

From: [Jean M. Avery](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: Please deny 152nd Ave. warehouse
Date: Thursday, March 9, 2023 4:49:12 PM

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To: Planning Commission

Please follow the City staff's recommendation:

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

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

Thank you,
Jean M. Avery
Vancouver

From: [Heidi Cody](#)
To: [Planning Commission](#)
Cc: [Eiken, Chad](#); [Snodgrass, Bryan](#); [Coutinho, Becky](#); [Cathryn Chudy](#)
Subject: ACE letter to Planning Commission for meeting 3.14.23
Date: Monday, March 13, 2023 1:01:39 PM
Attachments: [3.13.23 ACE PC warehousezonechange.pdf](#)

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Hello Planning Commission and City Staff,

Attached please find a letter from Alliance for Community Engagement (ACE) in support of the City denying a rezoning for a warehouse, until the Warehouse Moratorium Ordinance process is complete.

ACE supports the City's Warehouse Moratorium Ordinance. Thank you for your consideration and your continued work on this important issue.

Sincerely,
Heidi Cody and Cathryn Chudy

--

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

March 13, 2023

City of Vancouver Planning Commission

Dear Planning Commission,

Our Alliance for Community Engagement (ACE) is a coalition of environmental and social justice organizations that advocate for strong, equitable climate policy in Vancouver and Clark County. ACE supports City Staff's likely recommendation to deny approval of the Burnt Bridge Creek West Rezone application, pending completion of the overall review of applications for large warehouses pursuant to the City's Warehouse Moratorium.

These large warehouses will affect land use, climate and public health, safety and livability in all of our city, especially in neighborhoods already overburdened by air pollution, traffic congestion and noise.

Seven out of eight warehouses that exceed the 250,000 sq. ft. threshold set by the Moratorium are already vested and moving forward. Development, real estate and economic interest groups have claimed short and long term "benefits" of large warehouses and warned of "unintended consequences" from the Moratorium that could cause Vancouver's economic well-being to suffer. Our ACE coalition believes the Moratorium is necessary to consider all aspects of rezoning to allow this project to go forward. There may be unconsidered consequences of allowing unconditional permitting of warehouses in IL (light industrial) zones. It is especially troubling to convert land zoned for OCI (office, commercial and industrial) to IL, which would permit a warehouse, when the effects of so many large warehouses are unknown.

Whether the requested rezone is consistent with Vancouver's Comprehensive Plan needs to be considered. More than just business and economic factors are at stake. The City must consider the health, safety and well-being of all residents in our community, especially those most likely to be adversely affected. The City should also consider the rezoning's impact on the environmental goals embedded in the Climate Action Framework.

The cumulative effects of multiple warehouses on the neighborhoods where they will be located must be understood and addressed. The permitting pause allowed by the Moratorium provides City staff the time to do the research and community outreach necessary to understand potential impacts and concerns, and make recommendations to City Council for protective code changes going forward.

We urge you to deny this application because it is premature. Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE)

From: [Cheri Thomas](#)
To: [Planning Commission](#)
Subject: Citizen Communication - Airbnb Policies
Date: Sunday, March 12, 2023 2:57:48 PM

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

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Esteemed Planning Commission Members,

We have a neighbor who own two homes in our neighborhood and they are both being used as Airbnb's. The owners DO NOT LIVE in either of the two homes. The MAJOR issue is the parking of all the vehicles for the Airbnb guests. They have converted dining rooms and garages into living spaces and a hair salon and they have up to 18 Airbnb guests every day. We am very concerned that they have not pulled permits on any of the conversions and I doubt if the contractor is/was licensed. The Airbnb guests park on the grass, sidewalks, even in front of our driveway and most disturbing, they park in "Fire Lanes". Our neighborhood have at least 18 Airbnb guests cars parked any given day/night in the Fire Lane.

And when the Fire Department comes out to give tickets, Airbnb guests will park on the grass for a few days until a new crew of guests come in and it starts over again. It's like two working motels in an exceedingly small residential footprint without regard residents of the neighborhood safety and property values.

