at the hearing. If you are not available to speak or attend, but you want to be heard, please email me (contact information below), and I will endeavor to voice your thoughts and concerns.

## Additional Resources:

<https://www.cityofvancouver.us/citycouncil/page/city-council-meeting-276>

<https://www.beheardvancouver.org/ssc4>

My contact information: [CKutkey@gmail.com](mailto:CKutkey@gmail.com)

**From:** [Corrie Kutkey](#)  
**To:** [City Council](#)  
**Cc:** [Carter Maser](#)  
**Subject:** Fwd: Safe Stay site at Kiggins Bowl  
**Date:** Sunday, June 25, 2023 8:46:58 PM

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I plan to attend the City Council session tomorrow along with my fellow concerned neighbor, Carter. I am forwarding this email in order to formally include his comments into the record for consideration during tomorrow's town hall meeting. I posted notices in the neighborhood to publicize the proposed location and ensure neighbors knew they had a forum to participate (the council meeting on Monday).

Thank you,  
corrie

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

**From:** **Carter Maser** [REDACTED]  
**Date:** Mon, Jun 19, 2023 at 6:22 PM  
**Subject:** Safe Stay site at Kiggins Bowl  
[REDACTED]

Hi,

I've been messaging with another neighbor here at 39th and Main about the Kiggins Bowl Safe Stay site. I learned about it this morning and spent several hours today talking to residents and businesses on F and Main St between 39th and 40th. I was about to make copies of your flyer and start placing them in people's mailboxes when I realized that the flyer was not from the city but a citizen.

I thought it would be good to reach out. The person I have been texting has worked with homeless in the past and has concerns as well. Most people I spoke with today do as well. Seems we should connect and figure how to best use the efforts of the three of us (me, you and the person I've been messaging) to engage the neighborhood and make an impact.

Email back if that makes sense.

Regards,  
Carter

**From:** [Corrie Kutkey](#)  
**To:** [City Council](#)  
**Cc:** [Carie Niblock](#)  
**Subject:** Fwd: Safe Stay Community  
**Date:** Sunday, June 25, 2023 8:43:59 PM

---

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I am forwarding you an email conversation with a neighbor to be included in the considerations reviewed at tomorrow's council meeting.

I will be attending in person to discuss my own concerns.

Thank you,  
Corrie

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

**From:** **Carie Niblock** <[REDACTED]>  
**Date:** Tue, Jun 20, 2023 at 9:19 AM  
**Subject:** Fwd: Safe Stay Community  
**To:** [REDACTED]

Below is an email I sent to the city contact I found on the website for this proposed community Safe Place. I did not receive a response. I also emailed Kerry Peck who was listed as a contact on the 'Dear Community Member' letter that was only sent to people within 1200 feet of the proposed location. She replied with nothing but rainbows and butterflies. She also mentioned how the community sites for the homeless bring jobs to Vancouver. So in a roundabout way, she confirmed that homelessness is a money maker. Our governments have no plan on actually fixing the problem because the problem make's money. I am unable to attend the city council meeting as I will be out of town. However, I appreciate you putting yourself out there for the community. And thanks for dropping off the flyer at Discovery.

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

**From:** **Carie Niblock** <[REDACTED]>  
**Date:** Mon, Jun 12, 2023 at 8:03 AM  
**Subject:** Safe Stay Community  
**To:** <[cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us)>

To whom it may concern,

I am deeply disappointed that myself and others living in the Discovery Middle School boundary were not important enough to receive the 'Dear Community Member' letter that was sent to Discovery MS from Jamie Spinelli, the Homeless Response Manager.



This is sneaky and irresponsible. I have many friends and family living in this school's boundary who have children that either attend Discovery, or will be attending in the future.

These community member voices went unheard during the in person community information sessions held at Discovery MS because they had no idea it was happening because, again, no letters were sent to the community who actually live in the boundary. I live in the boundary! Where is my letter?

Students who attend Discovery, who live within a mile radius, have zero school bus options. They walk to and from school. In fact, a very large number of them walk right past the proposed site. I don't think this would be allowed by Alki MS or Skyveiw HS.

I ask of you, stop giving away services to the homeless. The more you give, the more homeless will infiltrate, perpetuating the problem. And with the new camping ban the City of Portland has signed into law, guess where those homeless people are going to go? They will go where the free services are. If the City of Vancouver hasn't learned anything from Portland's examples, then you will leave no choice to Vancouver's citizens but to exodus as people are continuing to do from Portland.

In closing, I ask that you send notification to every household located in the Discovery MS's boundary. You can find boundary maps on the Vancouver Public School website. <https://vansd.org/>

Respectfully,  
Apposed Community Member.

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW: Consent Item 4, June 26 Meeting  
**Date:** Monday, June 26, 2023 10:16:05 AM

---

FYI

-Kristin

---

**From:** angelo.branch [REDACTED]  
**Sent:** Monday, June 26, 2023 9:56 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Re: Consent Item 4, June 26 Meeting

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Angelo Branch, 3400 Daniels.

I ask that Council reconsider the location chosen for the Stay Safe site off Main by Kiggins Bowl.

I understand the logic to build near public transportation and services. However, there should be a higher level of consideration given to trails and other recreational services and potential impacts thereto. This site is simply too close to the Burnt Bridge Creek Trail. I think we can agree that in working through housing challenges, efforts to solve those issues should not diminish quality of life for other citizens.

Bottom line: with only 4 sites built/to build, this cannot be the best site to consider. While I expect members will point to "time lost" if this site is not chosen, I don't think that a legitimate argument over effects on public recreational spaces.

Thank you in advance for careful consideration to this matter.

Sent with [Proton Mail](#) secure email.

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Spinelli, Jamie](#)  
**Cc:** [Dollar, Sarah](#)  
**Subject:** FW:  
**Date:** Monday, June 26, 2023 10:17:47 AM  
**Attachments:** [text\\_0.txt](#)

---

FYI

*-Kristin*

---

**From:** [REDACTED]  
**Sent:** Monday, June 26, 2023 10:17 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:**

As a member of First Presbyterian Church and being familiar with your other Safe Stay community, I support the decision to create another community near our congregation. We look forward to new neighbors.

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Written comments for City Council meeting  
**Date:** Monday, June 26, 2023 11:42:50 AM  
**Attachments:** [6.26.23.VUO Council.pdf](#)

---

Hi Sarah,

Please see attached written comments for City Council meeting.

-Kristin

---

**From:** Ison, David [REDACTED]  
**Sent:** Monday, June 26, 2023 11:38 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>  
**Subject:** Written comments for City Council meeting

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear COV,

Please see the attached as a supplement for my in-person testimony this evening.

David Ison, PhD | Aviation Planner  
Airport Land Use Compatibility & Emerging Aviation Technologies  
Washington State Department of Transportation  
[REDACTED]



**Washington State  
Department of Transportation**

**Aviation Division**  
7702 Terminal St SW  
Tumwater, WA 98501  
360-709-8015 / FAX: 360-709-8009  
Toll Free: 1-800-552-0666  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

June 26, 2023

City of Vancouver City Council  
415 W 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Council Members:

Attached to this letter are a series of overlays of the Pearson Airport. Overlay 1 is of the positions of arrival accidents in reference to a typical general aviation runway. Overlay 2 is of the percentage (%) of arrival accidents in reference to a typical general aviation runway. Overlay 3 is of the positions of departure accidents in reference to a typical general aviation runway. Overlay 4 is of the percentage (%) of departure accidents in reference to a typical general aviation runway.

WSDOT Aviation Division wanted to provide this data to the Council to help inform their decision on the Kirkland Renaissance Waterfront Development.

