

From: [Dan Serres](#)
To: [Snodgrass, Bryan](#)
Cc: [City Council](#); [Planning Commission](#)
Subject: Comments on SEPA Checklist and DNS for Vancouver Fossil Fuel Code Standards Proposal
Date: Tuesday, August 30, 2022 12:02:44 PM
Attachments: [8.30.22 FF Code Change SEPA Comments submitted.pdf](#)

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Dear Bryan Snodgrass -

Please see the attached comments submitted on behalf of the Alliance for Community Engagement, Columbia Riverkeeper, Washington Environmental Council, Sunrise Southwest Washington, Washington Physicians for Social Responsibility, Sierra Club Loo Wit, Oregon Physicians for Social Responsibility, Friends of the Gorge and Vancouver Audubon Society regarding the SEPA Checklist and Determination of Nonsignificance (DNS) for Vancouver's Fossil Fuel Code Standards Proposal.

Thank you,

Dan Serres

--

Dan Serres | He/Him/His | Conservation Director
Columbia Riverkeeper | 1125 SE Madison Suite 103A Portland 97214
Direct: 503.890.2441 | dan@columbiariverkeeper.org

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August 30, 2022

Bryan Snodgrass, Principal Planner, CDD
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

cc: Vancouver City Planning Commission; Vancouver City Council

Re: SEPA Checklist and SEPA Determination of Non-Significance for Vancouver Fossil Fuel Code Standards Proposal

Columbia Riverkeeper, Washington Environmental Council, Sierra Club Loo Wit, Washington Physicians for Social Responsibility, Oregon Physicians for Social Responsibility, Friends of the Columbia Gorge, Sunrise Southwest Washington, Vancouver Audubon Society, and the Alliance for Community Engagement support Vancouver's ongoing effort to develop a permanent ordinance prohibiting new or expanded bulk fossil fuel infrastructure in Vancouver. We offer the following comments on the Determination of Nonsignificance (DNS) and the State Environmental Policy Act (SEPA) Checklist for Vancouver's proposed Fossil Fuel Code Standards ("proposed code standards").

The proposed code standards represent an important step forward for protecting community health and safety from large-scale fossil fuel facilities in Vancouver. We agree with City staff that banning new large-scale fossil fuel facilities in Vancouver warrants a DNS, as reflected in Option A. We encourage Vancouver to ground the policy and the SEPA analysis firmly in health and safety concerns about these types of fossil fuel facilities and ensure that the final determination and code reflect these concerns.

1. Prohibiting new or expanded large-scale fossil fuel facilities will not have a probable significant adverse impact on the environment.

The proposed code standards will help to protect Vancouver communities from the health and safety impacts of new or expanded fossil fuel facilities, including air pollution, water pollution, and public safety hazards related to storing and handling large quantities of fossil fuels. Vancouver's SEPA Checklist demonstrates that the ordinance will address public and environmental health and safety impacts associated with fossil fuel facilities. In addressing

whether there are environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal, the SEPA Checklist states, “Some industrial uses involving chemical manufacturing, smelting, or fossil fuel or renewable fuel processing, handling, and storage have risks, impacts, and vulnerabilities, such as: explosive and fire risks, spill, exposure to toxic chemicals, odor, stormwater, and waste products.”¹ By highlighting the types of risks avoided through the passage of the fossil fuel ordinance, the City’s SEPA analysis supports the DNS.

Vancouver has experience in reviewing the potential health and safety impacts of fossil fuel terminals. For example, the City of Vancouver participated extensively in the review process for the Tesoro-Savage oil train terminal. The environmental impact statement for that project concluded that fossil fuel trains could impose significant negative impacts: “The direct and indirect impact analysis determined that some significant impacts could be unavoidable, related to rail accidents, emergency response delays resulting from additional train traffic, and environmental justice impacts to minority or low-income populations along the rail corridor.”² The proposed ordinance would avert these impacts for new large-scale fossil fuel facilities.

Specific examples of new potential large-scale fossil fuel facilities include liquefied petroleum gas or liquefied propane gas (LPG) facilities, liquefied natural gas (LNG) proposals, coal terminals, and other facilities such as natural gas liquids or fracked gas-based methanol facilities. The SEPA Checklist states that the ordinance is intended to “avoid and minimize any impacts to adjacent communities from fire or explosion.” For facilities that invite long trains and large storage volumes of fossil fuels, the risks are tremendous. For instance, potential LNG train traffic drew sharp opposition from the National Association of State Fire Marshals³ and the National Transportation Safety Board due to unstudied and potentially catastrophic public health and safety risks.⁴ Storing LNG in rail cars or storage tanks poses significant public health and safety risks for communities within a large area near the LNG facility or rail car. In 2021, the Washington Post reported that scientists were alarmed by the potential ramifications of an LNG leak resulting in a vapor cloud and fire.⁵ E&E News reported in 2022, “...near-misses and environmental problems highlight the risk. Most recently, a fireball at a plant near Freeport, Texas, touched off a fire that burned for 40 minutes, led to the temporary closure of the plant and knocked about 20 percent of U.S. export capacity offline for months.”⁶ These concerns

¹ SEPA Checklist, p. 14.

² Washington Energy Facility Siting Council. 2017. Final Environmental Impact Statement for the Tesoro-Savage Oil Train Terminal. p. ES-21.

³ National Association of State Fire Marshals (NASFM). 2019. Comment from re: Docket Number PHMSA-2018-0025 (HM-264) – LNG by Rail. <https://www.regulations.gov/document/PHMSA-2018-0025-0096>

⁴ National Transportation Safety Board. 2019. Comment from re: Docket Number PHMSA-2018-0025 (HM-264) – LNG by Rail. <https://www.regulations.gov/document/PHMSA-2018-0025-0078>

⁵ Will Englund. June 3, 2022. Engineers raise alarms over the risk of major explosions at LNG plants. <https://www.washingtonpost.com/business/2021/06/03/lng-export-explosion-vce/>

⁶ Mike Soraghan and Mike Lee. June 28, 2022. LNG explosion shines light on 42-year-old gas rules. E&E News. <https://www.eenews.net/articles/lng-explosion-shines-light-on-42-year-old-gas-rules/>

underscore Vancouver's conclusion that the ordinance would not have a negative impact on the environment and instead avoid significant risks.

Train terminals that involve the storage and handling of large volumes of LPG would also pose major health and safety risks, including fire and explosion risks. A recent study published by the American Chemical Society notes,

LPG...possesses flammable and explosive properties. With its flammability, LPG is easily ignited, while it is leaking in the course of transportation and processing, thus causing fire or explosion, especially in a confined space. The explosion of LPG is characterized by a high diffusion rate and rapid combustion speed. The explosion disaster induced by LPG leakage has resulted in a high number of economic losses and casualties.⁷

Storage and transport of LPG both carry risks of explosion. Avoiding these types of risks will benefit Vancouver's environment and the health and safety of its communities. Accordingly, the DNS is correct in concluding that the avoidance of these risks will not have a negative impact on the environment.

The DNS correctly concludes that large-scale fossil fuel facilities pose spill risks, and that avoiding these risks would not have a negative impact on the environment. In passing the moratorium related to large-scale fossil fuel facilities, the City referenced significant spill risks from a large seismic event, such as a Cascadia Subduction Zone earthquake. The SEPA analysis provides clear evidence for the potential seismic risks that exist throughout industrial zones in Vancouver. Exhibit 2 of the SEPA Checklist depicts soil liquefaction hazards in Vancouver's industrial zones.⁸ The placement of additional flammable or toxic fuels in liquefaction zones could exacerbate existing spill, fire, and emergency response concerns related to existing facilities. The ordinance would help Vancouver avoid these significant new health and safety impacts while also providing flexibility for terminal operators to reduce these risks. The SEPA analysis highlights that the ordinance would not encumber seismic and safety upgrades at existing facilities, stating, "The City of Vancouver identified 6 existing large-scale (bulk) fossil fuel facilities. This non-project action will allow existing facilities and maintenance/upgrades provided there is compliance with City codes including seismic, fire protection, and spill prevention."⁹ Additionally, facilities that undergo seismic upgrades and convert to cleaner fuels may expand storage up to 15%.

⁷ Liang et al. 2021. Risk Assessment of Liquefied Petroleum Gas Explosion in a Limited Space. <https://pubs.acs.org/doi/10.1021/acsomega.1c03430>

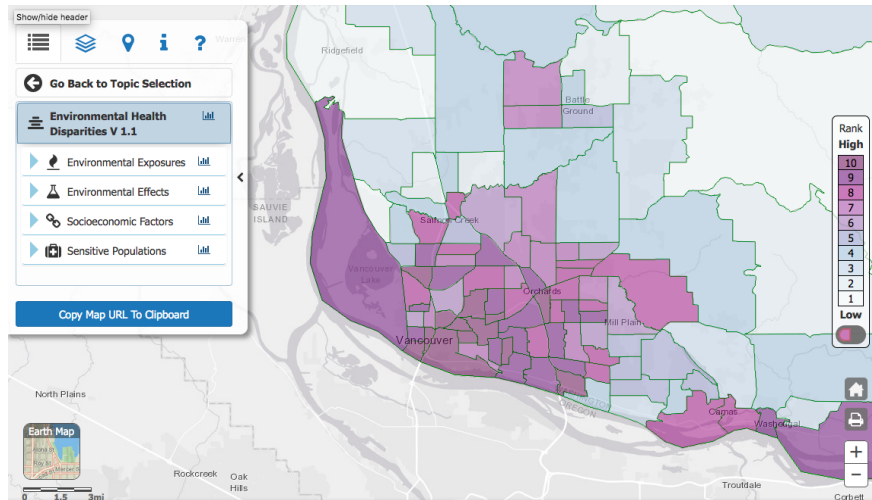
⁸ SEPA Checklist, p. 6.

⁹ SEPA Checklist, p. 16.

2. Prohibiting new or large-scale fossil fuel facilities will protect the health and safety of Vancouver residents, including BIPOC, lower-income, and other traditionally marginalized communities who already experience environmental health disparities.

The proposed code standards will help the City of Vancouver protect communities from the health and safety impacts of new or expanded fossil fuel facilities, including air pollution, water pollution, and public safety hazards related to storing and handling large quantities of fossil fuels. Although Vancouver has been working towards implementation of a Climate Action Plan (CAP) to diminish its fossil fuels for climate-related reasons, the prohibition on new large-scale fossil fuel facilities was originally conceived as a policy that would assist Vancouver in avoiding compounding environmental inequities already present, by reducing and averting health and safety risks.

Already, the environmental health impacts of fossil fuel facilities place disparate burdens on communities within Vancouver. Vancouver communities of color and low-income communities experience some of the most significant environmental health disparities in Washington, which would only be exacerbated by any new or expanded fossil fuel facilities.¹⁰ The proposed ordinance avoids worsening environmental health disparities already present in Vancouver and demonstrates an awareness of the difficulties these communities face.



Environmental Health Disparities in Vancouver.¹¹

Source: [Washington Environmental Health Disparities Map](#). July 2022.

Data from the Washington Department of Health’s Environmental Health Disparities Map support the prohibition of new bulk fossil fuel storage and handling facilities. Communities near

¹⁰ Washington Department of Health. Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed 7.11.2022.

¹¹ *Id.*

industrial and high-traffic areas experience elevated exposure to air pollution that causes respiratory illness, such as low-level ozone, diesel particulates, and other pollution. Vancouver’s own experience with a proposed large, train-supplied fossil fuel terminal shows that fossil fuel train terminals have significant environmental justice implications. The Final Environmental Impact Statement for the Tesoro-Savage proposal concluded that there would be “environmental justice impacts to minority or low-income populations along the rail corridor.”¹²

3. The DNS supports Option A regarding new cleaner fuel facilities and the requirement for a conditional use permit for facilities that choose to undergo conversion and expansion.

The DNS states, “Uses would be prohibited in most districts in the city and where allowed in the Industrial Heavy Zoning District would be regulated according to development standards addressing size, location, operation, and health and safety.” The DNS and SEPA Checklist describe spill, fire, and other potential impacts that could result from new cleaner fuels facilities where they would be allowed—an indication that consideration of new facilities is better suited to a separate process from the proposed code standards. New cleaner fuel facilities could result in significant impacts distinct from current fossil fuel storage (and limited expansions), because they involve potentially new locations and differing risks. Given the SEPA Checklist’s finding that industrial uses involving renewable fuel processing carry risks, impacts, and vulnerabilities,¹³ the DNS supports Option A.

We support the requirement for conditional use permits for projects that convert to new cleaner fuels with a potential 15% expansion. The conditional use process will provide the community with an opportunity to understand and provide input on the potential impacts of cleaner fuel expansions. The requirements for facilities to meet seismic, spill prevention, fire protection, and emergency response will help to ensure that converted facilities do not adversely impact communities in Vancouver. However, potential expansions could add millions of gallons of fuel storage to Vancouver, and Vancouver communities deserve the opportunity to weigh in on any conversion-expansion proposal in a public hearing.

4. New facilities deserve specific consideration in a separate process.

As articulated above, a DNS correctly upholds the focus on banning large-scale fossil fuel facilities and enabling, through a conditional use permit review process, the expansion of existing facilities that convert to cleaner fuels. However, we urge caution regarding new facilities under this SEPA determination. Energy facilities of all kinds come with a suite of impacts, including: transportation impacts, water use and quality impacts, and air pollution. Expanding

¹² Washington Energy Facility Siting Council. 2017. Final Environmental Impact Statement for the Tesoro-Savage Oil Train Terminal. p. ES-21.

¹³ SEPA Checklist, p. 14.

the code to allow new types of facilities that are linked to the City’s CAP may have unintended consequences of impacting the health and safety of the neighborhoods and communities nearby. For example, the SEPA Checklist acknowledges that new cleaner fuel facilities may increase spill risks in new areas in Vancouver.¹⁴ That fact is highlighted by the February 2022 spill near Scappoose, Oregon, where a hazmat team was called to the site of a renewable diesel spill.¹⁵ The incident demonstrates that renewable diesel spills pose environmental risks to soil and water resources while also requiring a significant emergency response. Additionally, the potential aggregation of multiple new cleaner fuel facilities does not appear to be sufficiently addressed in Option B, creating potential concerns for areas that could see multiple new proposals. While the code limits each new facility to 1 million gallons of “cumulative” storage, it does not address the potential for multiple facilities to aggregate in an area.

To allow for a more robust assessment of impacts of facilities linked to the City’s CAP, we recommend a separate process that can establish the right type of protective measures as part of the transition to a clean energy economy. We also recommend that the City ensure a robust SEPA review process and conditional use permit process for any new facilities that are ultimately allowed under this code change, should the Council choose Option B. This should include adequate time (e.g. at least a 60 day public comment period) and public notification and a public engagement process. These steps will help ensure that the risks of new facilities are understood on a case-by-case basis, and that the community has time to engage meaningfully in that process.