There are times where it is very difficult to leave our street due to the cars parked everywhere blocking our view of oncoming traffic. Also, they have 1 trash can for the two properties and we have had their Airbnb guests put trash in our trash can behind our closed latched gate on private property. It's been alarming and very challenging.

Frankly, we have no problem with Airbnbs in general as long as they are complying with city codes/permitting/guidelines. Without them, it's the Wild West out here and our neighborhood is a clear example.

I look forward to the city working towards policies regarding them,

Much appreciated!

Cheri Thomas
4218 NE 136th Ave



From: [Peter Condyles](#)
To: [Planning Commission](#)
Subject: Burnt Creek West Rezone
Date: Monday, March 13, 2023 4:13:59 PM
Attachments: [3-13 Burnt Creek West Rezone Letter.pdf](#)

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Good afternoon,

Please see the attached letter for the Planning Commission regarding the Burnt Creek West rezone.

Thanks!

PETER CONDYLES, SENIOR PROJECT MANAGER
[TOYER STRATEGIC ADVISORS, INC.](#)
10519 20th ST SE, SUITE 3
LAKE STEVENS, WA 98258
425-501-6578
[toyerstrategic.com](#)



March 13, 2023

Vancouver Planning Commission
415 W 6th Street
Vancouver WA, 98660

Dear Commissioners,

Our firm represents Panattoni Development Corp, applicant for a rezone at 6103 NE 152nd Ave, Vancouver, WA, 98682, parcel number 159112000.

The applicant seeks a standalone rezone from Office Commercial Industrial to Light Industrial, which is not connected to any project or other specific proposal. Because of this we do not believe that this rezone needs to wait on the resolution of the warehousing moratorium that the City Council is currently considering, because development would occur in accordance with the code at the time of project application in the future which may be the moratorium at its current size restraint or some other future code.

Further we would like to note that the site plan that was submitted with the rezone application was a requirement to be considered a complete application. This conceptual site plan shows the largest building on the site but is not a specific proposed use at this time. Panattoni will work with the city while developing a final site plan once there is an application for the same. Our client views the Light Industrial zone as the best place for attracting an end user that is in the marketplace to create new jobs for the Vancouver area. As is stands now, the zoning is holding this site back from being an economic development asset to the city.

We encourage the Planning Commission to move forward with this rezone, and not wait for the City Council to finish their work on the warehousing moratorium as the two items are separate issues.

If you have any questions, please feel free to reach out.

Sincerely,

Peter Condyles
Senior Project Manager, Toyer Strategic Advisors

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: Planning commission comments
Date: Tuesday, March 14, 2023 8:54:48 AM

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To the city planners,

Do any of you actually live within Vancouver City limits?

If so do you use public transport or walk to work?

Heights project:

In the new heights development project are you placing story poles on site to show the actual heights of the buildings, or using containers stacked to the height to show residents what they shall see? Are you going to stack containers for the buildings and walks to show the canyon effects?

Since the heights are to be mixed, work live, what jobs shall they create since in one memo the live work arrangement can only be up to 50% but the list of what is not allowed conflicts with what is stated as to eating and entertainment? Is this to mean there is eating establishments but in other building not deemed work live. As work live does not allow walk up business per your rules what is allowed. It appears no retail. Also since they can employ only up to one person outside of those whom live in unit, what is the economic gain to the city? Where is the parking, or is the bus line going to run more frequent, or it is not and a person's time is not important.

Other:

Since it appears building permits are not required on private property and or that in reviewing building of projects that certain permits were omitted and or not acquired, what is the recourse for resident of this city besides filing law suits?

When in fact a city inspector does not inspect a building to meet code, per the permit issued, and that results in damage to the building what steps does the citizen have? Is the city liable or that inspector listed on said permit, who? Is the homeowner to

deconstruct said building to make sure all did their job properly and to code and then rebuild it?

Is the occupancy permit issued by the city a legal document? If so where does one go to enforce said document when in fact folks within the city do not wish to get involved, and one can spend years talking and getting various answers or none at all.