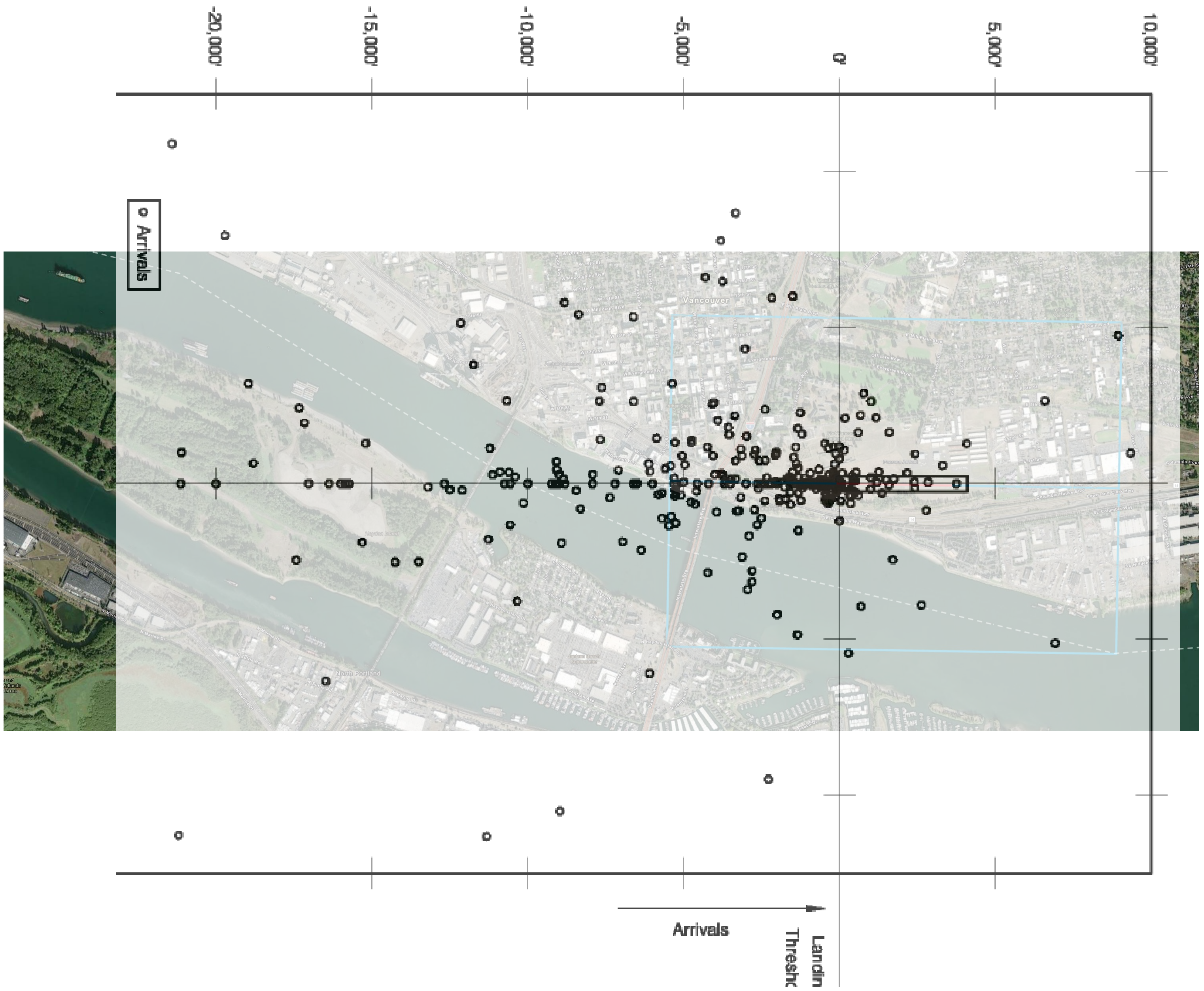
Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Ison'.