5. Conclusion

We strongly support the proposed ordinance and Option A moving forward, and we appreciate the time and diligence City staff have devoted to the process of developing the SEPA Checklist, DNS, and proposed ordinance language. Prohibiting new large-scale fossil fuel facilities warrants a DNS, and the DNS is supported by information in the City’s SEPA analysis. The proposed ordinance could avoid worsening environmental health disparities in Vancouver, a core goal of the proposed ordinance and the moratorium currently in place. And, the City should be cautious about overextending this policy effort to an issue that requires more research and community engagement.

Sincerely,

Dan Serres, Conservation Director, Columbia Riverkeeper
Cathryn Chudy and Heidi Cody, Alliance for Community Engagement
Rebecca Ponzio, Climate and Fossil Fuel Program Director, Washington Environmental
Council

¹⁴ *Id.*

¹⁵ KATU. February 4, 2022. Hazmat team called to railcar leak in Scappoose.
<https://katu.com/news/local/hazmat-team-called-to-railcar-leak-in-scappoose>

Kelsey King, Group Chair, Sierra Club Loo Wit
Denise Lopez, Conservation Organizer, Friends of the Columbia Gorge
Susan Saul, Conservation Chair, Vancouver Audubon Society
Daniela Jokela, Sunrise Southwest Washington
Riley Lynch, Climate and Health Program Manager, Washington Physicians for Social
Responsibility
David De La Torre, Healthy Climate Program Director, Oregon Physicians for Social
Responsibility

From: [Arnie Teppo](#)
To: [Kennedy, Rebecca](#)
Cc: [Planning Commission](#)
Subject: Short term rental input for 09/13/meeting
Date: Wednesday, August 31, 2022 2:28:34 PM

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Rebecca Kennedy,

I am contacting you about the meeting coming up regarding Short Term Rentals (STRs) in Vancouver **to give my input in favor of STRs** before you meet on September 13th.

First: In my case, I own the house. It is my property. I paid for it with hard work and take pride in it. I pay expensive property taxes that go up every year. **Because it is my property I should be able to use it as I see fit as long as it is not a nuisance to my neighbors.** The house is right next door to my primary residence. My mom lived there for many years until she died, (I bought it for her to live in, I did not inherit from her). I have been keeping it for the rest of my family and friends to use when they are in town for holidays and occasions. In fact my kids lived there for over a year during the pandemic. Using it as a short term rental is ideal as **it gives me the flexibility to keep it for family use as well as generate a little income to pay all the property taxes and expenses.**

Second: I don't want to rent it long term. If I do that my family can't use it when they are in town. LTRs are a hassle **because of rent moratoriums and difficult evictions laws** which make it nearly impossible to get dead beat renters out. LTRs have no stake in the property. It's just a place to live and like a rental car they tend to abuse it and not care for it properly and many times a land lord only finds out about a problem until it is an expensive disaster. Not so with STRs. Every week I have to go in and inspect the property, clean the property, address any maintenance issues, maintain the yard and the outward appearance. If I don't keep it up then no one will want to stay there. If there is a bad STR they are out in a relatively short time and they don't have the time to destroy property, I don't have to worry about get stiffed on rent or onerous and costly eviction procedures.

Third: STRs provide a needed service in this community. My place easily sleeps eight people. Over half of our STR guests are Hispanics, people of color who are not wealthy. Typically they come into town with large families, mostly for a graduations, weddings or a reunions. Occasionally they have temporary construction jobs or other work in the area. They can't possibly afford three or four hotel rooms and accommodations! STRs provide an economical house where they can all comfortably spread out and relax. They can have a kitchen to cook and a place where the family can stay together. My place next door has plenty of parking with a large driveway and garage and is on the corner of a cul de sac not causing any issue to my neighborhood. STRs provide an affordable alternative for people visiting this area. I would wager you yourself have stayed in an Airbnb or VRBO before so you know how this facilitates visitors coming to the area.

Fourth: I do not agree the STRs are significantly driving up rents in Vancouver

regardless of the study the Columbia noted. Vancouver is not NY City where there are rent controls and other restrictions which cause the incentive to build apartment buildings in order to circumvent these rules with STRs, it is comparing apples to oranges. Affordable Housing Online says there are 66,000 housing units in Vancouver and that there are 2.5 occupants per household. The current population of Vancouver is 182,792 divide that by 2.5 = over 73,000 housing units. The Columbian sited that there may be up to 300 STRs operating in Vancouver. According to Towncharts.com there are 76,000 housing units in Vancouver. **Even if we use the low number of 66K for housing units, STRs would only represent 0.45% of all housing units! To blame STRs for the lack of affordable housing is incredulous. Do the math, the numbers just don't support that theory.** Towncharts.com states that nearly 50% of all housing units in Vancouver are rentals. **So STRs would represent only 0.8% of all rental units in Vancouver (73,000 x .5 / 300).** **Again the math does not support the notion that somehow 300 STRs are significantly driving up rents in Vancouver.** Even if all 300 STRs were converted to LTRs it would increase supply by less than 1% and that is with the assumption that they would all become rentals which probably would not be the case. You are targeting the wrong niche if to tackle the affordable housing issue.

Fifth: The input I garner from the small STR community in Vancouver, is that none of us are getting rich from our STRs. I am certainly not. **We are mostly mom and pops** who own a property and simply want the flexibility to use it in a way that fits our family and lifestyle.

Finally, Companies like Airbnb have wonderful tools to screen guests and prevent abuses. Airbnb also has been collecting Occupancy taxes from all the guests using Airbnb in the area and sending it to the city of Vancouver which is additional revenue for the city. **I agree STRs should not be allowed to be party houses and a nuisance to the neighborhood. There should be reasonable regulations that aren't onerous to property owners.** Business licenses, paying appropriate fees maybe even some sort of inspection. **I also feel strongly that a property which is contiguous to one's primary residence should be allowed.** I have been using Airbnb but have now blocked my calendar until the situation with Vancouver and STRs is resolved. I apologize, I was unaware until recently that I could be in violation.

Cordially,

Arnie Teppo

From: [Kennedy, Rebecca](#)
To: [Nortz, Jason](#); [Coutinho, Becky](#); [Cooley, William](#); [Rude, Becky](#); [Nischik, Julie](#)
Subject: FW: Short term rentals
Date: Monday, September 5, 2022 2:46:02 PM
Attachments: [image002.png](#)

STR team- FYI below.

Julie- please forward this to the Planning Commission when you can.

Thanks,

Rebecca Kennedy | Deputy Director
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
Community Development Department (CDD)
M: (360) 624-6070 | **O:** (360) 487-7896
rebecca.kennedy@cityofvancouver.us
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From: Jamison Sessions <jamison.sessions@icloud.com>
Sent: Saturday, September 3, 2022 9:53 PM
To: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Subject: Short term rentals

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I wanted to share some thoughts before the September 13th meeting I hope you consider.

Opinion I heard from city council workshop – Vacation rentals reduce the housing stock, making housing unaffordable for a community’s full-time residents.

As a professional property Manager, we agree there is need for fair and common-sense regulation. We manage 40 vacation rentals, and every one of those properties has a business license with the state of Washington, and we remit lodging taxes on the owner’s behalf. We want everyone to be on the same playing field as us and our responsible property owners who have always followed the proper licensing and tax

payments however, we strongly disagree with requiring owners to live on site.

Here are some examples of properties we manage:

-Rentals with long term tenants that have tiny homes or container homes on the property that are rented short term. These tiny homes are not set up for long term rentals. They do not have washer and dryers, closet space, or enough room for someone to comfortably live there on a long-term basis.

-We also have a couple homeowners who are only here a few months out of the year. They rent their home while they are away. These homeowners would likely just leave the property vacant or sell the home if they were not able to be a part of this sharing economy.

-While some properties would likely switch to a long-term rental most of our owners prefer renting short term because they like the ability to use the property when family is in town or block off dates here and there for personal use. Talking with our owners many of them would still either keep the property vacant as a second home or sell. I am having a hard time seeing how this helps with affordable housing or outweighs the benefits of allowing short term rentals in our community.

Below are some points I would like to make for consideration specifically regarding affordable housing.

1. We flatly and completely are opposed to single individuals purchasing entire apartment buildings to rent out units on a short-term basis as an effective hotel.

While these types of situations are rare and infrequent, they attract significant media attention when they occur and attract the interest of state and local regulatory bodies. It is important to remember that while some bad actors undertake these types of practices, it is not an industry norm.

2. We believe that reasonable rules will protect these types of abuses from happening while still preserving individual rights to rent out a property to short-term guests.

3. Most properties listed as vacation rentals are second homes, which were purchased for the homeowner's personal use. Since the

owner uses the property from time to time, these homes are not going to be easily turned into long term housing.

4. Housing costs rise as a function of increased property values – which is a positive development for not only for communities, but particularly for full-time homeowners who live there.
5. In every community, there are a small number of homes classified as for seasons, recreational, and occasional use. Technology has now created a market allowing these otherwise-unused homes to be rented out to other travelers when not in use by the owner.
6. Many young people in urban centers are opting to purchase vacation getaways while still renting residences in their home city.
7. There are examples of cities using portions of the additional income generated from short term rentals on affordable housing including our neighboring city Portland.
8. Studies that show this is the case are usually defamatory fabrications designed to attack the entire short-term rental industry. Far too often, they rely on statistically unsound methodology that leave out key pieces of information in an attempt to justify the story they want to tell, which is that short-term rentals are bad for the city. Any reputable statistician can tell you that just because two numbers increase at the same time, that does not mean they are related or that one has caused the other. This is an example of the cum hoc ergo propter hoc fallacy, which says that correlation does not necessarily imply causation.
9. In New York City, for example, as of the 2010 census, there were 39,793 seasonally unused housing units throughout the city. These seasonal homes have existed in New York City for decades and have operated quietly. The fact that they are now being listed on popular short-term rental platforms does not necessarily mean that they are causing rents to rise.

Another Opinion I heard is - Short-term rentals and vacation rentals blur the line between residential and commercial use. Vacation rentals turn homes designated for residential use into hotels.

Below are some point I would like to make for consideration specifically

regarding this opinion on commercial vs residential.

1. Guests staying in short-term rentals use the facilities for the same residential uses that long-term tenants or full-time residents do, like sleeping, cooking, or entertaining guests. This is in no way a commercial use.
2. Some communities have implemented policies that treat rentals of 30 days or less as short-term and rentals of 31 days or more as long-term. This is an arbitrary distinction, and regardless of the length of the stay, both are still residential uses.
3. Hotels are considered commercial uses because they offer additional services to their guests, like restaurants/bars, catering, spa, and conference amenities, in addition to lodging. These are primary drivers of a hotel's profitability and a major source of revenue for the hotel industry.
4. The bulk of sites listed as short-term or vacation rentals were purchased as a second home for the homeowner to enjoy on a part-time basis. When not being occupied, the owner chooses to allow out-of-town guests to use the property for a fee. In both cases, whether being used by the homeowner or by a temporary guest, the use remains residential.
5. Most second homeowners who allow guests to rent their residence when they aren't using it are not big businesses who purchased the property to be strictly a rental unit. This is a common misconception made by people looking to regulate the industry.

Another Opinion I heard is - Guests who stay in vacation rentals in my neighborhood are nuisances. They are noisy, disrespectful, cause parking problems, and are messy. I don't want them in my neighborhood.

Below are some points I would like to make for consideration specifically regarding this opinion on neighborhood nuisances.

1. Many guests who stay in vacation rentals in our community enjoy the character of our neighborhoods and appreciate the experience of living like a local – even if only temporarily. They frequent our businesses and spend their hard-earned dollars here during their stays. This helps the city to provide essential services and keep our

property tax dollars low.

2. There are already laws on the books to deal with many of these issues. Where there are not laws on the books, professional vacation rental managers often implement policies to prevent them. When violations occur and are reported, professional managers take action to address them.
3. As a professional vacation rental manager, this is my community too. The neighbors of my rental properties are my neighbors. We view ourselves as the first line of defense in these types of violations, and act swiftly to resolve them when they come to our attention.
4. Long Term Renters or homeowners can upset neighbors with frequent parties just as easily as a short-term guest. These situations happen rarely and the benefit of it being a short-term rental we can kick them out immediately.

The short-term rental industry is one of the fastest-growing markets for many travelers. Please recognize that short-term rentals play an important role in contributing to our local economy. Short-term rental guests stay longer and spend more during their trips than guests of other types of accommodation. In addition, vacation rentals hire many local contractors to maintain, landscape, and clean the homes they rent. This brings in more tax revenue and helps local businesses thrive.

Best,

Jamison Sessions

Sent from my iPhone

From: [Kennedy, Rebecca](#)
To: [Jones, Keith \(CED\)](#); jblick00@gmail.com
Cc: [Snodgrass, Bryan](#); [Nischik, Julie](#); [Planning Commission](#)
Subject: RE: Citizen Communication
Date: Monday, August 29, 2022 10:19:29 AM

John and Jane-

While the process for approving the master plan is complete, community members can always reach out to Councilmembers on any topic or sign up to provide comment during the Community Forum portion of their meetings (generally scheduled for the second and forth Mondays). The next community forum is scheduled for September 26. The agenda will be published approximately one week before the meeting and will include information on how to participate in the community forum. Once its published, all this information will be available here: <https://www.cityofvancouver.us/citycouncil/page/city-council-meeting-community-forum-25>

You can contact the entire City Council here: <https://www.cityofvancouver.us/citycouncil/webform/contact-city-council>

Thank you,

Rebecca Kennedy | Deputy Director
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
Community Development Department (CDD)
M: (360) 624-6070 | O: (360) 487-7896
rebecca.kennedy@cityofvancouver.us
www.cityofvancouver.us

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

From: Jones, Keith (CED) <Keith.Jones@cityofvancouver.us>
Sent: Monday, August 29, 2022 10:09 AM
To: jblick00@gmail.com
Cc: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Nischik, Julie <Julie.Nischik@cityofvancouver.us>; Planning Commission <PlanningCommission@cityofvancouver.us>
Subject: RE: Citizen Communication

Hello John & Jane Blickenstaff,

Regarding the HQ master plan, the Planning Commission made a recommendation to City Council showing 12 single-family lots. At the City Council hearing, Council directed the applicant to place townhouses in this location instead of detached single-family lots. At the direction of Council, Hurley amended the plan to show 25 townhouses and the Council approved the master plan with the 25 townhouses (the must current plan is attached).

The decision has been made on the master plan and there is no more opportunity to comment.

Let me know if you have other questions.