Since in fact the city employ's a diversity person what is the planning and building department make up and what categories do they list, is it made up of residents, non-residents, race, political bent, religion, etc al....

The reason for the questions is that there has to be trust in not only elected officials but also those whom are working for the city, whom basically when working for a government agency need to put their personal opinions and political bent aside and do their job.

When in fact they put their politics into the job, and decisions, all loose, and corruption takes a foot hold, resulting in the fact that they cannot be trusted, and views such as they must be being paid off arise in conversations. Making excuses for why this or that does not exist, is itself an example of this. And if that is the case then a 2 way street exist.

TA

Steven Silvey

PO BOX 5216

Vancouver WA 98668

From: [Wes](#)
To: [Planning Commission](#)
Subject: Planning Commission 3/14/23, Written comments on Short Term Rentals workshop
Date: Tuesday, March 14, 2023 11:20:45 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.

My name is Wes, my wife and son and I have lived in Vancouver and owned a home since 2009.

We live next door to a property that is now an illegally-operating, cheap motel, with no staff on site, being rented out at a nightly rate to strangers over the internet. We've experienced and complained to the city about noise, drunk people at our door, guests parking all over, cigarette butts, and direct loss in value of our home should we sell, because no-one - including STR operators - wants to live next door to an STR.

Another has opened just up the street, prompting further complaints to the city from homeowners, one even moved away. The owners of the property next door have continued to convert additional homes into STRs. There are now 2 STRs in a ten house stretch, and that's while STR's are still illegal under the law.

Our major concern is that if current existing law requiring owner/operators to reside on-site is not enforced, or even worse done away with, then this scourge of commercialized chain STR businesses will grow exponentially in the city of Vancouver. The number operating today exist while operators know they are illegal, but don't care because there is no enforcement.

From reading this commission's materials through this process, it appears that the majority of communication and input through this process has been STR owner/operators themselves (those who stand to profit) and the general public at large, 90% of which do not live near and STR. The commission should take in, group together, and focus on input from those who are experiencing what STR's do to a neighborhood.

Existing code requiring on-site own/operator exists for a very important reason, to protect residential neighborhoods and homeowners. Nothing has changed here other than an internet app facilitating a large number of people intentionally breaking this law at the same time, knowing there is no enforcement.

If the city does not enforce this law, or if the city gives a green light to operate, then commercialized chain STR businesses will increase exponentially. Please make plans and regulations accordingly. Today is the tip of the iceberg. Please enforce the current law requiring owner-operators on-site. Do not let large tech companies, and their waves of illegal businesses, convince you to change a law that is meant to protect Vancouver's neighborhoods and homeowners. Thank you.

Wes & Meladie Cartwright

(360)823-9229

From: [Emm Moore](#)
To: [Planning Commission](#)
Subject: Short term rentals
Date: Tuesday, March 14, 2023 12:10:57 PM

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I am a property owner of multiple LTR's and a past owner of one STR downtown. I also live in the city limits. Not sure why the city employees feel we need regulations now. There have been STR's for 10+ years. I heard on one meeting it was due to reports of parties in STR's?
How many reports were given for parties/noise at LTR's in that same time or even owner occupied homes??
Airbnb has VERY strict policy on parties and will ban guests AND hosts from the platform.
My neighbors appreciated my Airbnb- sending visiting friends and families. It was one of the nicest maintained homes on the block(had to be w/reviews).
How many complaints for safety for STR's?
How many of you have actually stayed in an STR that are making these decisions?
I've since closed my Airbnb as have many others because they are often a headache and not always lucrative. It's supply and demand. Many new hosts don't realize how much work it is.
Some do gooders complain that they take our housing for others. Seems there are apt bldgs going up everywhere...?! But 200 or so STR's are causing a problem?
I think this is all about \$\$'s and control.
If there are regulations input they should mostly be decided by hosts input not city employees.
Thank you
Marianne

Sent from my iPhone