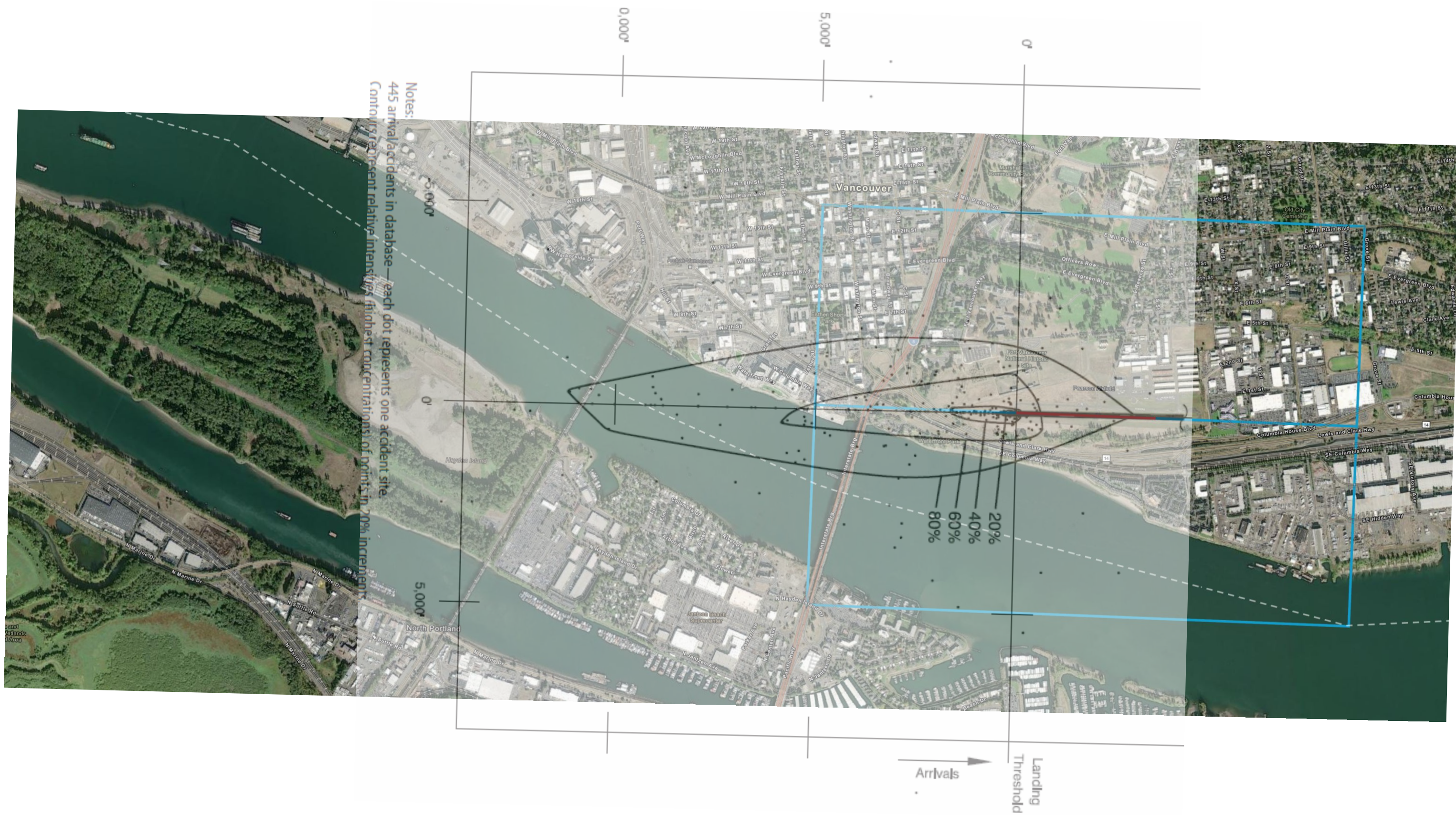
David Ison, PhD  
Aviation Planner

Enclosures: 4

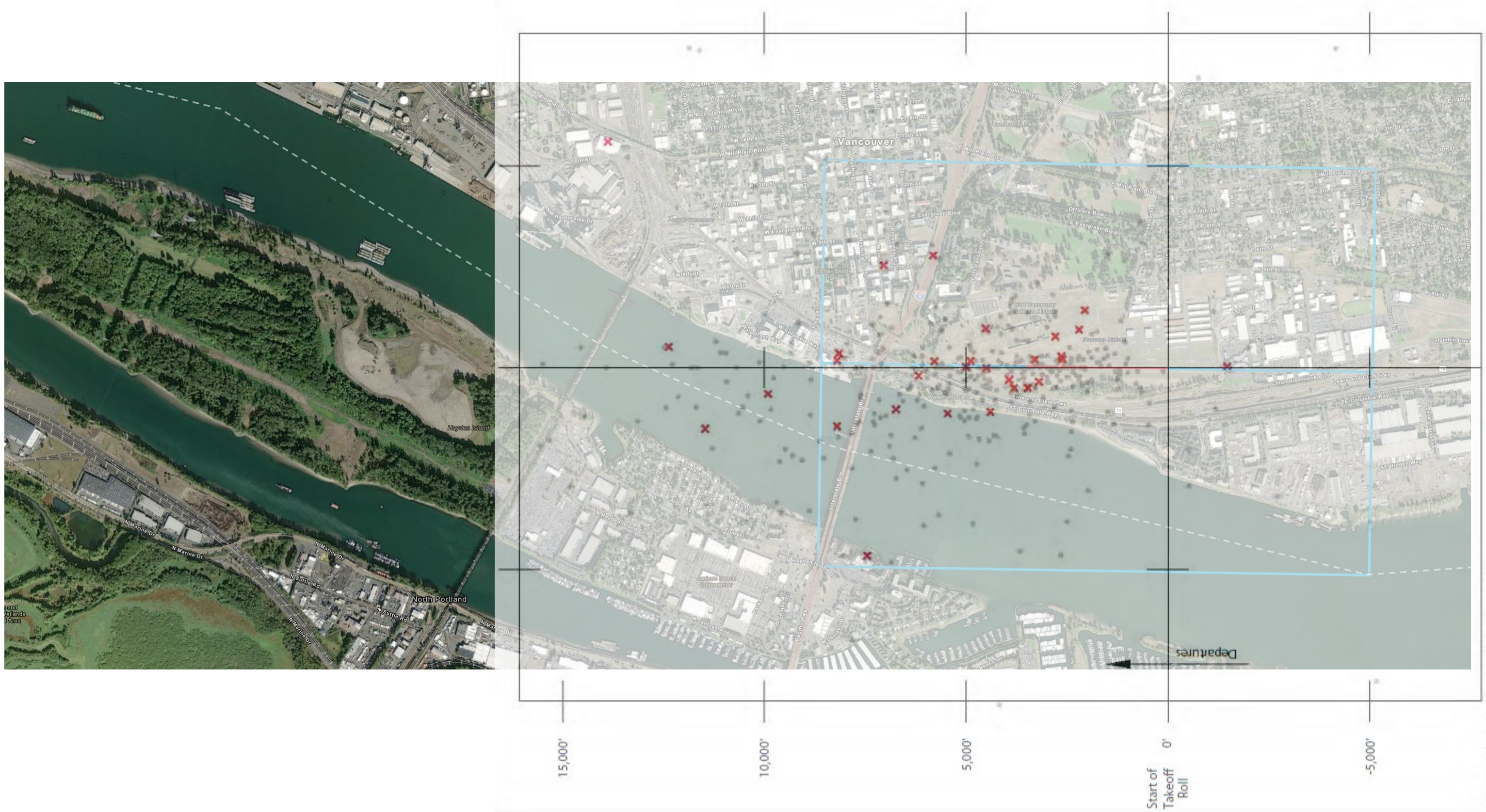
# Overlay 1: Location of Arrival Accidents in Reference to a Typical General Aviation Runway



# Overlay 2: Percentage of Arrival Accidents in Reference to a Typical General Aviation Runway



### Overlay 3: Location of Departure Accidents in Reference to a Typical General Aviation Runway





# Overlay 4: Percentage of Departure Accidents in Reference to a Typical General Aviation Runway



**From:** [ROBERT HUGHES](#)  
**To:** [City Council](#)  
**Subject:** Comments for 6.26.23 City Council Mtg RE: #4 Stay Safe 4 WSDOT Lease  
**Date:** Monday, June 26, 2023 11:52:37 AM

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**In regards to Item 4 on the 6,26.23 City Council Meeting Directing City Staff to negotiate and execute a Lease Agreement with Washington State Department of Transportation (WSDOT) for temporary establishment of a Safe Stay Community**

I support the mission of the Stay Safe Shelters but have deep concerns about the proposal to establish such a facility at 4611 Main St.

Vancouver is very fortunate to have a wooded space on the edge of our city. It has been almost 100 years since Anna Leverich donated the 24 acres that now include or border, Kiggins Bowl, Covington House, the new sports field facility, Discovery Middle School and components of our urban trail system. This general location is an important legacy and the life of our city.

WSDOT making the property available for this facility is a convenient opportunity for Ms Spinelli and her response team with their mission and it has been mentioned many times that it meets all the criteria for fourth shelter site.

Yet it is clear to me that this proposal needs special consideration because of its location because there has not been adequate consideration on how the presence of a Stay Safe Shelter will truly impact the natural spaces and community resources and on this end of the city. I believe this is reflected by the quantity and flavor of the comments and questions that have submitted earlier through the Be Heard and email channels and was certainly a present concern at the June 5 information meeting at Discovery.

I urge the Council members to hit the pause button or dismiss the proposal. This action would not be a reflection on the Stay Safe model and the work done in that regard, but as careful consideration of its potential to impact an important component of our city's environment and activities.

Best Regards,  
Robert Hughes

**From:** [Mona](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Monday, June 26, 2023 11:55:17 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.



# City Council Contact Form

**Submitted date:** Monday, June 26, 2023 - 11:55am

## Contact Information

**First name:**

Mona

**Last name:**

McNeil

**Email address:**

[REDACTED]

**Phone number:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98686

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

I believe Vancouver should give our community a first-rate arts center. I have lived here since 1988 and worked in Portland. I am now retired but attend arts events 2-3 times per week in Portland where my friends are artists, performers, educators and social activists.

Vancouver is becoming a much more interesting place to live and we need art spaces to create and perform in all the arts. Art benefits everyone and gives youth a positive focus. Art makes us see human potential and shows us truths about social justice and nature's precious beauty.

As I age, I would like to travel less to Portland to see good art, and Vancouver has many creatives

who need a community art center. Thanks for all your forward-thinking planning. Mona McNeil, Ph.  
D. Clinical Psychology

**Upload a file:**

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Donovan, Stacey](#); [Burton, Melody](#)  
**Subject:** Written comment for 6/26 - Arts Hub  
**Date:** Wednesday, June 21, 2023 8:09:18 AM

---

**From:** Alejandra <webresponse@cityofvancouver.us>  
**Sent:** Tuesday, June 20, 2023 5:38 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Submission: City Council Contact Form

**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.

City of Vancouver, Washington



# City Council Contact Form

**Submitted date:** Tuesday, June 20, 2023 - 5:38pm

## Contact Information

**First name:**

Alejandra

**Last name:**

Krogh-Winkler

**Email address:**

[REDACTED]

**Phone number:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98661

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

I'm a resident of Vancouver and a member of The Columbia Arts Network. I've been involved in the art "scene" in Vancouver for many years. I've seen how the arts became the revival of downtown Vancouver with First Fridays and other festivals. This city is in need and ready to have an ART HUB.