Regards

Keith

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

From: Nischik, Julie <Julie.Nischik@cityofvancouver.us>
Sent: Monday, August 29, 2022 9:25 AM
Cc: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Jones, Keith (CED) <Keith.Jones@cityofvancouver.us>
Subject: FW: Citizen Communication

Commissioners and staff - FYI

Thanks,
Julie Nischik (She/Her/Hers)
CITY OF VANCOUVER, WASHINGTON

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

From: J B <jblick00@gmail.com>
Sent: Sunday, August 28, 2022 3:38 PM
To: Planning Commission <PlanningCommission@cityofvancouver.us>
Subject: Citizen Communication

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Hello, we have recently been made aware that Hurley Development has altered their proposal for Lot 30 of the West Quarry development. Their previous proposal of 10 -12 housing units was generally acceptable to us and some of our neighbors. It represented minimal impact to our tiny park and walking trails nearby. The latest revision negates that acceptability and recreates the initial concerns we neighbors have. Please let us know if there is an upcoming opportunity to provide feedback to the Council and City Planners.

Thanks,

John & Jane Blickenstaff

From: [Dan Serres](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: Comment petition from Columbia Riverkeeper regarding proposed fossil fuel ordinance
Date: Wednesday, September 7, 2022 12:12:13 PM
Attachments: [Comment petition from Columbia Riverkeeper regarding fossil fuel ordinance.pdf](#)

You don't often get email from dan@columbiariverkeeper.org. [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 Vancouver Planning Commissioners and Staff:

Columbia Riverkeeper submits the following comments on behalf of 56 of our members. All of the signers support the form comment below, and many added their own short comments in the rightmost column of the attached table.

Thank you for your work in reviewing the proposed fossil fuel ordinance.

Sincerely,

Dan Serres, Conservation Director, Columbia Riverkeeper

Dear Members of the Planning Commission:

Thank you for your commitment to protecting community health and safety by pursuing a permanent ordinance prohibiting new or expanded large-scale fossil fuel facilities. I urge you to continue to move this work forward and ensure that this policy centers frontline communities already facing disparate environmental health and safety impacts created by fossil fuel facilities.

The current moratorium appropriately prohibits any new or expanded bulk fossil fuel projects on the basis of a wide range of health, safety, and quality of life concerns created by the storage, transfer, processing, and handling of fossil fuels in the City. The proposed permanent fossil fuel ordinance must safeguard community safety and health by avoiding loopholes that allow for fossil fuel expansions.

I urge the Planning Commission and City Council to require facilities converting to cleaner fuels or establishing new cleaner fuel facilities to get a conditional use permit. This review process provides important safeguards for addressing seismic risks, public safety hazards, and averting fuel spill impacts. The public deserves to have a say in any flammable, toxic fuel storage near Vancouver's neighborhoods and the Columbia River.

By passing this ordinance, Vancouver can avert dangerous facilities like LPG train terminals, LNG train terminals, or coal facilities. I support the ordinance moving forward.

Thank you,

--

Dan Serres | He/Him/His | Conservation Director
Columbia Riverkeeper | 1125 SE Madison Suite 103A Portland 97214
Direct: 503.890.2441 | dan@columbiariverkeeper.org

[Love. Defend Clean Water—Read it Now](#)

Learn how Columbia Riverkeeper is defending clean water in our communities today!

September 7, 2022

Vancouver Planning Commission
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

cc: Vancouver City Council

Re: Comments in support of a fossil fuel ordinance

Dear Vancouver Planning Commissioners and Staff:

Columbia Riverkeeper submits the following comments on behalf of 56 of our members. All of the signers support the form comment below. Many added their own short comment, which are included in the rightmost column of the attached table. Thank you for your work in reviewing the proposed fossil fuel ordinance.

Sincerely,

Dan Serres, Conservation Director, Columbia Riverkeeper

Dear Members of the Planning Commission:

Thank you for your commitment to protecting community health and safety by pursuing a permanent ordinance prohibiting new or expanded large-scale fossil fuel facilities. I urge you to continue to move this work forward and ensure that this policy centers frontline communities already facing disparate environmental health and safety impacts created by fossil fuel facilities.

The current moratorium appropriately prohibits any new or expanded bulk fossil fuel projects on the basis of a wide range of health, safety, and quality of life concerns created by the storage, transfer, processing, and handling of fossil fuels in the City. The proposed permanent fossil fuel ordinance must safeguard community safety and health by avoiding loopholes that allow for fossil fuel expansions.

I urge the Planning Commission and City Council to require facilities converting to cleaner fuels or establishing new cleaner fuel facilities to get a conditional use permit. This review process provides important safeguards for addressing seismic risks, public safety hazards, and averting fuel spill impacts. The public deserves to have a say in any flammable, toxic fuel storage near Vancouver's neighborhoods and the Columbia River.

By passing this ordinance, Vancouver can avert dangerous facilities like LPG train terminals, LNG train terminals, or coal facilities. I support the ordinance moving forward.

Thank you,

First Name	Last Name	City	State	Zip Code	Comment
John	Cruz	Vancouver	WA	98664-2836	Please take note: A fossil fuel ordinance gives us all an important opportunity to help Vancouver avert pollution, health impacts, and safety risks in neighborhoods that already rank among Washington's worst in environmental health disparities.
Heidi	Cody	Vancouver	WA	98664-5432	Our fossil fuel ordinance is meant to protect community health and safety. It is not meant to grease the skids for industry. Expanding polluting, flammable projects close to Fruit Valley is dangerous. Even if they're called cleaner fuels, the public has a right to weigh in on these projects through a CUP process before they get approved. Please don't lose track of the original intent of the ordinance. Thank you.
Susan	Schwartz	Vancouver	WA	98660	I see too many tanker trucks going by my by my apartment living room window.
Mona	McNeil	Vancouver	WA	98686-1533	I am proud of Vancouver's efforts to move away from fossil fuels and protect our environment. The climate crisis is urgent and needs you to do all you can. Thanks for your good work so far.
Beverly	Thomas	Vancouver	WA	98685-4113	
Michelle	Maani	Vancouver	WA	98685-2762	
CAROLYN	SOWDON	Vancouver	WA	98684-5704	Let's keep Vancouver, WA a healthy place for its people to live by saying 'no' to fossil fuel facilities. Thank you!
Jill	Boyer-Quick	Vancouver	WA	98661-6620	
Frank	Marre	Vancouver	WA	98683-7691	Dear Sirs/Madams: Thank you for keeping our community, safe, clean and oriented towards a green fossil fuel free future. As a public health physician, I understand not only the economic importance of a green future but more importantly the human/environmental health imperative of a clean green future.
John	Baughner	Vancouver	WA	98685-1561	

Sarah	Collmer	Vancouver	WA	98660-2420	
Julie	Krieger	Vancouver	WA	98661-1036	
Barbara	Hedges	Vancouver	WA	98663-1543	
Cheryl	Gavin	Vancouver	WA	98686-4119	I will be watching carefully how City Council and planning commission act on this.
Judith	Heath	Vancouver	WA	98663-1637	
Jill	Hawtrey	Vancouver	WA	98683-1847	
Marta	Benson	Vancouver	WA	98661-1357	
Merilee	Frets	Vancouver	WA	98683-7032	We wholeheartedly endorse efforts to keep Vancouver in a leadership position with regards to reducing environmental and social risks associated with transportation and storage of fossil fuels. Conditional use permits are just part of that process to safeguard our beautiful community and its neighborhoods.
Tim	Emineth	Vancouver	WA	98661-6647	
Celia	Cruz	Vancouver	WA	98664	Simply: Please pass this ordinance to avert the environmental dangers facing us all.
Sarah	Martin	Vancouver	WA	98685-2417	
Jane	Nicolai	Vancouver	WA	98664-5385	Preventing a disaster is easier than recovering from one. Vancouver can avert dangerous facilities like LPG train terminals, LNG train terminals, or coal facilities. by requiring a conditional use permit.

Cathryn	Chudy	Vancouver	WA	98663-2807	I appreciate all the work the city staff and Council have done to keep Vancouver safe from bulk fossil fuel facilities since 2020 with the Moratorium which will be replaced with an updated ordinance that must continue to provide protections that are critical for ensuring the health and safety of our community. I support a strong ordinance that not only prohibits new bulk fossil fuel facilities but also sets crucial standards that must be followed for allowing conversions to 'cleaner' fuels and permitting smaller facilities that could possibly still involve risks to those most vulnerable. The Conditional Use Permit is a necessary part of the protections that our community must have in place in order to ensure sufficient, careful, forward-thinking oversight, transparency, and public engagement in the process as we transition away from fossil fuels and towards cleaner ways to power our transportation system, while retaining the underlying health and safety of our community.
Mary	Blackburn	Vancouver	WA	98663-1829	
Karen	Genest	Vancouver	WA	98683-4311	We need your support to protect our communities, now and for future generations. Thank you.
Renee	Bourgea	Vancouver	WA	98686-5772	Use permits should be standard and required for obtaining consent for facilities wishing to to convert to cleaner fuels.
Hannah	Liu	Vancouver	WA	98686-2258	
Jean M.	Avery	Vancouver	WA	98683-6595	Let's keep fossil fuels out of Vancouver.
Elizabeth	Brinkley	Vancouver	WA	98661-7635	
Keisha	Landers	Vancouver	WA	98665-6205	
donna	joslyn	Vancouver	WA	98665-6145	We have to stop fouling our own nest.
Nan	Flaaten	Vancouver	WA	98684-4945	
Laurie	Rubin	Vancouver	WA	98664	It is vital to ban all fossil fuel expansion and move to zero fossil fuel use ASAP.
Emilie	Olson	Vancouver	WA	98683	

Mark	Leed	Vancouver	WA	98661-5176	Please pass as robust an ordinance as possible, and require a conditional use permit for facilities converting to cleaner fuels.
	W. Bruce Coc	Vancouver	WA	98662-1009	
Keith	Scheid	Vancouver	WA	98685-1102	
Brenda	Gardner	Vancouver	WA	98685-3151	I am opposed to any new oil or gas facilities in my community!
Mari	Stephenson	Vancouver	WA	98661-6672	We need to take all steps possible to slow climate change.
Elizabeth	Verbeck	Vancouver	WA	98660-2208	Let's put this matter to bed once and for all!
Sarah	Hafer	Vancouver	WA	98684-5913	
Lehman	Holder	Vancouver	WA	98664-2411	As a longtime Vancouver resident, I strongly support this permanent ordinance moving our city toward cleaner fuels. Heartfelt thanks for your efforts.
Rachel	Tramontini	Vancouver	WA	98683	
Janet	Hedgepath	Vancouver	WA	98660-1619	
Steven	Campana	Vancouver	WA	98663-2078	Climate change is real. I support making the moratorium permanent. :)
Bonnie	Bingle	Vancouver	WA	98665-0903	This is not a NIMBY wish. This is for the whole earth
Thomas	Gordon	Washougal	WA	98671-1129	Dear Members of the Vancouver City Council, Members of the Planning Commission, and Staff: My wife and I live in Washougal and don't want fossil fuel trains coming through our town or into Vancouver. Several years ago, I was stuck in traffic on Highway 14 as the oil train burned in Mosier, Or. I was amazed that the fire did not spread to the school a short distance away, and the wind was not blowing which would have scattered embers all over the hillsides and started a massive fire. Such luck can be counted on in the future. Anything that can be done to eliminate the chance of fossil train fires on either side of the Columbia River is a great idea. Thank You, Tom Gordon
Kristin	Edmark	Battle Groun	WA	98604-7248	

Sherry	Fitzpatrick	Brush Prairie	WA	98606	No fossil fuel here in Port of Vancouver. We are going electric even with our cars Thank you
Lyndee	cunningham	Camas	WA	98607-1268	Cheers to keeping our Vancouver clean, green and healthy!
Camilla	Bishop	Hood River	OR	97031-1124	Thank you for taking care of the environment and our citizens, plants, and animals' health.
JL	Angell	Rescue	CA	95672-9411	
Jim	Byrne	Ridgefield	WA	98642-9139	Avoid fuels passing through Vancouver. Make them get a CUP, better yet just prohibit. Jim
Tracy	Ceravolo	Ridgefield	WA	98642-9597	
Julie	Anderson	Stevenson	WA	98648-6038	
Pauline	Igoe	Tacoma	WA	98465-1603	

From: [Frank Marré](#)
To: [Planning Commission](#)
Subject: From Moratorium to Ordinance: Dangers of Bulk Fossil Fuel and Other Hazardous Infrastructure
Date: Thursday, September 8, 2022 2:04:37 PM

You don't often get email from frank.marre@gmail.com. [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 Planning Commission:

Thank you for your work to protect community health. I urge you to ban new and expanded large-scale fossil fuels facilities. There has never been a greater risk to human health and the health of our home, the earth than fossil fuel extraction, processing, transport and use. It must stop. We are getting sick and our world is burning up and flooding out.

The ordinance must clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A. It is time to shift our attention to clean energy investment and development and say no to fossil fuels.

I support the City's work to address climate change through the Climate Action Framework and urge the City to continue to move this forward rapidly.

I urge you to:

1. Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
2. Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;
3. Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
4. Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Sincerely,

Dr. Frank Marre DO MS FAOCOPM

From: [Kristin Edmark](#)
To: [Planning Commission](#)
Subject: Moratorium on Bulk Fossil Fuel Facilities or Expansion
Date: Thursday, September 8, 2022 11:19:18 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.

Dear Planning Commission:

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. Please focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent “conditional use permit” review process for any changes at these facilities and any new “cleaner” facilities.

Please be especially careful of facilities which claim to be cleaner. In our area we have seen ‘bait and switch’, data used which is contrary to accepted standards, tiny projects like carbon capture used as an excuse for increase fossil fuel infrastructure. You will find that ‘cleaner’ fossil fuels still endanger our most vulnerable and still promote fossil fuel use which harms us all.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the City’s work to address climate change through the Climate Action Framework and urge the City to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new cleaner facilities are included.

I urge you to:

1. Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
2. Follow staff’s recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;
3. Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally

4. Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community. Sincerely, Kristin Edmark, 7611 NE 296th Way, Battle Ground 98604

From: [Mario Raia](#)
To: [Planning Commission](#)
Subject: 4th Plain Forward plan
Date: Tuesday, September 6, 2022 8:07:01 PM

You don't often get email from mario@fuelaccountants.com. [Learn why this is important](#)

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To the Planning Commission,
I am encouraging the development of a food cart court at an appropriate location along the Fourth Plain Corridor. Not only does it create commerce value for the area, it also creates eating and social use areas that are congruent with the area demographics, providing eatery options for the diverse populations in the area.

This should include some parking access, to encourage commerce from outside the immediate area. We should also have the means of crossing the street to access the facility across Fourth Plain.

Thank you,
Mario Raia

Mario Raia
360-608-7659 (Direct)
mario@fuelaccountants.com
www.fuelaccountants.com

To schedule a meeting: [**https://MarioRaiaCalendar.as.me**](https://MarioRaiaCalendar.as.me)

Sent from my iPad

From: [Sarah Collmer](#)
To: [Planning Commission](#)
Subject: Fossil Fuel Ordinance - September 13
Date: Friday, September 9, 2022 6:48:35 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.

Dear Planning Commission:

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent “conditional use permit” review process for any changes at these facilities and any new “cleaner” facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the City's work to address climate change through the Climate Action Framework and urge the City to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new cleaner facilities are included.

I urge you to:

1. Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
2. Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;

3. Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
4. Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Sincerely,
Sarah Collmer
98660

From: [Jean M. Avery](#)
To: [Planning Commission](#)
Subject: Fossil Fuel ordinance comment
Date: Friday, September 9, 2022 2:59:41 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.

I urge the Planning Commission to adopt the strongest possible bulk fossil fuel ordinance.

Over the past several years, the Vancouver community has come together to forcefully show that fossil fuels are not welcome in our city or region.

--We said NO to the Tesoro-Savage oil terminal.

-- We said NO to coal in nearby Longview.

-- We said NO to methanol in Kalama.

Let's say NO to fossil fuels and YES to a cleaner, healthier future for Vancouver.

Jean M. Avery
Vancouver

From: [Sydney Brahmavar](#)
To: [Planning Commission](#)
Subject: fossil fuel ordinance
Date: Saturday, September 10, 2022 2:39:37 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.

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance I urge you to go for option A and focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Sydney

From: [Sharon Kalister](#)
To: [Planning Commission](#)
Subject: Fossil Fuel Ordinance
Date: Saturday, September 10, 2022 8:05:35 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.

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance I urge you to go for option A and focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Sharon Kalister

Sent from my iPhone

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: Citizen Communication
Date: Saturday, September 10, 2022 2:21:23 PM
Attachments: [Binder2.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.

To: Planning Commission

RE: Proposed Use and Development Standards for Fossil Fuel Storage and handling Facilities

8 September 2022

Sirs,

I am opposed to your changes, and have attached some notes/comments to the various papers in the meeting package, also data in regards to what was used to base the moratorium. Given that climate is what is discussed, than world population, deforestation, and climate/earth cycles should be reviewed as it is not just one thing as presented in this code change proposal.

I find the changes of the **code "Proposed Use and Development Standards for Fossil Fuel Storage and handling Facilities"** that the language used to be vague and it concerns me. The other issue is the general lack of trust I have for the planning department (prior history of issues) in that without defined definition there is confusion, and personnel preference seems to intercede. This is not good for anyone let alone industry which must move through all the permitting and planning, as it creates confusion. It appears that sources of information might be biased, and some data such as that of Hydrogen being widely available in California is false (see notes). Thus while all are under a time limit it is critical to have answers as to the unintended consequences of your actions, and not just make history as one of the contributors has stated in their email blasts.

Doing what is good and sound for the community is important, but looking at the impact overall is too. Does this action create jobs, eliminate jobs, cost folks in tax or additional expense, and make our community better or worse? Is this a situation of "not in my backyard?" but it is okay to put in someone else's? If in fact something

changes course in the future are we now locked out of participating, and or benefiting due to this action. If in fact the data used to move to this past moratorium and current change is based on only a small portion of an issue, then is it correct to move forward?

Thank you for your consideration

Sincerely,

Steven Silvey

Attachments: Binder 2. PDF (comments to Proposed Use and Development Standards for Fossil Fuel Storage and handling Facilities)

Comments/ notes:

Page 2 **Review of Proposed Use and Development standards for Fossil fuels storage and handling**

Page 4 **Notes general all**

Page 6 **Comments to Per the SEPA dated 22 August 2022**

Page 7 **comments Juliana v. United States**

Page 10 **Issues with basing things on only one source**

Page 10 **How does Population Growth impact Climate Change?**

Page 12 **Moving to electric**

Page 13 **Population in the World**

Page 14 **Temperature vs time...**

Proposed Use and Development standards for Fossil fuels storage and handling

Review of:

Page 2 of 11

Existing bulk Fossil Fuel storage:

While talking about where located, were any of the zones changed and if so when? As with any progression, development things were built in an area that allowed, and over time as new knowledge was gained, possible issues are brought to light. Further as times change and demands change population growth consumes what was industrial or agricultural lands of the past, with all the inherent unforeseen issues of prior use and or future development.

Page 3 of 11

Bullet point 1: New bulk facilities would be prohibited...

Thus where does a growing population get its energy? Fuels and or green fuels?

Bullet point 3: Could be expanded up to 15% if....

What is considered a cleaner fuel?

Bullet point 4: Small fossil fuel storage...

Why are they allowing them to build on unstable land? Is that not a point made previously

Bullet point 5: As a possible option New Cleaner fuels facilities may be.....

So a hydrogen plant is allowed? Even though it is very explosive, and flammable? All very vague

III Summary:

It is interesting when trying to reference the VMC that the subsection is not listed but only the general, somewhat like saying it's in the encyclopedia, and exhibit A is lacking.

The use of stating that methane a result of degradation and compose of organic materials is to be considered a petroleum product is somewhat perplexing, especially when it is 10 plus times more harmful as a green house gas. (Mentioned in section 2 A) should be used in bio-gas generation.

- A. I find it interesting that a term such as bulk crude can be changed to bulk fossil fuel, when in fact crude is not necessary yet fuel, or that a definition of a term gets changed.
- B. New definition of cleaner fuels, to include gaseous or liquid produced from renewable sources, what are these definitions?

E and F... if in fact this is changed does it eliminate it from the code as to an essential facility

Page 4 of 11

Q: The question would be are other codes changing to where a house may not be built closer than 1000 feet from an industrial site? While it is all well that new plants are limited, by this code they are banned, but nowhere is it stated that a new housing or retail development may not be built closer than 1000 feet,

Page 6 of 11

Equity,

While this is interesting the question not asked are these home owner occupied or rented? Also though it sounds racist what has been the history of peoples living in this area? Was it due to affordability, and or ethnicity and or that in the past one could walk to work from there?

Page 9 of 11

Option B... Statement that hydrogen fuel is widely available and used in California... Only in Los Angeles and San Francisco metro area.... so not a true statement (see notes end)

Notes:

Why is biogas called none useful and banned? Is not methane a worst contributor to the environment than what is called CO2? If in fact a biogas facility was built and all the decomposing materials were than producing gas and heat, the result would be this than lowers the effect to the green house gas emissions. Especially since methane is a result of decomposition and is 10 plus times more harmful green house gas. Yet this change now seems to ban these types of facilities and expansion into these facilities.

Since in fact the use of term in general if protection of fish, I have yet to see the city or federal government implement standards of capturing bilge from ships, which carry contamination and also invasive species into our environment.

The other aspect not address is the quality of life, in that this is a direct elimination of tax revenues, employment opportunity, and technologies advancement as to building facilities which are better than most and contained from the get go.

Having dealt with a simple issue for over 2 plus years with the planning and building departments of the city of Vancouver, and they're not addressing the issue of no building permits, and the fact that things are out of specification, when a COA states that all is in compliance yet is not and no resolution from the various departments, I can only imagine the issues that shall ensue if this change is made and it is not correctly spelled out.

If in fact there is a concern, should it not be what we do for all of mankind? That seems to be the view some take, though do not say in their narrow view of not in my back yard. What is meant by this is that if the coal shipped from a port is cleaner burning (though still not good) but would lower green house gas emission is this not the right direction? Even in the short term? If in fact we had the liquefied gas facilities and could ship would this not help Europe currently and prevent firing of brown coal plants to produce energy?

A transition occurs with planning and foresight not with outright bans and no solutions to current and future demands. Since in fact there is no bubble over the city of Vancouver or the state or the whole of the USA, we are part of a broader world, and given that the population of the USA is only about 4% of the world, and that of city of Vancouver is only 2% of WA state which is 2.2% of the USA population, what is it that we are effecting? If in fact these effect the economic viability of people in the city and region then they leave, which then results in less tax revenue for city and it population least not city employees.

Hydrogen in california

<https://cafcp.org/stationmap>

<https://www.energy.ca.gov/data-reports/energy-almanac/zero-emission-vehicle-and-infrastructure-statistics/hydrogen-refueling>

<https://californiahydrogen.org/resources/hydrogen-faq/#S51>

Note that do not cover California as a whole and many not built and some closed, based on population not very many.

Given that 100 stations well support 68,000 cars, does Vancouver need 200 stations? " In California, 100 stations are planned to be funded by 2022, which would support 68,000 cars."

How will the cost of hydrogen compare to gasoline?

Based on current analysis, the cost of hydrogen will be comparable to gasoline, on a per-mile basis. As infrastructure develops and volumes increase, costs will further decrease and hydrogen will be cheaper than gasoline. Currently, a kg of hydrogen costs between \$10 and \$17 at California hydrogen stations, which equals about \$5 to \$8.50 per gallon of gasoline, however, manufacturers include free hydrogen fuel for several years when selling FCEVs.

<https://climate-xchange.org/2021/09/17/driving-the-toyota-mirai-my-hydrogen-fuel-cell-car-experience/>

Comments specific:

Per the SEPA dated 22 August 2022

Summary of Proposed Code Changes

The purpose of proposed fossil fuel standards is to minimize the risk of spill or discharge of fuels into groundwater sources or waters of the state; to avoid and minimize any impacts to adjacent communities from fire or explosion; to support a reduction in greenhouse gas emissions and a transition to renewable fuel and energy production consistent with Federal, state and local targets; and to protect and preserve fish and wildlife habitat areas to ensure viable Tribal fisheries consistent with Treaty fishing rights.

The above summary is broad and not correct for the actions to be taken by this change to the code change.

The outright ban of something does not do away with exposure or risk but transfers that exposure and risk to a broader area. It states risk, but in truth it bans all, current and future storage, processing and new developments within the city.

An example is that of a tanker truck which is involved in an accident and leaks into the environment, this all due to the fact that they are driving more miles to deliver goods on public roads, since local sources are not available. Where as local facilities which are maintained and under the rules and regulations can be monitored, and transport is less miles to end consumer. Further, fewer miles driven may equal less green house gas emissions.

If in fact the risk for fire is such a concern, then why has the planning commission allowed any heavy industry to build in the unstable lands that are allocated to heavy industry? Why from an environmental standpoint has the port even been allowed, being that it is all built on unstable ground? How many fires and explosions have occurred over the history of the storage of fuels in Vancouver? Whom was in the area first, the industry or the houses and community?

As one looks to energy transition one does not change overnight or flip a switch but over years, and with foresight, that foresight is lacking in these general code comments and definitions.

The comment about preserving fish and wildlife habitat, might be interrupted as no new building, no growth of population, and or use of resources available to all. Since it is evident that windmills kill birds and are allowed to, even eagles, why is there a difference to a bulk fuel plant and or facilities?

Andrew D. Hurwitz, Circuit Judge authoring the majority opinion of *Juliana v. United States*,

While this is quoted in exhibit A, and is the cities basis, the results of the case "In January 2020, a [Ninth Circuit](#) panel dismissed the case on the grounds that the plaintiffs lacked standing to sue for an injunction. On February 10, 2021, the *en banc* Ninth Circuit issued an order without written dissents denying the appeal. As of May 2022, the case is awaiting the district court's ruling on plaintiffs' motion for leave to amend their complaint."

In regards to the above case; If in fact the use of petroleum is to be banned as some wish, how is one to get to the destination, and enjoy said recreational facilities? Was not the expansion of civilization due to the use of oil and as a cheaper cost to other types of fuel, if in fact oil is stopped do we go back to killing whales for their oil, and render down other animals for all they are worth. Do we cut the trees and destroy buildings for fuel to burn so as to cook and heat?

If in fact petroleum and it off shoots are banned, i.e. does that not affect agriculture and production of food for the masses that now live within the cities and do not grow their own?

If in fact this is the bases of the ban that the city now wants, then:

- a- How do they feed the masses?
- b- When death by starvation results whom is to blame?
- c- Given that the USA is only 4% of the world's populations; does our starving and elimination end the perceived notion of climate change? This is not to say the climate is not changing, as in geological sense it is a constant change, though current thoughts and screaming is but looking at a very small portion.
 - a. This can be explained by finding cold blooded creatures such as dinosaurs (fossils) in northern climates along with palm fossils etc.
- d- While the results of a reduced population are less demands on the environment, and thus less increase in CO2 equivalent, it is also less social development and tax dollars.
- e- If in fact one studies history and a people such as the Mayan's what happened? Was it not a major draught that is thought to have lead to the elimination of their cities and so forth as was recently presented on OPB. Are we to call this climate change, as it was an event?

So why is it that the city brings forth in their wording cases which were dismissed but one point allows them to say see it was proved. Where is the dissent and debate? Where is the actual data? While this case was on petroleum basically, why was not deforestation, palm destruction not brought up, and that of population growth with the world, all of which have effects?

If the trapping of modern society are not what the city wants then lead the way by example, back to horse and wagon, no electricity, and start up the burning of wood, and see the results of all the smoke and pollution due to particulates, does no one remember the gorge fire and others which impacted this area? Maybe new steel and iron foundries can be built so as to revive the industry

that was once here for the manufacture of stoves to burn the wood and cook, thus resulting in the transport of ore, coal and minerals, the smoke and pollution of the furnace.

It is called change, but it is not without planning and having an alternative available that is better, and cleaner, not only in your house but your neighbors too, meaning another state, or country since no one is under a bubble. But to ban based on one case, that was not won, but that a non technical jurist states they proved their case, is a bit confusing, since quality of life is a personnel thing and not a responsibility of society to an individual, as display by recent political actions untaken.

<https://www.jonesday.com/en/insights/2020/01/ninth-circuit-dismisses-climate-change-lawsuit>

Ninth Circuit Dismisses Major Climate Change Lawsuit Against the Federal Government

Court rejects request for extraordinary relief in opinion that could prove useful in other climate change litigation.

JANUARY 2020 ALERT

The private sector is increasingly the target of climate change litigation. These lawsuits seek to hold private companies liable for climate change under state public and private nuisance law. Although the most recent wave of litigation generally focuses on whether these cases should be in state or federal court, the Ninth Circuit's recent decision in *Juliana v. United States* illustrates a potential obstacle to pursuing these types of cases in federal court: As a matter of Article III standing, federal courts lack any authority to redress injuries related to climate change.

Juliana was a high-profile case involving 21 young people who sued the federal government, alleging a constitutional due process right to a "climate system capable of sustaining human life." They alleged that the federal government violated that right by permitting, authorizing, and subsidizing the fossil fuel industry's activities despite being aware of alleged risks to the climate. For relief, the plaintiffs sought an order requiring the government to develop a plan to "phase out fossil fuel emissions and drawn down excess atmospheric CO₂." In a 2-1 decision, the Ninth Circuit held that the plaintiffs lacked Article III standing, "even assuming such a broad constitutional right exists."