I'm in absolute favor of the effort by the City of Vancouver and the Culture, Art, and Heritage Commission to renovate the old Fort Vancouver Regional Library into an Arts Hub. This HUB would bring the city a much needed center for the arts to be enjoyed by all. Thank you.

**Upload a file:**

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [HART Team](#)  
**Subject:** Written comment for 6/26 Council - SSC3  
**Date:** Tuesday, June 20, 2023 8:26:45 AM

---

*Amanda Delapena*

---

**From:** Gerald <webresponse@cityofvancouver.us>  
**Sent:** Monday, June 19, 2023 3:21 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Submission: City Council Contact Form

**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.

City of Vancouver, Washington



# City Council Contact Form

**Submitted date:** Monday, June 19, 2023 - 3:20pm

## Contact Information

**First name:**

Gerald

**Last name:**

Hatcher

**Email address:**

[REDACTED]

**Phone number:**

[REDACTED]

**Street address:**

[REDACTED],

**ZIP code:**

98660

## Inquiry Information

**Subject:**

Comment on an upcoming Council agenda item

**Recipient:**

All of Council

**Message:**

I would like to comment on the proposed Safe Stay at Main Street adjacent to Kiggin's Bowl. After attending the meeting at Discovery Middle School and talking to many of the people that will be involved in the overseeing of this Safe Stay, as well as talking to our neighbors, We have to inform you we do not believe it should be placed in this location. It should not be adjacent to a sports complex, Middle School( many students walk right past the site), Bike path, and path to local walking trails. As I understand it, the Council will vote on this June 26th. We hope to be there. I would hope that the council will listen to the people that actually live near the proposed site.

**Upload a file:**



**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#); [Spinelli, Jamie](#)  
**Subject:** FW: Planned SSC on 45th/Main  
**Date:** Tuesday, June 20, 2023 8:15:40 AM

---

Hello,

We received this message in the CMO inbox.

Thank you!  
City Manager's Office  
CITY OF VANCOUVER  
P.O. Box 1995 • Vancouver, WA 98668-1995  
P: 360.487.8600 | F: 360.487.8625  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

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

From: Kileah McIlvain [REDACTED] >  
Sent: Monday, June 19, 2023 2:44 PM  
To: City of Vancouver - Office of the City Manager <[CMO@cityofvancouver.us](mailto:CMO@cityofvancouver.us)>  
Subject: Planned SSC on 45th/Main

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

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.

Dear Councilmembers,

I have just learned today that the council plans to put an SSC at the Kiggin's Bowl parking lot on 45th St. and Main. I was honestly shocked to hear this as we have not received any information regarding this and it is just around the corner from our home and neighborhood. It is also just around the corner from discovery middle school, as well as the local football field. I understand the need for safe housing for our houseless community, but putting it in such a vulnerable area so close to our children when we are already facing school insecurities is not a way to plan this. We already deal with quite a bit of negative interaction and unsafe situation's, regarding drug deals, violence, begging, and mentally unstable people in the parking lot next to the gas stations and convenience stores on the corner of 39th and Main. This has not been a positive aspect of living in our once-safe neighborhood, and I want to feel that it is safe to let my own children outside. That feeling is tenuous already. Adding an SSC community at 45th & Main would not make it safe for my children. Nor would it make it safe for the other families, or give any sort of peace of mind to the parents who trust the school district and our community with the safety of their children.

Thank you for your consideration.

Respectfully,  
Kileah McIlvain  
Mother of 4 children  
[REDACTED]

**From:** [City Council](#)  
**Cc:** [Lande, Aaron](#); [Spinelli, Jamie](#); [Peck, Kerry](#); [Dollar, Sarah](#)  
**Subject:** FW: Submission: City Council Contact Form  
**Date:** Wednesday, June 14, 2023 1:01:18 PM  
**Attachments:** [letter to city council - safe stay vancouver 4.pdf](#)

---

Good afternoon Council,

The message below was submitted to you through the online contact form, for your consideration. Staff will respond to Corrie regarding timing of the June 26 City Council agenda publishing and registering to testify.

*Amanda Delapena*

---

**From:** Corrie <webresponse@cityofvancouver.us>  
**Sent:** Wednesday, June 14, 2023 11:44 AM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Submission: City Council Contact Form

**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.

City of Vancouver, Washington



# City Council Contact Form

**Submitted date:** Wednesday, June 14, 2023 - 11:43am

## Contact Information

**First name:**

Corrie

**Last name:**

Kutkey

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98663

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

Title: City Council Restricts Community Member Participation in Safe Stay Vancouver Decisions

Dear City Council and Fellow Community Members,

I write to you as a concerned neighbor who lives across the street from the recently “proposed” location for Safe Stay Vancouver #4. I attended the in-person community session hosted on June 5th and was disappointed to discover that, although presented as a “proposed location,” it appears the City has very much decided upon the location, which shares property lines with, and parking facilities for, two sport fields that are actively used by both middle and high school students.

There are comments on the “beheardvancouver” website, as well as presented in person during the June 5th event, that there are examples of other communities that are “close” (1.5 miles isn’t the same as adjacent!) and essentially, nothing bad has happened...yet. Are we waiting for the “yet” to come to fruition?

More personally, the property I recently purchased (March 2022) is across the street from the “proposed” location. It is a duplex, which means I not only call it home, I also act as landlord. I am concerned about my ability to attract tenants and charge the rent the property deserves. If I were looking to rent a property, I would not choose to do so across the street from a homeless community. I am fearful of home break ins, drug paraphernalia, car break ins, MORE people rummaging through my trash and recycling, and for the safety of the middle school students.

Needless to say, I am fired up and interested in participating in the upcoming hearing on June 26, which I only know about due to having attended the June 5th community session. It is impossible to find information in the places where concerned community members, particularly ones who are blindsided by a city decision that affects our sense of safety and security, are guided to look.

I ask you – what would you do if your access to speak up was restricted in this fashion? Please look at the attached screenshots from the City of Vancouver and Be Heard Vancouver websites.

- June 26 meeting has no agenda
- The link to register to provide council meeting testimony says “submissions are closed” (apparently closed for the June 5 meeting – which was over a week ago – and no option to register for June 26)
- City Council Calendar includes zero details
- Be Heard Vancouver website no longer taking comments, but also doesn’t provide any information about a June 26 hearing and how to sign up (there is a note that says “provide feedback by June 26,” but this is frankly not sufficient)
- The contact information provided at the June 5th hearing was an email for Lee Geslinger. I tried emailing at the address provided, and my email was blocked.

Honestly, what would you do?

Respectfully,

Corrie Kutkey

[REDACTED]  
[REDACTED]  
[REDACTED]

Vancouver, WA 98663

**Upload a file:**

[letter\\_to\\_city\\_council\\_-\\_safe\\_stay\\_vancouver\\_4.pdf](#)

Title: City Council Restricts Community Member Participation in Safe Stay Vancouver Decisions

Dear City Council and Fellow Community Members,

I write to you as a concerned neighbor who lives across the street from the recently “proposed” location for Safe Stay Vancouver #4. I attended the in-person community session hosted on June 5<sup>th</sup> and was disappointed to discover that, although presented as a “proposed location,” it appears the City has very much decided upon the location, which shares property lines with, and parking facilities for, two sport fields that are actively used by both middle and high school students.

There are comments on the “beheardvancouver” website, as well as presented in person during the June 5<sup>th</sup> event, that there are examples of other communities that are “close” (1.5 miles isn’t the same as adjacent!) and essentially, nothing bad has happened...yet. Are we waiting for the “yet” to come to fruition?