In the Ninth Circuit's view, "copious expert evidence" established the harms of climate change. The court held that the plaintiffs had established concrete and particularized injuries—for example, by being forced to leave their homes because of water security or flooding. The court further held the causation requirement was satisfied because the injuries were caused by carbon emissions from fossil fuel production, extraction, and transportation. And the court reasoned that there was at least a genuine factual dispute as to whether the government's policies, from subsidizing fossil fuel production to offering drilling permits, constituted a substantial factor in causing the carbon emissions, which, in turn, caused the plaintiffs' injuries.

But the "more difficult question," according to the court, was "whether the plaintiffs' claimed injuries are redressable by an Article III court." On this point, the court held that the plaintiffs' own experts did not show that enjoining the government's activities—i.e., subsidies, leases, or pro-carbon fuel plans—would "suffice to stop catastrophic climate change or even ameliorate [the plaintiffs'] injuries." Reducing "the global consequences of climate change ... calls for no less than a fundamental transformation of this country's energy system, if not that of the industrialized world." As a result, "any effective plan would necessarily require a host of complex policy decisions entrusted, for better or worse, to the wisdom and discretion of the executive and legislative branches." According to the court, courts are ill-suited to supervise such a complex compliance plan.

Key Takeaways

1. The Ninth Circuit dismissed a major climate change lawsuit seeking extraordinary relief against the federal government that would have caused significant disruption to businesses and the economy.

2. The court's causation ruling could be problematic in pending and future climate change cases because the court traced the harms from climate change to carbon emissions.
3. But *Juliana* could prove helpful in pending and future climate change litigation against private defendants where defendants have argued that the plaintiffs' claims present profound justiciability questions that courts are ill-suited to address and instead are best addressed by the elected branches of government.
4. The Ninth Circuit did not decide whether private plaintiffs have a constitutional right to a "climate system capable of sustaining human life."

Issues with basing things on only one source:

When one looks at the complexities of things, and does a comparison, some only focus on the small things,

In reviewing the time to temperature charts one sees that the swings have occurred over time.

In reviewing the time to population, one can see that the worlds population has double plus since the 1960's and is looking to soon triple in numbers to 1960.

So basically like a room full of people if in fact it is doubled and than tripled with occupants the result is a warmer or even hotter room.

If one now adds in deforestation to the mix it has been on an uptick thus less trees to adsorb, plus those lands which are logged now give off methane gas due to decomposition and release of CO2 due to burring and slash and burn efforts in these parts of the world.

<https://ourworldindata.org/deforestation>

<https://ourworldindata.org/deforestation#how-much-deforestation-occurs-each-year>

<https://ourworldindata.org/deforestation#the-world-has-lost-one-third-of-its-forests-but-an-end-of-deforestation-is-possible>

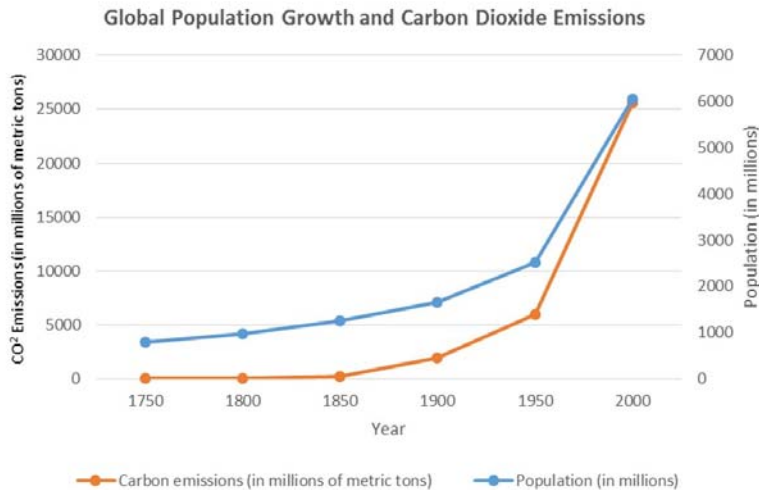
<https://www.timeanddate.com/astronomy/axial-tilt-obliquity.html>

<https://populationeducation.org/how-does-population-growth-impact-climate-change/>

How does Population Growth impact Climate Change?

BY KATIE LUOMA | *November 1, 2016*

In just 50 years, the world's population has more than doubled to over 7.4 billion people. That's more than 7.4 billion bodies that need to be fed, clothed, and kept warm, all requiring a large amount of energy. Alongside this consumption, these 7.4 billion people are also producing vast quantities of waste. Consequently, the demand for energy and the production of waste are significant producers of greenhouse gas emissions that contribute to climate change. The impacts of climate change are significant across the globe and its effects are already beginning to take place in different communities to different degrees.



Rising Seas: As temperatures heat up, seas begin to rise which ultimately threaten low-lying areas, coastal populations, and ecosystems. Rising seas also have the ability to encroach on agricultural lands resulting in soil salinity and other environmental hazards, as well as seep into freshwater sources that people may rely on for their drinking water.

Ecosystems: Many plants and animals live in areas with specific climate conditions, enabling them to survive and flourish. Extreme weather patterns, increases in temperature, and rising seas are already beginning to affect plants and animals, altering their habitat and bringing life-threatening stress and disease.

Agriculture: Although some countries may actually benefit from the changing conditions of increased temperatures and carbon dioxide, climate change is expected to negatively affect crops, livestock, and fisheries in many regions, especially due to changes in the frequency and severity of droughts and floods – ultimately impacting our food supply.

Human Health: Consequences of climate change such as rising sea-levels, extreme weather patterns, and degraded air quality directly and indirectly threaten our health by affecting the food we eat, the water we drink, the air we breathe, and the weather we experience. These impacts will fall disproportionately upon [developing countries and the poorest sectors within all countries](#), thereby exacerbating inequities in health status and access to adequate food, clean water and other resources.

This list is far from exhaustive and there will certainly be more examples of observable climate change impacts in real time in many places. These issues affect us all and it will take significant cooperation to mitigate these challenges. [The World Wildlife Fund](#) states, “We have the knowledge and the technology to reduce our impact on the climate, and ease the pressures on the world’s most vulnerable places, people and wildlife. We just need to make it happen.”

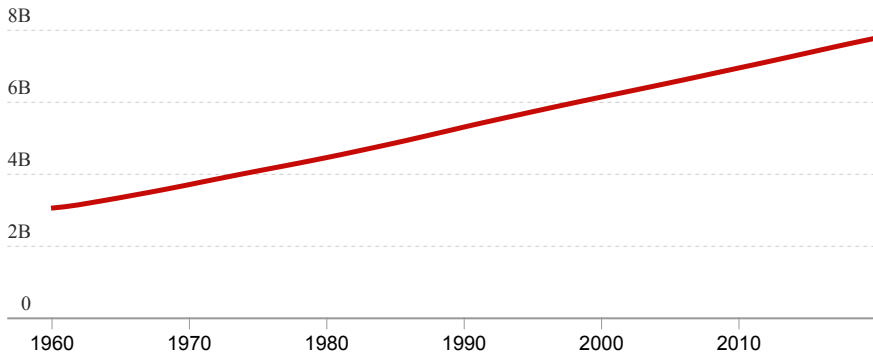
Climate change is one of the topics for the 2016-2017 World of 7 Billion [student video contest](#). For more information on population and climate, check out the contest [background resources](#).

Moving to electric:

Since it appears that it is a pure ban of fossil type storage, distribution etc., (based on a court case) and the mention of all electric future is noted, where does that electricity come from? Does that mean there is no choice? According to WA state **hydro is not green**, wind kills birds, and to go all electric means new mines, manufacturing process centers and so forth must be created. So it is okay to destroy northern Nevada for a mine because it satisfies your needs? What of theirs? Is a copper smelter allowed now? Is our community electrical grid up to charging cars at every home and apartment, meaning running 400 amp services or more? Further how about battery recycling or solar cell recycling since the environment was mentioned in the report... they do contain heavy metals.

https://populationmatters.org/sites/default/files/styles/full_width_image/public/Population%20and%20CO2%20emissions%201750-2015%20%28landscape%29.png?itok=Q4RYIwoB

Population in the World



Data from datacatalog.worldbank.org via Data Commons

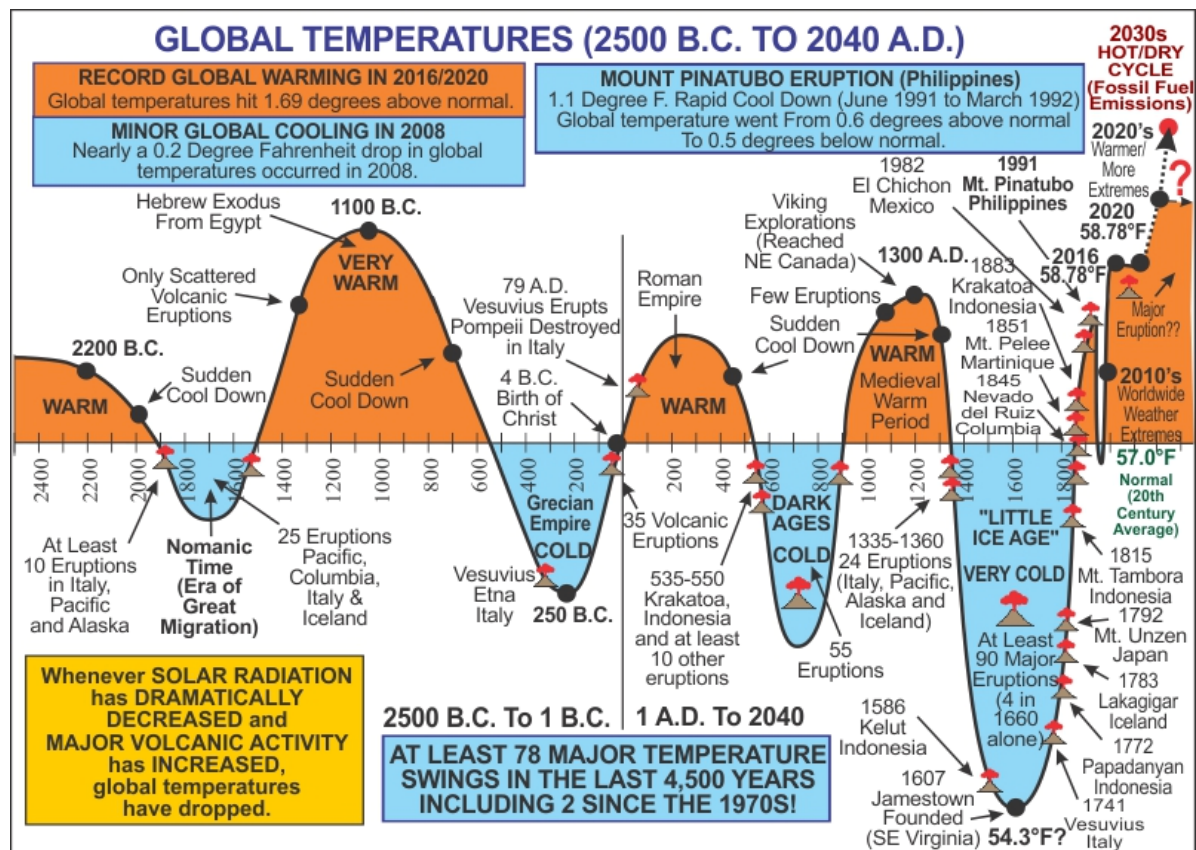
Temperature vs time...

http://www.longrangeweather.com/global_temperatures.htm

Global Temperature Trends From 2500 B.C. To 2040 A.D.

By Meteorologist Randy Mann

Chart Updated: January 10, 2021 and Article updated: May 5, 2022



Until late 2006, global temperatures were more than a degree Fahrenheit warmer when compared to the 20th Century average. From August of 2007 through February of 2008, the Earth's mean temperature dropped slightly to about a half-degree above the 20th Century average of 57 degrees. Since that time, land and ocean readings have rebounded to the highest levels in recorded history in 2016 with a temperature of 58.69 degrees Fahrenheit. As of early 2022, the average global temperature was 2.17 degrees above the average temperature, the 7th warmest in history.

Mankind's activities of the burning of fossil fuels, massive deforestations, the replacing of grassy surfaces with asphalt and concrete, the "Urban Heat Island Effect" and more are creating extensive harmful pollution and leading to the additional warming of our planet. Yes, we believe we should be "going green" whenever and wherever possible. However, some of the long-term warming and cooling of global temperatures may be the result of climatic cycles, solar activity, sea-surface temperature patterns and more.

Our planet seems to be in a cycle of constant change. According to an article by the National Oceanic and Atmospheric Administration (NOAA) on Climate.gov in August, 2014, our planet likely experienced its hottest weather millions of years ago. One period, which was probably the warmest, was during the Neoproterozoic around 600 to 800 million years ago. Approximately 56 million years ago, our planet was in the Paleocene-Eocene Thermal Maximum as global mean temperatures were estimated as high

as 73 degrees Fahrenheit, over 14 degrees above current levels. Ocean sediments and fossils indicate that massive amounts of carbon dioxide were released into the atmosphere.

By contrast, evidence shows there have been at least five major ice ages on Planet Earth. One of the most well-documented and largest, occurred from 850 to 630 million years ago, is called the Cryogenian period. Glacial ice sheets likely reached all the way to the equator producing a "Snowball Earth." Scientists believe that this massive ice age ended due to increased underground volcanic activity and, perhaps, a much warmer solar cycle.

Many scientists believe that the Earth's temperature reached a record level in 2016 was, at least in part, to the very strong El Niño in the waters of the south-central Pacific Ocean that formed in 2015 and the increased greenhouse gases. El Niño is the abnormal warming of ocean waters that often leads to warmer air temperatures and less snowfall during the winter seasons. However, in 2021 and early 2022, there was a moderate La Niña event and low sunspot activity. Despite the event, global temperatures remained near record levels.

In 2007-08, a moderately strong La Niña, the cooler than normal sea-surface temperature event, combined with extremely low solar activity (storms on the sun), resulted in a period of slight global cooling and record snowfalls across many parts of the northern U.S., Europe, Asia and the Former Soviet Union. Some parts of the northern U.S. had over three times their normal snowfalls. The northwestern U.S. reported more heavy snowfalls in the 2008-09 season.

Climate scientists are not completely certain why ocean waters suddenly warm up and cool down over a period of months or years. The warming of sea-surface temperatures may be due, at least in part, to increased underwater volcanic activity or the addition of carbon dioxide into the atmosphere. Researchers are constantly finding new active underwater volcanoes and thermal vents that may be contributing to the warmer temperatures. It's very possible that we'll find more of these thermal vents in the future as over 80 percent of the Earth's oceans haven't been explored or mapped.

Recently, researchers discovered at least three to six times more heat-spewing thermal vents along the seafloors where tectonic plates are pulling apart. In 2003, at least nine hydrothermal vents along the Gakkel Ridge in the Arctic Ocean were found. Arctic ice has been melting at a steady pace in recent years and may be due to the warmer than normal ocean waters. In April 2015, an underwater volcano known as the Axial Seamount, about 300 miles off the coast of Oregon, erupted for a month and added 88 billion gallons of molten rock to the ocean floor.

Since the 1950s, data shows that ocean temperatures have been getting warmer. According to research at the University of Alabama in 2013, climate models indicate "a natural shift to stronger warm El Niño events in the Pacific Ocean might be responsible for a substantial portion of the global warming recorded during the past 50 years." Also, ocean waters have been considerably warmer in recent years, especially in the Arctic regions where readings have been as much as 10 degrees warmer than normal in the late 2010s.

By contrast to the Arctic ice melt largely due to the warmer waters, glaciers were thickening in Antarctica's eastern interior. That portion of the continent was experiencing increased snowfall and had a gain of about 100 billion tons of ice per year from 1991 to 2008. It was recently discovered that heat from the Earth's interior may have contributed to some of the melting in Antarctica. However, there has been loss of glacier mass in Antarctica's western region.

From the late 1940s through the early 1970s, a climate research organization called the Weather Science Foundation of Crystal Lake, Illinois, determined that the planet's warm, cold, wet and dry periods were the result of alternating short-term and long-term climatic cycles. These researchers and scientists also concluded that the Earth's ever-changing climate likewise has influenced global and regional economies, human and animal migrations, science, religion and the arts as well as shifting forms of government and strength of leadership.

Much of this data was based upon thousands of hours of research done by Dr. Raymond H. Wheeler and his associates during the 1930s and 1940s at the University of Kansas. Dr. Wheeler was well-known for his discovery of various climate cycles, including his highly-regarded "510-Year Drought Clock" that he detailed at the end of the "Dust Bowl" era in the late 1930s.

One of the most recent cold periods was "The Little Ice Age," a 500-Year plus span that extended from the early 1300s to the mid-1800s. During that time, there was little solar activity, or solar storms, which scientists refer to as the "Maunder Minimum." There were also numerous volcanic eruptions in the 1800s like Krakatoa and Mt. Tambora. In 1815, Mt. Tambora has a major eruption which was the largest recorded one in human history. The explosion sent thousands of tons of ash and dust into the atmosphere resulting in the lowering of Earth's temperature by several degrees and numerous extremes. The event also led to a "year without a summer" in 1816 across parts of northern Europe and U.S. as snow was reported in each month of the year, including the summer season.

During the early 1970s, our planet was in the midst of a colder and drier weather cycle that led to concerns of another "Little Ice Age." Inflationary recessions and oil shortages led to rationing and long gas lines at service stations worldwide. Since that time, global temperatures have steadily climbed to the levels they are today. But, there were several interruptions of this global warming cycle. In June, 1991, Mt. Pinatubo erupted in the Philippines leading a temporary drop of about one degree of the Earth's average temperature. In the late 2000s, a strong La Niña and very low solar activity likely helped to slightly lower global temperatures before rebounding in the early 2010s.

The Weather Science Foundation also predicted, based on these various climate cycles, that our planet would turn much warmer and wetter by the early 2000s, resulting in general global prosperity. They also said that we would be seeing widespread weather "extremes." There's little doubt that most of their early predictions came true. In the decade of the 2010s, hundreds of thousands of weather records, more high than low, were broken worldwide. That trend is expected to continue for current decade and beyond.

Dr. Wheeler also discovered that a much warmer and drier climatic cycle affects our planet. The last such "warm and dry" peak occurred in 1930s, around the end of the infamous "Dust Bowl" period. During that time, extreme heat and dryness, combined with a multitude of problems during the "Great Depression," made living conditions practically intolerable.

We believe that were in the next "warm and dry" climatic phase, and it's scheduled to peak around the mid-2030s. It's very possible that we could see an average global temperature rise above 60 degrees during the 2020s. This would be largely due, according to most climate scientists, to the continuation of adding more greenhouse gasses, like carbon dioxide, into the atmosphere. A major volcanic eruption would likely be the one and perhaps only natural event to drop the Earth's temperature.

During the "warm and dry" phases, based on history, there has been minor to major global unrest. In early 2022, droughts have covered much of the western and portions of the central U.S. California reservoirs are around the lowest levels in history, especially in Southern California where a new "megadrought" is likely in place and is already considered to be one of the worst in recent geologic history. Major droughts have also been reported in South America and other countries in the world. Record warmth has also been reported in Siberia in 2021. As temperatures are expected to warm further and many areas are turning drier, we're seeing significant global unrest with increasing chances of major world wars.

Based on current data, this warmer period caused by increased carbon dioxide, cycles and perhaps other unknown factors could produce even hotter and drier weather patterns in the coming decades. We also believe that our prolonged period of wide weather "extremes," the worst in at least 1,000 years, will continue and perhaps become more severe in the years to come. We already had the most named storms (30) in the Atlantic and Caribbean waters in 2020.

We should remember, that the Earth's coldest periods have usually followed excessive warmth. Such was the case when our planet moved from the Medieval Warm Period between 900 and 1300 A.D. to the sudden "Little Ice Age," which peaked in the 17th Century. Since 2,500 B.C., it's estimated that there have been over 70 major climate changes worldwide, including two major changes in just the past 50 years. In terms of upcoming cooling and warming periods, only time will tell.



Global temperature chart was compiled by Climatologist Cliff Harris that combined the following resources:

"Climate and the Affairs of Men" by Dr. Iben Browing.

"Climate...The Key to Understanding Business Cycles...The Raymond H. Wheeler Papers. By Michael Zahorchak
Weather Science Foundation Papers in Crystal Lake, Illinois.

<https://www.visualcapitalist.com/stunning-graphic-earths-temperature-22000-years/>

From: [Ian McCoy](#)
To: [Planning Commission](#)
Subject: Watching You Fossil Fuel Ordinance
Date: Saturday, September 10, 2022 4:46:39 PM

You don't often get email from ianjmccoy@outlook.com. [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 for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance I urge you to go for option A and focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

From: [Peter L. Fels](#)
To: [Planning Commission](#); [City Council](#)
Cc: [Dan Serres](#); [Heidi Cody](#); [Cathryn Chudy](#)
Subject: Fossil Fuel Ordinance
Date: Sunday, September 11, 2022 4:02:32 PM
Attachments: [fossil fuel ordinance letter.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.

Please see the attached letter.

Thank you,

Peter Fels
Vancouver

Peter Fels
5121 NW Franklin Street
Vancouver WA 98663
TELEPHONE: (360) 737-3154 • plfels@gmail.com

Sept. 11, 2022

RE: Fossil Fuel Ordinance amendments

Dear Planning Commission and City Council:

For the past few days I have worn a mask while outside and paused my normal running and cycling in order to avoid breathing smoky air. The Air Quality Index has shown dangerous levels of pollutants due to high heat and forest fire smoke.

Two weeks ago, my annual vacation in the Eagle Cap Wilderness area of the Wallow Mountains in eastern Oregon was made miserable by the presence of fire smoke and the potential of evacuation due to nearby wildfires (primarily the Sturgill and Nebo fires). My wife and I have made this trip for over 10 years, but this year the fire danger and conditions were the worst.

Experts tell us that the hotter, dryer climate and increased fire danger are caused by climate change, which is primarily a result of atmospheric warming from humans burning fossil fuels. Even the fossil fuel companies made that conclusion years ago, although they publicly denied it.

There is no doubt that global warming has made the environment less safe and more unhealthy, including here in Vancouver. We do not need to use or store more fossil fuels; we need to reduce and eventually eliminate them as soon as possible.

The fossil fuel industry (WSPA) wants to be able to create more storage with no public review, claiming that stopping more storage creates unspecified environmental harms. Given their history of hiding the truth and outright lying to the public, they have no credibility and you should not believe anything they say.

To avoid harm to public health and safety, I urge you to support the strongest prohibitions on bulk fossil fuel storage and disallow any outright permits. The conditional use process allows for the transparency and public review which your citizens deserve.

Thank you,

s/
Peter Fels

From: [Janet's Mail](#)
To: [Planning Commission](#)
Subject: Fossil Fuel Ordinance
Date: Sunday, September 11, 2022 8:31:05 PM

You don't often get email from gr8tefully@gmail.com. [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 Commissioners,

I wish to express my hope that you adopt the strongest possible fossil fuel ordinance. Please do not weaken the original ban on all new fossil fuel facilities.

Vancouver's health, safety, and clean energy future is at stake. New or expanded bulk fossil fuel facilities will endanger our community, which has already experienced decades of disproportionate health and safety impacts from existing infrastructure, especially low-income and BIPOC communities. Vancouver's current large-scale fossil fuel facilities are all at moderate to high risk for liquefaction by earthquake.

A meaningful fossil fuel ordinance must safeguard community safety and health, without loopholes that allow for unnecessary expansions, or poorly understood "cleaner fuels" technologies that create new health, safety, or environmental risks and impacts. Option A is the better option. So called "clean fuels" are still fossil fuels and we no longer have the luxury of extending our use of fossil fuels of any kind. That time has literally gone up in smoke.

Please be brave and be bold. Move us to ward a fossil free future.

Thank you,
Janet Hedgepath
Vancouver, WA

From: [Mike Ellison](#)
To: [Planning Commission](#); [City of Vancouver - Office of the City Manager](#)
Subject: Proposed Use and Development Standards for Fossil Fuel Storage and Handling Facilities
Date: Sunday, September 11, 2022 11:02:20 PM

You don't often get email from 3heartmike@centurylink.net. [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 Members of the Vancouver City Council, Members of the Planning Commission, and Staff:

As a 60-year resident of Vancouver I want to thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As a retired science educator with an environmental science background, I believe that your decisions to prevent some large very dangerous fossil fuel bulk facilities to be located at the Port of Vancouver have been very wise and have protected our community. The downtown core is a much-valued part of my life and I am grateful.

There are also many threats from climate change that require a transition away from fossil fuels. As a resident, and a homeowner, these are of great concern for me. So, I have been reviewing your Proposed Use and Development Standards for Fossil Fuel Storage and Handling Facilities. I have also been reviewing recommendations by some of the local environmental advocacy groups that I respect. My comments here include some of the comment language they have proposed when I agree with it. It is important to me that you continue to move this work forward and ensure that this policy centers frontline communities already facing disparate environmental health and safety impacts created by fossil fuel facilities.

As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent “conditional use permit” review process for any changes at these facilities and any new “cleaner” facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. I am finding it difficult to choose between recommending Option A or B in the draft to be presented by city staff at tomorrow's workshop to the Council.

The environmental justice considerations are extremely important. This argues for using the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance. The first 3 of these are especially important in the case of hydrocarbon fuels that are from feedstocks that lower their overall carbon emissions. Their toxicity argues for the strictest standards to protect frontline neighborhoods. These fuels must also meet very rigorous analysis to be satisfied that they really have a lower carbon footprint.

Hydrogen, on the other hand, has less toxicity, but shares the same carbon footprint concern. Hydrogen from electrolysis powered by wind or solar should be cleaner than that sourced from fossil (often called 'natural' gas).

While these health and public safety concerns of these 'cleaner' fuels warrants caution, the need to quickly transition to lower carbon fuels to reduce the intensity of climate change is also of great concern to our community. This argues for larger cleaner fuel facilities as in Option B, but there must be great caution built in to assess clean air and spill prevention and amelioration from an equity perspective. And cleaner fuels must clearly reduce lifecycle carbon emissions.

I support the City's work to address climate change through the Climate Action Framework and urge the City to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new cleaner facilities are included.

I urge you to:

- a. Only allow larger fuel facilities as in Option B if they can be proven to reduce carbon emissions and meet the strictest health and safety standards AND must be shown to create carbon emission reductions on a timescale that justifies the infrastructure investment, so that we are not locked into out-of-date facilities that ultimately slow our carbon emissions;
- b. Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;
- c. Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring they have a public process and conditional use approach for these facilities; and finally
- d. Ensure at a minimum, a conditional use permit for any new cleaner fuel facilities above 60,000 gallons.

I am grateful that you are tackling these challenging, but consequential decisions.

Sincerely,
Mike Ellison
4303 NE 14th Ave
Vancouver, WA 98663

Sept 12, 2022

Heidi Cody
1506 SE Court
Vancouver WA 98664

Planning Commission and City Council
City of Vancouver

Dear Planning Commission and City Council,

Today I am writing you a personal letter. I have been following the City's fossil fuel moratorium/ordinance process for some time now. Thank you for your ongoing efforts to pass an enforceable, strong ordinance. My personal opinion is that simpler is better for the ordinance, because if the fossil fuel industry can game it, they will.

I watched the City of Portland try to defend itself against new fossil fuel infrastructure after passing a no new fossil fuel infrastructure policy. Zenith Energy, a defunct asphalt facility, leveraged a loophole in Portland's policy, and was able to vastly increase throughput of fossil fuels, using existing infrastructure, transloading directly onto more and more trains, without adding new buildings or storage. This cost the City of Portland a lot of money and resources.

Vancouver should learn from Portland's misadventure. If you're not convinced, just go outside and smell the smoke in the air. Look directly at the hot pink-orange sun. It is time to drastically change how we are living. It is time for an ambitious Leading Edge Climate Action Framework, and a simple, targeted ordinance against new or expanded bulk fossil fuel infrastructure.

If the City is not going to keep the ordinance simple, which is Option A, I ask that you proceed with extreme caution with Option B. Conditional use permitting should be in place for everything new. I have two reasons for requesting this:

1. New cleaner fuels are emerging technologies. Some might argue that with a little research, we'll understand them better and be able to greenlight them. Perhaps. On the other hand, this view assumes that available information and marketing is on the up-and-up. But as my research into renewable natural gas (RNG) and NW Natural's Smart Energy program showed me, RNG is supported by a lot of marketing blather, and very little reliable information.

Did you know there are blue, green, grey, brown, pink and turquoise versions of hydrogen fuels? This article by the Sierra Club [Hydrogen: Future of Clean Energy or a False Solution?](#) covers some of them. While "cleaner" and "step-down" fuels are an

important step towards a green energy future, the cleaner fuels category is broad. The inclusion of the “cleaner fuels” category complicates this ordinance, which has already been stopped once by the oil industry. Cleaner fuels aren’t automatically safe or cost-efficient, just because they’re not fossil fuels.

I have a friend who works as a Regulatory Analyst in Attorney General Bob Ferguson’s office. He told me last week that his work has shown him hydrogen is not cost-efficient right now, though it could be effective in hard to electrify sectors. Putting in infrastructure for speculative fuel technologies may not pay off. Does building new infrastructure for a fuel that’s not cost-effective make sense? Does that type of investment make sense at our Port, or in Fruit Valley? These are valid considerations.