More personally, the property I recently purchased (March 2022) is across the street from the “proposed” location. It is a duplex, which means I not only call it home, I also act as landlord. I am concerned about my ability to attract tenants and charge the rent the property deserves. If I were looking to rent a property, I would not choose to do so across the street from a homeless community. I am fearful of home break ins, drug paraphernalia, car break ins, MORE people rummaging through my trash and recycling, and for the safety of the middle school students.

Needless to say, I am fired up and interested in participating in the upcoming hearing on June 26, which I only know about due to having attended the June 5<sup>th</sup> community session. It is impossible to find information in the places where concerned community members, particularly ones who are blindsided by a city decision that affects our sense of safety and security, are guided to look.

I ask you – what would you do if your access to speak up was restricted in this fashion? Please look at the attached screenshots from the City of Vancouver and Be Heard Vancouver websites.

- June 26 meeting has no agenda
- The link to register to provide council meeting testimony says “submissions are closed” (apparently closed for the June 5 meeting – which was over a week ago – and no option to register for June 26)
- City Council Calendar includes zero details
- Be Heard Vancouver website no longer taking comments, but also doesn’t provide any information about a June 26 hearing and how to sign up (there is a note that says “provide feedback by June 26,” but this is frankly not sufficient)
- The contact information provided at the June 5<sup>th</sup> hearing was an email for Lee Geslinger. I tried emailing at the address provided, and my email was blocked.

Honestly, what would you do?

Respectfully,  
Corrie Kutkey



Vancouver, WA 98663

The screenshot shows the City of Vancouver website. At the top left is the logo for the City of Vancouver, Washington. To the right is a search bar with a "Submit" button. Below the logo is a navigation menu with links for "Our Community", "Safety & Services", "Business & Development", "Recreation & Events", and "Inside City Hall". On the left side, there is a sidebar with a "I want to..." dropdown menu and a "Contact Information" section. The "Contact Information" section includes details for "Council Chambers" and "Mayor & Council Office". The main content area is titled "City Council Meeting" and displays the "Calendar Date: Monday, June 26, 2023 - 6:30pm" with a "Back to Meetings" link. Below this is a link to "View all Council agendas and minutes" and a "Return to Top" link.

**CITY OF Vancouver WASHINGTON**

Search Submit

[Our Community](#) [Safety & Services](#) [Business & Development](#) [Recreation & Events](#) [Inside City Hall](#)

I want to...

**Contact Information**

**Council Chambers**  
415 West 6th Street (2nd Floor)

**Mayor & Council Office**  
415 West 6th Street (2nd Floor)  
Monday through Friday,  
8 am-5 pm, by appointment only

## City Council Meeting

**Calendar Date:**  
Monday, June 26, 2023 - 6:30pm  
[Back to Meetings](#)

[View all Council agendas and minutes](#)

[Return to Top](#)

I want to... ▼

**Contact Information**

**Council Chambers**  
415 West 6th Street (2nd Floor)

**Mayor & Council Office**  
415 West 6th Street (2nd Floor)  
Monday through Friday,  
8 am-5 pm, by appointment only  
(360) 487-8629

**City Manager's Office**  
415 West 6th Street (2nd Floor)  
(360) 487-8600

P.O. Box 1995  
Vancouver, WA 98668-1995

[View Full Contact Details](#)

**Upcoming Events**

Submissions for this form are closed.

## Register to provide Council meeting testimony

The City Council will be accepting testimony regarding any matter on the agenda during its next Regular meeting. Testimony may be provided in person in the Council Chambers at City Hall or remotely over the GoToMeeting conferencing platform.

Advance registration is required for members of the public who wish to provide in-person or remote testimony during the City Council meeting. **Online registration will close at 12 p.m. on Monday, June 5.** There are sign up cards and a submission box outside of Council Chambers for **in person sign up only**. Testimony sign up cards must be submitted no later than **6:30 p.m. June 5.**

Anyone who has registered to testify remotely must **be available to connect or call in to the Council meeting between 6:00 and 6:30 p.m. June 5.** Detailed instructions will be emailed to participants after registration closes on June 5, including the link and credentials for accessing the GoToMeeting session.

Written comments on agenda items will also be accepted. Comments should be emailed to [cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us) by 12 p.m. on June 5 to submit them to the City Council in advance.

[View the agenda for the June 5 Council meeting.](#)

The Council meeting will be available to view live on CVTV Comcast Channel 23 / 323, on [www.cvtv.org](http://www.cvtv.org), and on the City's Facebook page, [www.facebook.com/vancouverus](http://www.facebook.com/vancouverus).

**To register to testify during the Council meeting, please fill out and submit the form below.**

*Please note that pursuant to the state's Public Records Act (RCW 42.56), registration forms submitted for Council testimony are public records and may be subject to public disclosure.*



# Vancouver City Council

## 2023 Meeting Calendar



### January

| S  | M  | T  | W  | Th | F  | S  |
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|    | 2  | 3  | 4  | 5  | 6  | 7  |
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### February

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### March

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### May

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### June

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### August

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### September

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### October

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### December

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| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|    | 31 |    |    |    |    |    |

Regular Meeting

Community Forum

Holiday/5th Monday—No Meeting (see details on back)

**Workshops 4 – 6 p.m., unless otherwise noted on agenda. All meetings begin at 6:30 p.m.**



Safe Stay Community #4 | Be Heard Vancouver

beheardvancouver.org

Contact the City Council | City of Vancouver, Washingt...

Safe Stay Vancouver #4 - cktutkey@gmail.com - Gmail

Fractal Pre COD Projects - Gen

### Safe Stay Community Comment Form

#### Safe Stay Community Comment Form

We invite you to share your thoughts on the Safe Stay Community proposed for **4611 Main Street**, using the comment box below. **This comment period ends on Friday, June 9.** If you have general comments about homelessness in Vancouver not specific to this Safe Stay Community location, please email them to [beheard@cityofvancouver.us](mailto:beheard@cityofvancouver.us).

We also invite you to attend one of our upcoming [community information sessions on May 31 and June 5](#). During these meetings, you will have the chance to ask questions, offer feedback and meet nonprofit operator, Do Good Multnomah.

Thank you for sharing your feedback with the City of Vancouver!

**CLOSED:** The Safe Stay Community comment period has closed. If you'd like to share your input with the City Council, you can email comments to [cmo@cityofvancouver.us](mailto:cmo@cityofvancouver.us) by noon on June 26.

#### Documents

- [Vancouver Homelessness Plan Presentation \(Council Workshop: May 24, 2021\) \(1.52 MB\) \(pdf\)](#)
- [RFP 34-21: Supportive Campsite and Safe Park Programs \(620 KB\) \(pdf\)](#)
- [Text of Supportive Campsite Ordinance Approved by City Council \(Sept. 20, 2021\) \(63.4 KB\) \(pdf\)](#)

#### Important Links

- [City of Vancouver's Homelessness Webpage](#)
- [Homelessness FAQs](#)
- [Resources for Residents Experiencing Homelessness](#)
- [Report an Issue Related to Homelessness](#)
- [Clark County Resource Guide](#)

Page last updated: 10 Jun 2023, 11:30 AM

## Safe Stay Community #4



The City of Vancouver is proposing the property at **4611 Main Street** as a potential location for its next Safe Stay Community for people experiencing unsheltered homelessness.

The property, which is approximately 18,750 square feet, is owned by the Washington State Department of Transportation (WSDOT). The City has worked closely with WSDOT to identify and lease the property. City staff feel that this location is well suited for a Safe Stay Community, as it is close to public transportation and will help address the needs of nearby unhoused residents.



The City is currently conducting extensive outreach to all residents and business owners within 1,200 feet of the proposed site, seeking their input during a public comment period that is part of the process established for opening any location for a Safe Stay Community. **Share your comments on the proposed Safe Stay Community [below](#).**

If approved, the site at 4611 Main Street would be the fourth Safe Stay Community to be approved in Vancouver. The first, located in east Vancouver, opened in December 2021. The second site in northeast Vancouver opened in April 2022. A third site downtown has been approved and is awaiting construction. Since opening, the first two communities have successfully provided their residents with referrals for permanent housing, job placement support and access to critical health and treatment services necessary to exit homelessness.

### Meet the Nonprofit Operator

The proposed community will be fenced and staffed 24/7 by onsite nonprofit operator, [Do Good Multnomah](#). Since 2015, the organization has provided supportive housing and shelter services to veterans and others experiencing homelessness. We invite you to learn more about [Do Good Multnomah](#) by visiting their website or attending an upcoming [information session](#).

### Frequently Asked Questions

#### Community Information Sessions

[Virtual Community Information Session](#)  
May 31 2023

[In-Person Community Information Session](#)  
June 05 2023

#### Who's Listening

**Jamie Spinelli**

Homeless Response  
Coordinator  
City of Vancouver



Email [Jamie.Spinelli@cityofvancouver.us](mailto:Jamie.Spinelli@cityofvancouver.us)

#### Videos





**Message blocked**

Your message to **Lee.geslinger@cityofvancouver.us** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [DM3GCC02FT014.eop-gcc02.prod.protection.outlook.com 2023-06-14T13:35:47.872Z 08DB6C820F80ADF9]

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

From: Corrie Kutkey [REDACTED]  
To: [Lee.geslinger@cityofvancouver.us](mailto:Lee.geslinger@cityofvancouver.us)

Cc:

Bcc:

Date: Wed, 14 Jun 2023 06:35:35 -0700

Subject: Safe Stay Vancouver #4

Hello Lee,

I attended the recent In-person Community Information session on June 5th. During that session, information was shared regarding the upcoming hearing on June 26th. However, I cannot find an opportunity online to sign up to participate in the hearing.

Are you able to please share information on how to sign up to participate and speak at this event?

Thank you,

A concerned neighbor and community member, Corrie Kutkey

**From:** [Isabela](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Monday, June 12, 2023 12:57:22 PM

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.



# City Council Contact Form

**Submitted date:** Monday, June 12, 2023 - 12:57pm

## Contact Information

**First name:**

Isabela

**Last name:**

Oliveira

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98664

## Inquiry Information

**Subject:**

Comment on an upcoming Council agenda item

**Recipient:**

All of Council

**Message:**

I am concerned that, despite the Council's Climate Action Framework that passed, the Council is not taking the climate crisis seriously. We need all new development to be subject to compliance with the CAF, not in two years time in 2025. There's an untold amount of new construction that will be happening between now and then. Tons of frightening data have come out showing sea ice extent anomalies as well as sea surface temperature anomalies in recent weeks that is horrifying the climate science community. We need the city to treat this as the emergency it is and act as soon as possible. There must be a way for you to make room to prioritize and adopt a new stop-gap ordinance, and I implore you to do so to protect our community as much as possible.

**Upload a file:**

**From:** [Jillian](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Monday, June 12, 2023 11:41:49 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.



# City Council Contact Form

**Submitted date:** Monday, June 12, 2023 - 11:41am

## Contact Information

**First name:**

Jillian

**Last name:**

Mayo

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98660

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

I'm writing to express concern that the Council isn't doing everything in its power to address the climate crisis without delay.

All new development should be subject to compliance with the Climate Action Framework starting ASAP, not in 2025, in response to this emergency.

I urge you to take action now to protect our community.

Thank you,

Jillian Mayo

**Upload a file:**

**From:** [Jordan](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Monday, June 12, 2023 10:54:01 AM  
**Attachments:** [airbnb\\_letter\\_to\\_vancouver\\_city\\_council.pdf](#)

**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.



# City Council Contact Form

**Submitted date:** Monday, June 12, 2023 - 10:53am

## Contact Information

**First name:**

Jordan

**Last name:**

Mitchell

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98101

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

To the Members of the Vancouver City Council:

On behalf of Airbnb and our Host community, thank you for your careful and deliberate consideration of short-term rentals (STRs). After reviewing the many public meetings and comment sessions, we appreciate the Vancouver city government is taking a deliberate approach to creating sustainable and reasonable STR regulations.

The proposed framework as put forth by the planning commission addresses proper licensing and

registration requirements, operational guidelines, tax collection and insurance compliance. These provisions demonstrate a commitment to effective regulation and oversight.

In Vancouver, Airbnb is an important economic tool for residents who share their homes to earn extra money. In 2022, the typical Airbnb Host in Vancouver earned nearly \$18,000. Home sharing has allowed Vancouverites to navigate the economic upheaval of the pandemic and pay for things like their mortgage, student loans and save for retirement. The proposed ordinance was clearly developed with an eye towards making the permitting process simple and accessible for all Vancouver hosts.

Short-term rentals are not only an economic lifeline for hosts, but also a source of economic opportunity for Vancouver's small businesses. Home sharing enables the city to welcome visitors whose spending supports local businesses and creates economic opportunity for local residents.

Again, we thank you for working to develop an ordinance that clearly defines short-term rentals and creates a permitting process for the host community in Vancouver that is reasonable and accessible. Additionally, we are always available to discuss the impact of the ordinance or to answer any questions you may have.

We look forward to continuing to work and partner with you.

Sincerely,  
Jordan Mitchell  
Public Policy Manager  
Airbnb

**Upload a file:**

[airbnb\\_letter\\_to\\_vancouver\\_city\\_council.pdf](#)





June 13, 2023

Vancouver City Council  
415 W 6th St  
Vancouver, WA 98660

**RE: Short-Term Rental Regulations in Vancouver, WA**

To the Members of the Vancouver City Council:

On behalf of Airbnb and our Host community, thank you for your careful and deliberate consideration of short-term rentals (STRs). After reviewing the many public meetings and comment sessions, we appreciate the Vancouver city government is taking a deliberate approach to creating sustainable and reasonable STR regulations.

The proposed framework as put forth by the planning commission addresses proper licensing and registration requirements, operational guidelines, tax collection and insurance compliance. These provisions demonstrate a commitment to effective regulation and oversight.

In Vancouver, Airbnb is an important economic tool for residents who share their homes to earn extra money. In 2022, the typical Airbnb Host in Vancouver earned nearly \$18,000. Home sharing has allowed Vancouverites to navigate the economic upheaval of the pandemic and pay for things like their mortgage, student loans and save for retirement. The proposed ordinance was clearly developed with an eye towards making the permitting process simple and accessible for all Vancouver hosts.

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Again, we thank you for working to develop an ordinance that clearly defines short-term rentals and creates a permitting process for the host community in Vancouver that is reasonable and accessible. Additionally, we are always available to discuss the impact of the ordinance or to answer any questions you may have.

We look forward to continuing to work and partner with you.

Sincerely,  
Jordan Mitchell  
Public Policy Manager  
Airbnb

**From:** [Karissa](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Monday, June 12, 2023 9:59:06 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.



# City Council Contact Form

**Submitted date:** Monday, June 12, 2023 - 9:59am

## Contact Information

**First name:**

Karissa

**Last name:**

Halstrom

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98682

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

I am increasingly concerned that despite the Council's lovely Climate Action Framework that passed, you as a body are not taking the climate crisis seriously. We need all new development to be subject to compliance with the CAF NOW, not in 2025. Tons of frightening data has come out showing sea ice extent anomalies as well as sea surface temperature anomalies in recent weeks that is baffling and horrifying the climate science community. We need the city to treat this as the emergency it is and ACT NOW. There must be a way for you to make room to prioritize and adopt a new stop-gap ordinance now, and I implore you to do so to protect our community as much as possible for what is coming.