2. Vancouver has six bulk fossil fuel facilities already. They are all on land which is at moderate to high risk for liquefaction in an earthquake, either on Port property or in the Fruit Valley neighborhood. Fruit Valley, which is largely BIPOC and low-income, is already overburdened by air pollution, proximity to existing fossil fuel infrastructure, and seismic risk. Exposing these already marginalized communities to even more risk deserves a built-in public process. The folks who live there must be allowed to weigh in on proposed new fuel facilities of any kind or size. Would you like to live by these projects?

The original intent of the moratorium is to protect community health and safety. I am concerned that this crucial focus is getting lost, as considerations for industry threaten to weaken the ordinance. I realize there is pressure from all sides on this issue. Thank you for your work, and for your consideration of input from the public.

Sincerely,

A handwritten signature in black ink that reads "Heidi Cody". The signature is written in a cursive, flowing style.

Heidi Cody

From: [Heidi Cody](#)
To: [Planning Commission](#); [City Council](#)
Subject: Letter re: fossil fuel ordinance for meeting 9.13.22
Date: Monday, September 12, 2022 11:04:28 AM
Attachments: [HCody_Ordinanceltr.9.12.22.pdf](#)

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Dear Planning Commission and City Council

Attached, please find my comments about the fossil fuel ordinance. Thank you for your work.

Sincerely,
Heidi Cody

--

Strategic Coordinator for SWWA | Stand Up to Oil Coalition
Secret Agent Toothpaste | Climate Toothpaste
Sparkle with #climatetoothpaste. I do. [climatetoothpaste.com](https://www.climatetoothpaste.com) #greennewdeal

From: [William Sneiderwine](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:12 PM

You don't often get email from william.sneiderwine.562180873@p2a.co. [Learn why this is important](#)

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
William Sneiderwine
14901 SE Sunpark Dr
Vancouver, WA 98683

From: [Richard Osmun](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:09 PM

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Dear Planning Commission City of Vancouver,

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

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- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Richard Osmun
2726 NW Valley St
Camas, WA 98607

From: [Annie Palmer](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:07 PM

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Dear Planning Commission City of Vancouver,

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I urge you to:

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- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Annie Palmer
SE 11th Ave
Camas, WA 98607

From: [Rebecca Sellers](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:04 PM

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Rebecca Sellers
3609 NW Knapp Ln
Camas, WA 98607

From: [Doris Raspa](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:03 PM

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Doris Raspa
10500 NE 51st Cir
Vancouver, WA 98682

From: [Nancy Gleim](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:00 PM

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

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I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Nancy Gleim
313 Charlotte Way
Vancouver, WA 98664

From: [Susan Kiplinger](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:57 PM

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Susan Kiplinger
450 E 13th St
La Center, WA 98629

From: [Susan Saul](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:56 PM

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. I appreciate the commitment you have shown to this multi-year process.

As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included. We don't understand enough about cleaner fuels to know their health and safety risks so a conditional use permit requirement is essential to provide full public disclosure and community engagement.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your leadership and commitment to protect our community.

Regards,
Susan Saul
10102 NE 10th St
Vancouver, WA 98664

From: [Richard Osmun](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:53 PM

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Thank you for your work to protect our community.

Regards,
Richard Osmun
2726 NW Valley St
Camas, WA 98607

From: [Jody Caicco](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:52 PM

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Dear Planning Commission City of Vancouver,

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Jody Caicco
23402 NE 108th St
Vancouver, WA 98682

From: [Dan Rogers](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:48 PM

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Dear Planning Commission City of Vancouver,

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I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Dan Rogers
3331 H St
Washougal, WA 98671

From: [Dorothy Sosnowski](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:45 PM

You don't often get email from dorothy.sosnowski.571305351@p2a.co. [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 Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

As someone with a 17-year career working in renewable energy, I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Dorothy Sosnowski
2715 NW 44th Ave

Camas, WA 98607

From: [Elizabeth Verbeck](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:43 PM

You don't often get email from elizabeth.verbeck.279323527@p2a.co. [Learn why this is important](#)

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Elizabeth Verbeck
200 W 28th St
Vancouver, WA 98660

From: [Karissa Halstrom](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:41 PM

You don't often get email from karissa.halstrom.421175587@p2a.co. [Learn why this is important](#)

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I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Karissa Halstrom
7819 NE 136th Ave
Vancouver, WA 98682

From: [Christopher Collmer](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:37 PM

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Christopher Collmer
704 W 20th St
Vancouver, WA 98660

From: [Hannah Liu](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:34 PM

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Dear Planning Commission City of Vancouver,

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Hannah Liu
3008 NE 141st St
Vancouver, WA 98686

From: [mary.n](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:29 PM

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
mary n
14005 SE 38th St
Vancouver, WA 98683

From: [Patricia Kenny](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:24 PM

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Dear Planning Commission City of Vancouver,

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Patricia Kenny
13107 NW 13th Pl
Vancouver, WA 98685

From: [Jim Gayden](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:23 PM

You don't often get email from jim.gayden.330543561@p2a.co. [Learn why this is important](#)

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Dear Planning Commission City of Vancouver,

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Jim Gayden
1620 NE 162nd Ave
Vancouver, WA 98684

From: [Wesley Banks](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:18 PM

You don't often get email from wesley.banks.438139147@p2a.co. [Learn why this is important](#)

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

And while our Orchards neighborhood is not yet part of Vancouver, it will not be many years until the city annexes us. Please take the future Vancouver areas into consideration when you make your decisions.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Wesley Banks
15640 NE Fourth Plain Blvd
Vancouver, WA 98682

From: [Debbie Mahder](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:17 PM

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Debbie Mahder
303 NE 10th St
Battle Ground, WA 98604

From: [Jeffrey Kaufman](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:09 PM

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Jeffrey Kaufman
26110 NE 209th St
Battle Ground, WA 98604

From: [Marianne Eddington](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:06 PM

You don't often get email from marianne.eddington.279017284@p2a.co. [Learn why this is important](#)

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Consider what happened to the proposed Tesoro facility on our waterfront. What could have been a setup for potential danger to humans and wildlife was finally given thumbs down by the governor, after four years of active protesting. Now my husband and I can see how locals and tourists alike enjoy the restaurants and housing on that valuable land which is the shining jewel of Vancouver. More such wise planning can be in store for us if we stop the senseless favoriting of fossil fuel companies.

Regards,
Marianne Eddington
20520 NE 221st Cir
Battle Ground, WA 98604

From: [Linda Leighton](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:05 PM

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- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Linda Leighton
8612 Mt Olympus Ave
Vancouver, WA 98664

From: [Cheryl Gavin](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:26:00 PM

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Thank you for your work to protect our community.

Regards,
Cheryl Gavin
2401 NE Parkview Dr
Vancouver, WA 98686

From: [Jon Pedersen](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:25:57 PM

You don't often get email from jon.pedersen.571408267@p2a.co. [Learn why this is important](#)

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Dear Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

- 1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;
- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Jon Pedersen
27903 NE 59th St
Camas, WA 98607

From: [Pamela Garlett](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:25:56 PM

You don't often get email from pamela.garlett.571443097@p2a.co. [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 Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

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The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

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- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Pamela Garlett
12713 SE 8th St
Vancouver, WA 98683

From: [Cathryn Chudy](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:25:52 PM

You don't often get email from cathryn.chudy.279417316@p2a.co. [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 Planning Commission City of Vancouver,

Our city has protected our community since 2020 with a Moratorium on bulk fossil fuel facilities that was put in place out of concern for the risk of harm to Vancouver residents should we add to fossil fuel risks that already exist here. Health, safety and equity continue to be essential underlying priorities in the work that is being completed for a final ordinance.

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I live in a neighborhood close to Fruit Valley and am familiar with the ways in which fossil fuel industry proponents can offer assurances that are not always trustworthy or reliable, and have witnessed how necessary public process is in order to ensure that the best interests of local residents like me and my neighbors are represented. The Conditional Use Permit process is a minimum protection that should not be set aside because industry proponents want a "convenient" pathway. The perception that the CUP is an "obstacle" to industry proceeding forward ignores the other side of the coin - that guaranteeing the strongest public process possible is the only way for policy makers to ensure the equity priority of the community residents you represent is being met.

I urge you to:

1) Continue to champion and ultimately pass the strong fossil fuel ordinance which centers community health, safety, and environmental justice, with preference for Option A;

- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community. It is encouraging to see how close we are to finally lifting the Moratorium and moving forward, and I support doing so with the strongest possible ordinance that does not sacrifice the transparency and public process provisions that ensure industry accountability and protection for our community residents.

Regards,
Cathryn Chudy
1506 E 29th St
Vancouver, WA 98663

From: [Barry Parker](#)
To: [Planning Commission](#)
Subject: Establish a Strong and Clear Fossil Fuel Ordinance
Date: Monday, September 12, 2022 1:27:17 PM

You don't often get email from barry.parker.571299548@p2a.co. [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 Planning Commission City of Vancouver,

Thank you for your work to protect community health and safety from new and expanded fossil fuel facilities. As you finalize the details of this critical ordinance, I urge you to focus on banning new and expanded large-scale fossil fuels facilities and on ensuring a thorough and transparent 'conditional use permit' review process for any changes at these facilities and any new 'cleaner' facilities.

Our fossil fuel ordinance seeks to protect the health and safety of the community members hardest hit by the pollution from industry and from our fossil fuel economy. This ordinance should address this problem and clearly ban new and expanded fossil fuel terminals storage and handling facilities, as outlined by Option A.

The ordinance should also use the conditional use permit process, as well as strong special use requirements including seismic upgrades, spill prevention, fire response plans, and financial assurance.

I support the city's work to address climate change through the Climate Action Framework and urge the city to continue to move this forward. Any reference or inclusion of cleaner facilities in this code should require a conditional use permit process and ensure that public health and safety issues related to these types of new facilities are included.

I urge you to:

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- 2) Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels; and
- 3) Allow communities with high levels of pollution to have a voice in addressing health and safety risks from any new cleaner, non-fossil fuel facilities. This means requiring a public process and conditional use approach for these facilities; and finally
- 4) Ensure at a minimum, a conditional use permit and public process for any new cleaner fuel facilities above 60,000 gallons.

Thank you for your work to protect our community.

Regards,
Barry Parker
8422 NE 8th Way
Vancouver, WA 98664

From: [Arnie Teppo](#)
To: [Planning Commission](#)
Subject: Citizen Communication In favor of Short Term Rentals for 9/13 meeting
Date: Monday, September 12, 2022 3:51:37 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.

Planning Commission:

Please keep in mind the importance in balancing property rights, ie **one should be able to use a property they own as they see fit as long as it is not a nuisance to the neighborhood.** Personally, an STR provides me with flexibility and the ability to be able to keep my second property available for family when they come to visit. Also to be able to generate some income to help me stay afloat in these difficult economic times, ie rising property taxes, etc.

STRs bring a positive economic impact to an area. They can provide a city with an additional income through occupancy taxes. Travelers who use Airbnb enjoy longer stays, spend more money in the cities they visit, bringing income to less-touristed neighborhoods. **Does Vancouver want to keep up with the times and be a welcoming destination for families, offering a variety of accommodations?** STRs give guests more privacy and space than traditional hotels. STRs are perfect for families visiting for weddings, reunions, graduations and other important functions. I would posit that members of this commission have most likely used STRs when traveling with families and experienced these same benefits.

STRs do not drive up housing costs in the area significantly. STRs represent, at most, 1% of all available rentals in Vancouver, which doesn't support this premise. Some studies show the effect on property values on neighborhoods outside of popular tourist area is negligible at best. Targeting STRS won't solve the large influx of people that continue to move into the area, the main factor driving housing prices.

I agree, STRs should not be allowed to be party houses, there should be reasonable regulations that aren't onerous to property owners. Business licenses, registrations, paying appropriate fees, restrictions on events, limiting number of occupants or requiring minimum stay requirements, having adequate parking could all be looked at to alleviate this issue. Limiting STRs to one per owner can prevent corporations from buying large swaths of property to convert to STRs

The input I receive from the small STR community in Vancouver, is that none of us are getting rich from STRs. I am certainly not. They're time-consuming and expensive to manage, and it ultimately comes down to a question of "What's the highest and best use" of my property. **We are mostly mom and pops** who want to be good neighbors who through hard work and effort own a second property and simply want the flexibility to use it in a way that fits our family and lifestyle.

Respectfully,

Arnie Teppo

From: [Cathryn Chudy](#)
To: [Planning Commission](#)
Subject: Citizen Communication for Fossil Fuel Regulations Amendment Public Hearing
Date: Monday, September 12, 2022 5:10:58 PM
Attachments: [2022-09-13 Fossil Fuel Regulations Code Amendment \(PC Comments\).pdf](#)

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I will testify in person at the Planning Commission public hearing.

Please accept the attached comments for the record.

Thank you,

Cathryn Chudy

To: Vancouver Planning Commission
Re: Fossil Fuel Regulations Code Amendment/Public Hearing/09/13/22

I appreciate that we are getting close to turning the Moratorium on new and expanded bulk fossil fuel facilities into an updated ordinance.

With your careful consideration, I hope that the updated ordinance will remain grounded in its' original intent, that of protecting the health and safety of our community, and in particular, providing the strongest protections for those most affected by the risks and burdens of the fuel industry facilities that will continue to affect the quality of our lives.

The fuel industry asks for “less process and greater certainty” and the price for this is clearly to short circuit what the proposed city code now promises the residents of our community who live, work, play, raise their children and hope to survive: **“the maximum amount of public notice and opportunity to comment on all proposed new fuel storage and handling uses (large and small), through the conditional use permit process.”**

As the city staff note in the Addendum Responses to SEPA Comments:

"That a conditional use permit would deter projects for cleaner fuels is speculative. A conditional use permit process is a common permit type in the Vancouver Municipal Code, and within the IH zone is applied to some forms of office, retail, R&D and others. It is not an unusual process and creates a record for applicants and the public. SEPA determinations are also discretionary. Such facilities may require other discretionary non-city permits (e.g., air permits from SWCAA)"

I support our city's Climate Action Team for the work they have been doing, and understand the desire to “incentivize” cleaner, alternative fuels to address the problem of transportation emissions. Fostering a transition away from traditional fossil fuels to “cleaner” fuels does not automatically mean that risks and impacts are not present or potentially significant.

Retaining the “maximum amount of public notice and opportunity to comment” via the conditional use permit process is essential to the underlying health, safety and equity values that our city is committed to, and should not be sacrificed in order to “incentivize” an industry that will make this transition regardless, due to the changing realities of what is happening around us relative to climate disruption, public health, and what the city consultants have pointed out: “The per capita use of fossil fuels is decreasing in Washington State even as the population grows.”