Thank you,

Karissa Halstrom

**Upload a file:**

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Peck, Kerry](#)  
**Subject:** Written comment for Council - Safe Stay  
**Date:** Friday, June 9, 2023 9:25:17 AM

---

**From:** Lara <webresponse@cityofvancouver.us>  
**Sent:** Friday, June 9, 2023 9:15 AM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Submission: City Council Contact Form

**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.

City of Vancouver, Washington



# City Council Contact Form

**Submitted date:** Friday, June 9, 2023 - 9:15am

## Contact Information

**First name:**

Lara

**Last name:**

Shamieh

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98660

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

Dear Vancouver City Council Members,

It is my understanding that you will be voting on the Safe Stay Community #4 that is proposed at the former Kiggins Bowl Site. I am writing to ask you to please vote against this community location.

I want to say that I volunteer with the Blanchet House and the St. Andre Bisette Ministry in Portland, and that I also financially support St. Vincent de Paul here in Vancouver. I am firmly in favor of supporting our fellow community members who are experiencing homelessness and helping them on the path to being housed. It is essential that we care for our most vulnerable neighbors. I also am a firm believer in setting boundaries (like drug and alcohol sobriety) and requiring that these people also willingly participate in helping themselves.

First and foremost, the proposed Kiggins Bowl location is too close to Discovery Middle School. It is literally right next door to the track where students and community members run, walk, and workout. As mentioned above, it is essential that we care for our most vulnerable neighbors: who is more vulnerable than our young people? We need to protect them and ensure their safety. We cannot put the needs of the homeless above the needs of our children. There has to be an alternate location for this community where our children will not be so directly impacted. Their safety is paramount.

Secondly, while the first two Safe Stay Communities in Vancouver appear to have shown success, this proposed site is to be run by Do Good Multnomah, an embattled group out of Portland, who have documented performance problems and fraud. Why on earth would we bring them into Vancouver? As our City Council, you should be trying to fix problems, not create more problems.

Finally, not all Safe Stay Communities are successful. This has been well-documented by the news reports of the Penninsula Crossing Safe Stay Community in N. Portland. Why would we risk exposing our school-aged children and our neighbors to drug-deals, theft, commotions, disturbances, and overdoses?

I am writing to you all in good-faith, but am also concerned that this is already a "done-deal" and this listening period is simply to appease the community but will have no real consequence, much like the poorly thought-out Columbia Bike Project. Bart Hanson was the only member of the City

Council who took the time to listen to the community members affected and vote in solidarity with them. (Thank you, Bart.) I encourage you all to remember that you represent us, and hope that you will vote accordingly.

Thank you for your time and consideration,

Lara Shamieh

**Upload a file:**

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Donovan, Stacey](#); [Hull, Kirsten](#)  
**Subject:** FW: Columbia Arts Network: Support of Art Hub in old Fort Vancouver Regional Library  
**Date:** Wednesday, June 21, 2023 9:49:50 AM

---

Written comment for 6/26 Council.

---

**From:** Earlene Holmstrom [REDACTED]  
**Sent:** Wednesday, June 21, 2023 9:40 AM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Columbia Arts Network: Support of Art Hub in old Fort Vancouver Regional Library

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

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: The Vancouver City Council

Columbia Arts Network (CAN) is an alliance of art organizations in the greater Southwest Washington area. Our membership includes over 350 individual local artists, 11 art organizations, and a growing number of businesses.

CAN's purpose is to develop art, artists, and interest in art for people of Clark County's local communities. Our overarching goal has been to form a regional arts center that will facilitate the implementation of arts education; creation and display of art; and cultural opportunities that enrich and improve our community. We envision an exhibition space for local art organizations, meeting rooms for art clubs and organizations, maker space, space for workshops, and a destination for visitors to the Vancouver area.

We believe that the 'Art Hub' can benefit Vancouver economically in that art supports jobs, generates government revenue, and is a cornerstone of tourism. Because the arts are how we share ideas, express creativity, and find new ways to appreciate our differences, it allows us to find productive ways to live together. The Arts can help catalyze Vancouver's steps towards economic growth. An arts center will also serve to initiate our children and youth into the arts community through mentoring and teacher involvement. Accessible art for our children and youth builds a sustaining arts community for Clark County and its surroundings.

**CAN wholeheartedly supports the City of Vancouver and the Culture, Art, and Heritage Commission in their endeavor to renovate the old Fort Vancouver Regional Library into an Arts Hub.**

### **Washington's Art Facts Report 3/2022**

Art and Culture are Drivers of Washington's local communities.

WA Arts and Culture Sector Represents 10.3% of the state's GDP & 180,262 jobs and total compensation of \$28.9 Billion.

Source: US Bureau of Economic Analysis& National Assembly of Arts Agencies

Thank you,

**Earlene Holmstrom**

President

Columbia Arts Network

[www.columbiaartsnetwork.org](http://www.columbiaartsnetwork.org)

[info@columbiaartsnetwork.org](mailto:info@columbiaartsnetwork.org)

503 449-5484





**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Donovan, Stacey](#)  
**Subject:** FW: Arts Hub Support Letter  
**Date:** Thursday, June 22, 2023 10:42:20 AM  
**Attachments:** [image001\[2\].png](#)  
[image002\[4\].png](#)  
[image003\[35\].png](#)  
[image004\[72\].png](#)  
[VDA ARTS HUB SUPPORT LETTER.pdf](#)

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Sarah,

Please add this to the written comments for 6/26 Council.

*Amanda Delapena*

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**From:** Michael Walker <[REDACTED]>  
**Sent:** Wednesday, June 21, 2023 5:27 PM  
**To:** City Council <council@cityofvancouver.us>  
**Cc:** Donovan, Stacey <Stacey.Donovan@cityofvancouver.us>  
**Subject:** Arts Hub Support Letter

**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.

Vancouver City Council,

Attached you will find a letter from the Vancouver's Downtown Association Board of Directors in support of the Vancouver Arts Hub.

We look forward to supporting this effort to ensure that it is a success.

Thank you,

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**Michael Walker**  
**VDA**  
**Executive Director**

Office: (360) 258-1129  
811 Main Street  
Vancouver, Washington 98660





June 21, 2023

City of Vancouver  
The Vancouver City Council  
415 W. 6<sup>th</sup> St  
Vancouver, WA, 98660

Council Members,

Vancouver's Downtown Association (VDA) believes that the Vancouver Arts Hub will be a transformative asset for our community—fostering talent, bolstering our community fabric, and contributing to our local economy for generations to come. This effort will prove to be a world class example of adaptive reuse that will continue to build upon Vancouver's reputation as a leader in strategic community investment.

For over 30 years, the VDA has led the charge in downtown Vancouver to create an arts district with a robust sense of place and identity. We have established a locally renowned public art portfolio, First Friday event, and fostered a creative ecosystem that is attracting aspiring entrepreneurs to contribute to our local economy.

We look forward to continuing our community stewardship of the arts and believe that the Vancouver Arts Hub will make a significant contribution to our creative economy that will enhance the quality of downtown for residents, employees, employers, and visitors.

As this effort moves forward, we stand ready to support the Vancouver Arts Hub to assure that this effort succeeds while meeting our shared goals and vision of "keeping downtown vibrant" for all.

Sincerely,

Michael Walker  
Executive Director, VDA

BOARD OF DIRECTORS

LINDA REID  
MARNIE FARNESS  
LINDA GLOVER  
SHARA WOKAL

CARYL BROWN  
MICHAEL LARY  
MICHELLE THOR  
CHRISTIE RUST

ESTHER CHO LIU  
DAN WYATT JR  
WENDY MARVIN

360-258-1129

811 MAIN STREET  
VANCOUVER, WA 98660

[VDAUSA.ORG](http://VDAUSA.ORG)

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Council Meeting on Monday June 26th - written comment  
**Date:** Thursday, June 22, 2023 10:42:58 AM

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**From:** jane@mcintosh.com [REDACTED]  
**Sent:** Wednesday, June 21, 2023 2:53 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Council Meeting on Monday June 26th

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

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Hi Council Members,

Thank you so much for allowing the public to comment on these item agendas.

I am a resident of Vancouver and would like to comment on Fur, Foie Gras and Sale of Animals, please vote to pass these resolutions.

Vancouver needs to be known as a City that cares for all living beings. Plus, we don't need restaurants selling the awfully unhealthy Foie Gras. Not just the cruelty aspect but with the health aspect.

Please vote in favor of passing these much-needed resolutions.

Thanks.

Jane McIntosh

[REDACTED]  
[REDACTED] [REDACTED] [REDACTED]  
Vancouver, WA 98686



Jane McIntosh, MA, CNS, E-RYT 500

Web [www.janemcintoshyoga.com](http://www.janemcintoshyoga.com)

Mobile 831-588-1621

Email [jane@mcintosh.com](mailto:jane@mcintosh.com)

**Certified** wellcoach

**From:** [City Council](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** Written comment for 6/26  
**Date:** Friday, June 23, 2023 1:41:16 PM

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**From:** Brian <webresponse@cityofvancouver.us>  
**Sent:** Friday, June 23, 2023 9:27 AM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Submission: City Council Contact Form

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City of Vancouver, Washington



# City Council Contact Form

**Submitted date:** Friday, June 23, 2023 - 9:26am

## Contact Information

**First name:**

Brian

**Last name:**

Tashima

**Email address:**

[REDACTED]

**Phone number:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98683

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

I believe that the proposed Vancouver Arts Hub would be a significant step toward establishing the city's identity as a vibrant, artistic community with its own unique and special culture.

**Upload a file:**

**From:** [Kimberlee Elbon](#)  
**To:** [Dollar, Sarah](#); [Kimberlee Elbon](#); [talk@larslarson.com](mailto:talk@larslarson.com)  
**Subject:** URGENT to put on June 12 council meeting  
**Date:** Monday, June 12, 2023 11:55:54 AM

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**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day Sarah ~ Please put this email on Public Record for tonights June 12, 2023 'council meeting' at Roosevelt School for "Community Forum" on Housing.

On Friday June 9, 2023 I called the Vancouver City managers office to report yet another MISINFORMATION, non TRANSPARENT and down right deceiving web site as it showed June 5, 2023 agenda and did not show any information on tonights meeting for June 12, 2023 !\$\$ !\$\$ !\$\$ I mentioned this to Carry and Amelia. This was at 4:30 pm on Friday. At 4:45 pm the correct June 12 agenda was up.

The normal CITIZEN would have thought there is no meeting for June 12th as the calendar of which I have a hard copy of, did not show June 12 either !\$\$ This is by design to STOP Citizens from partaking in OPEN PUBLIC FORUM and CITIZENS MUST TAKE NOTE NOW !!!!!

This is the same issue that happened at the first "Community Forum" in Marchs' State of the City meeting where the agenda was put on line four weeks early with an RSVP that was filled by the time I saw the agenda at what was a normal time for agendas to be put on line - one week out - not four !\$\$ The PUBLIC was told the RSVP was FULL and that was a lie as very few Citizens were there at the State of the City meeting. I was told that most RSVP's did not show !\$\$ That was by design from a communistic, marxist socialistic Local Government which Vancouver is a member of the UNITED NATIONS ICLEI for fifteen plus years !\$\$ !\$\$ !\$\$

At the State of the City meeting, the mayor said this is the first time the City has used AI - Artificial Intelligence for conversations to be dictated and transcribed. I find that troublesome as I do not Believe accurate recording will be made especially from Godly Patriots such as MySelf. I have yet to hear or read anything to do with those AI recordings and I ask now that You tell Me how to find those recordings or transcripts from the State of the City and Thank You for that.

The Citizens such as MySelf went to the Vancouver website to look at the agenda for the State of the City but were stopped dead in Their tracks when They found out the RSVP was FULL. I will add that it was FULL of FAKE entries and this was done by design !\$\$ !\$\$ !\$\$ Citizens should RECALL each Vancouver City Council member, the mayor and City manager NOW !!!!!

I beg Citizens to actually do something about this Local Government - STAND IN ASSEMBLY NOW before it's really too late; as this City IS FOLLOWING the UNITED NATIONS and NOT The CONSTITUTION of which Citizens 'think' You are following !\$\$

This is strike two as far as the "Community Forum" agenda that You now follow as UNITED NATIONS MEMBERS !\$\$

We will see how the September "Community Forum" will take place.

Make note - PORTLAND OREGON is also a UNITED NATIONS MEMBER of the ICLEI and over 400 Cities in America are UNDERMINING OUR CONSTITUTION and OUR WAY OF LIFE with leftist agendas.

WAKE UP CLARK COUNTY NOW !!!!!

Kimberlee Elbon



**From:** [Wynn Grcich](#)  
**To:** [Dollar, Sarah](#); [Rebecca Messinger](#)  
**Subject:** Watch "Robert Kennedy Jr Drops Bombshell On Big Pharma" on YouTube  
**Date:** Friday, June 16, 2023 9:27:02 AM

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<https://youtu.be/cDKJuO3--Og>.

Please send this to the councils and MELNECK. Put on public record and confirm you did. Thanks from Wynn



**From:** [Wynn Grcich](#)  
**To:** [Rebecca Messinger](#); [Dollar, Sarah](#)  
**Subject:** Watch "LOOKING FOR CLUES in the CANADIAN FIRES" on YouTube  
**Date:** Tuesday, June 13, 2023 12:58:04 PM

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<https://www.youtube.com/live/mHeoalh7cx8?feature=share>. Send to council members. Put on public record and confirm you did. Thanks from Wynn

**From:** [Wynn Grcich](#)  
**To:** [Rebecca Messinger](#); [Dollar, Sarah](#); [Harris, Rep. Paul](#)  
**Subject:** Watch "MUST WATCH! Dr David Martin"s presentation during the International Covid Summit" on YouTube  
**Date:** Thursday, June 8, 2023 3:26:12 PM

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<https://youtu.be/bg2QGacVlnI>.

Please send to all council members and MELNECK. Put on public record and confirm that you did. Thanks FROM WYNN

Dmitri Stoyanoff

Monday, June 5, 2023

**To: City Manager Eric Holmes, City of Vancouver**

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The Community wants you to direct Chief of Police, Jeff Mori to release the Body Cam Footage from the Police Killing on May 30th.

How this video is treated will create a precedence for how the Vancouver Police will treat future Video Releases. We were promised an Accountability Tool when \$5.5 Million was committed for Body Cameras. There can be no Accountability without Transparency. So be Accountable and release the video.

Since the Killing , the Vancouver Police Dept. has not taken the Killing very serious. They are more interested in Tweeting than giving the community Transparency. On Friday they posted about Police Donut Day & Saturday, they posted a picture of 2 smiling officers saying: "we had the best time today" after visiting the farmers market and taking pictures with kids.

Just a few days before Donut Day and the Farmers Market, On Tuesday they hid between cars outside a Grocery Store with Assault Rifles, chased a man through the parking lot and 4 Law Enforcement officers fired weapons and killed a man. They Endangered an entire shopping center, didn't warn anyone and now won't show us what happened. They want us to wait.

You have the power to show us what happened, and you choose not to. That is not acceptable.

Set the standard now, less than 7 days to show people the Body Cam Footage when the Vancouver Police Dept. discharges their weapons on duty. Order the Chief to release the Video Tonight.