I live close to the IH zone (Fruit Valley) and see the conditional use permit process as essential in ensuring that the understandable push for cleaner fuels does not inadvertently open the door to turning Fruit Valley into even more of a “sacrifice zone” than it already is, given it's location and fuel industry facilities that already exist there. Making the problem worse by allowing less public process should not be part of the equation. I urge you to keep the best interests of Vancouver's residents clearly in mind as you make your recommendation to our City Council.
Thank you for your consideration of these comments.

Cathryn Chudy

ZZ

From: [xander roux](#)
To: [Planning Commission](#)
Subject: Citizen Communication
Date: Monday, September 12, 2022 7:55:13 PM

You don't often get email from madeofginger@gmail.com. [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.

I, Alexander Lusk, residing at 2814 NW 1113th Avenue in Vancouver Washington, fully support the Proposed Ordinance to Ban Large Fossil Fuel Terminals.

I support the permanent ordinance that is currently drafted, that would:

- Prohibit new large-scale fossil fuel facilities. These types of facilities can be fed by unit trains; are often located on liquefiable soils; and pose major health, safety, and spill risks during and after a seismic event.
- Prohibit expansion of existing large-scale fossil fuel storage and handling, but allow seismic retrofits, safety upgrades, and maintenance improvements.
- Allow existing facilities to convert to cleaner fuels. Facilities that convert would be allowed to expand storage by 15% if they meet safety and seismic upgrade standards and obtain a conditional use permit from the City.

I strongly urge the Vancouver Planning Committee to-

- Recommend passage of a strong fossil fuel ordinance which centers community health, safety, and environmental justice;
- Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;
- Allow communities with high levels of pollution to have a voice in addressing spill, seismic, and fire risks from new cleaner, non-fossil fuel facilities by establishing a separate process to consider rules for these facilities (staff refer to this as "Option A").
- At a minimum, require a conditional use permit for new cleaner fuel facilities above 60,000 gallons.

The city of Vancouver needs better protections to lessen the harm of fossil fuel pollution on people in Vancouver who bear the brunt of fossil fuel pollution. According to the Washington Department of Health, some areas of Vancouver are among the worst in the state for environmental health disparities, including exposure to smog and other hazards associated with fossil fuel use. The reasons for Vancouver to act are clear: people in Vancouver experience environmental health risks far too often, and these impacts disproportionately fall on BIPOC, lower income, and otherwise marginalized communities.

I urge the city of Vancouver to please protect its residents health and safety first and foremost.

Thank you for your time,

Alexander Lusk

From: [IRINA KOVALENKO](#)
To: [Planning Commission](#)
Subject: Citizen Communication
Date: Monday, September 12, 2022 8:24:27 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.

Just wanted to state that I as a mom of 7 don't travel to areas where there are no STR's allowed. I'm not able to stay in a hotel with such a big family. Our city will lose out on a lot of travelers to our city if have a ban on STR's as many will just go elsewhere.

STR homes are most maintained and and are an asset to the neighborhoods and communities.

Sent from my iPhone

From: [Vicki Coles](#)
To: [Planning Commission](#)
Subject: Short term rentals
Date: Monday, September 12, 2022 9:37:35 PM

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I am unable to attend the virtual meeting due to medical appointments for my husband on 09/13/2022. My opposition to short term rentals is documented in many letters to the city council that were cc-ed to The Columbian.

My opposition to short term rentals:

- 1) They remove housing for Vancouver residents from the housing market while profiting those who do not live in our community. (The rental house on my cul-de-sac is owned by someone who lives in Portland.)
- 2) They disrupt neighborhoods with noisy parties and **see multiple** cars parking **on previously quiet streets** where everyone generally parks in their own garage/driveway.
- 3) They add street traffic that endangers everyone living on the street, including young children. Short term rental users are discourteous to residents of the neighborhood and oblivious to anyone's (other than themselves) safety concerns. They're on vacation, they don't care how they are impacting the neighborhood!!!

I am hopeful the city council takes a strong position against short-term rentals in Vancouver. The rentals negative impact cannot be overstated.

Vicki Coles
Old Evergreen Highway neighborhood.
360.904.8272

From: [Leigh Saint-Louis](#)
To: [Planning Commission](#)
Subject: PUBLIC TESTIMONY proposed FOSSIL FUELS FACILITIES ordinance
Date: Monday, September 12, 2022 9:40:21 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.

To the Planning Commission,
I, Leigh Saint-Louis, MD, am a board certified family physician, licensed in the State of Washington and residing in Vancouver.

I agree with passage of the proposed ordinance, as stated in the 9/2/22 "Proposed Use and Development Standards for Fossil Fuel Storage and Handling Facilities," to limit the presence of large fossil fuel facilities, reduce the impact of purported "cleaner fuel" facilities, and require responsible risk management of non fossil fuel resources.

To a primary care physician providing care across the lifespan, from infants to elders, the health risks from fossil fuel industrial concentration, as experienced in Vancouver's Fruit Valley neighborhood, are clear. These risks include harm to pregnancies, as shown in the Journal of the American Medical Association in June of 2020. Heart disease, cancer, and cognitive decline are increased where air pollutants concentrate, as demonstrated in a University of Washington review published in Environmental Health Perspectives in December of 2021. Such concentrations in Heavy Industrial Districts are amply documented.

Additional risks to health and life from potential disasters -- from earthquakes to flooding and wildfire -- are numerous, are exacerbated by fossil fuel transport, storage, and processing -- and are unacceptable.

Lastly, dependence on fossil fuels must reverse course immediately, to prevent the suffering, disease, and hardship resulting from climate change.

Severe and worsening heatwaves are already causing untimely deaths. Agriculture is taking repeated hits, as climate crisis affects plants and their pests. Just a few days ago, the Columbia River Inter-Tribal Fish Commission's report noted that "Many Columbia Basin salmon and steelhead populations are near extinction" and outlined a path to a future of carbon-free energy resources, to curtail the harms to wildlife and water from heating and pollution.

Please center our health and safety, in the context of climate change, in your decisionmaking about Vancouver's fossil fuel industry exposures.

Where the Commission has been presented with "options A and B" regarding "cleaner fuel" facilities, more information is needed as to health and safety implications of new or theoretical approaches.

Thank you for the opportunity to comment.
Leigh Saint-Louis MD, ABFM
2814 NW 113th Street, Vancouver WA

From: [Jason Bautista](#)
To: [Planning Commission](#)
Subject: Re: Citizen Communication
Date: Monday, September 12, 2022 9:48:00 PM

You don't often get email from pnwairbnbhomeshare@gmail.com. [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 short-term rental project team,

My name is Jason the CEO and founder of PNWAIRBNB HOMESHARE LLC , I am a proud Airbnb Superhost in the STR/MTR with multiple properties listed.

I would like to put in my comments for this workshop tomorrow at 4pm meeting.

The City of Vancouver is concerned about short-term rentals more than the community itself. Platform such as Airbnb, VRBO, Homeaway, Booking.com, Expedia are all booking services for all types of travelers including mid-term rental travelers for traveling nurses and business executives travelers. With these platforms host can change their minimum stays to 30 days to mid-term rentals.

Here is a fun fact to share with you. Did you know there is a high demand of healthcare professionals who are seeking for places to stay in Vancouver, WA.

Travel Nurse Housing Demand For Vancouver, Washington

Travel Nurse Housing Trends and Statistics

Map Searches and Housing Requests for the Vancouver area (last 12 months):[216,451](#)

Map and Property Listing Page Views for the Vancouver area (last 12 months):[1,105,915](#)

Vancouver, Washington ranks #5 in the state of Washington, and #156 of 19,654 cities nationwide.

All data is taken from the Furnished Finder and Travel Nurse Housing websites and app.

Total Vancouver Rentals
513

Vancouver Homes
350

Vancouver Private Rentals (whole house)
149

Total Vancouver Hotels
14

On Mon, Sep 12, 2022, 9:36 PM Jason Bautista <pnwairbnbhomeshare@gmail.com> wrote:
Dear short-term rental project team,

My name is Jason the CEO and founder of PNWAIRBNB HOMESHARE LLC , I am a proud Airbnb Superhost in the STR/MTR with multiple properties listed.

I would like to put in my comments for this workshop tomorrow at 4pm meeting.

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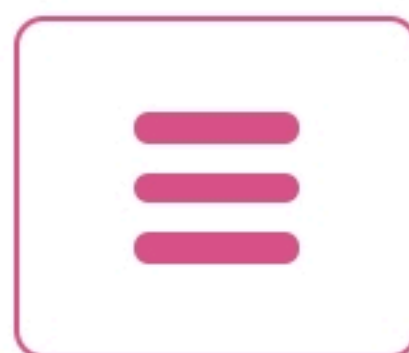
Here is a fun fact to share with you. Did you know there is a high demand of healthcare professionals who are seeking for places to stay in Vancouver, WA.

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Travel Nurse Housing Trends and Statistics

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Travel Nurse Housing Demand For Vancouver, Washington

Travel Nurse Housing Trends and Statistics

Select another city

Include surrounding cities within

10 miles

Hillsboro

Portland

Ridgefield

Vancouver

Warren

Map Searches and Housing Requests for the Vancouver area (last 12

months): **216,451**

Map and Property Listing Page Views for the Vancouver area (last 12

months): **1,105,915**



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All data is taken from the Furnished Finder and Travel Nurse Housing websites and app.

Total Vancouver Rentals

513

Vancouver Rooms

350

Vancouver Private Units (whole house)

149

Total Vancouver Hotels

14

From: [Eiken, Chad](#)
To: [Nischik, Julie](#)
Subject: FW: City of Vancouver Proposed Fossil Fuel Code Amendments - WSPA comments
Date: Tuesday, September 13, 2022 11:52:45 AM
Attachments: [image001.png](#)
[WSPA Comment re City of Vancouver Fuel-Related Code Changes FINAL.pdf](#)

Another one for the PC

From: Holli Johnson <hjohnson@wspa.org>
Sent: Tuesday, September 13, 2022 11:08 AM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Eiken, Chad <Chad.Eiken@cityofvancouver.us>
Cc: Erin Mobley <emobley@wspa.org>
Subject: City of Vancouver Proposed Fossil Fuel Code Amendments - WSPA comments

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Dear Bryan and Chad,

Thank you for the updates to the proposed fossil fuel storage amendments. However, WSPA still has concerns with the proposed code, particularly with the use of CUP's and the mitigation requirements. In anticipation of the Planning Commission public hearing this evening, I have attached WSPA's comments for the record. If you have any questions about our comments or position, I would be happy to discuss.

Thank you again, for your work and communications with WSPA and other stakeholders.

Best,

Holli Johnson
MANAGER, NW REGION

 WSPA
P.O. Box 6069, Olympia, WA 98507
P 360.239.2248 wspa.org



Holli Johnson
Senior Manager NW Region

September 12, 2022

Via Email:
bryan.snodgrass@cityofvancouver.us

Planning Commission
c/o Bryan Snodgrass
Principal Planner
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Re: Western States Petroleum Association Comments on the City of Vancouver's Proposed Fossil Fuel Zoning Code Amendments (Revised August 11, 2022)

Dear Commissioners and Mr. Snodgrass:

Western States Petroleum Association (WSPA) appreciates the opportunity to provide comments to the City of Vancouver (the "City") on its revised Fossil Fuel Code Standards Proposal (the "Proposal"). The Proposal consists of proposed zoning code amendments, Planning Commission version (revised August 11, 2022).

WSPA is a nonprofit trade association representing companies that explore for, produce, refine, transport, and market petroleum and petroleum products in five western states, including Washington. WSPA members have operated petroleum terminals in the City for many years. These facilities supply fuel to the region, provide critical emergency infrastructure, and have many positive impacts on the economy, including providing family-wage jobs.

Vancouver's industrial districts provide key energy and emergency infrastructure as recognized by various city, state, and federal documents. The Proposal would constrain existing operations and projects for current and near-future regional needs for energy, including the need for lower-emission fuels.

WSPA and operators of facilities targeted by the existing moratorium and the Proposal have previously outlined for the City the significant harm these regulations are having and will continue to have on structure safety, transition to lower-carbon fuels, reduction of greenhouse gases (GHG), improvements to existing infrastructure, and displacement of fuel transportation to less-safe methods—all of which have direct and significant environmental impacts.

The revised Proposal continues to suffer from these defects, and inserts additional uncertainty through vague Conditional Use Permit ("CUP") and mitigation requirements. The CUP and mitigation elements would prevent and discourage safety upgrades and cleaner fuel transitions.

The current Proposal would make Small Fossil Fuel and Cleaner Fuel Storage and Distribution Facilities subject to this burdensome CUP process.¹ Existing Bulk Fossil Fuel Facilities would not even be able to perform basic “[m]aintenance and safety improvements” without going through this CUP process.² To our knowledge, no other use in the City of Vancouver is subject to this level of uncertainty, cost, and delay to perform maintenance or safety improvements. This substantially undermines the City’s position that the Proposal is intended to improve health and safety.

These facilities play an integral role in the local, state, and regional economies. The discretionary CUP process unnecessarily restricts operational flexibility and creates a strong disincentive and potential impediments to facility improvements that are required to respond to market demands for different products (including cleaner fuels) and other important improvements at the refineries that are necessary for safety, efficiency, and environmental protection. WSPA respectfully asks the City to reconsider and reevaluate the CUP requirement to eliminate these disincentives and impediments.

Similarly, the Proposal inserts uncertain assessment and mitigation requirements for Existing Bulk Fossil Fuel Facilities that seek to expand to provide cleaner fuels. For these clean-fuel transition projects, the applicant must provide expert emission evaluation “to the satisfaction of the Planning Official.”³ This gives such applicants no guidance on what might ultimately be required, how long it will take, and whether ultimate approval is even feasible. The Proposal further requires an applicant to provide mitigation to address the cleaner-fuel project’s indirect emissions.⁴ There is again no guidance on what mitigation would be sufficient, how much it would cost, or if it is even feasible. This will have the undesired effect of preventing or at least discouraging cleaner-fuel projects.

The Proposal would create substantial barriers to fuel facility upgrades that would improve safety, lower facility emissions, and allow for the introduction of new fuel technology. Each time fuels with lower emissions are developed or required by a governmental entity, new or updated infrastructure is needed to provide that fuel. The Proposal would prohibit improvements and beneficial innovation to the City’s fuel infrastructure. Its effect is to freeze the current fuel supply system in place. Further, by uniformly blocking new fuel infrastructure in the City, the Proposal would force fuel distribution into less-efficient routes around the City and by modes such as truck distribution that would increase GHG and other emissions.

In summary, the Proposal affects the City's fuel facilities in the following ways:

- Prevents and discourages fuel facility equipment upgrades necessary to meet market demand or comply with lower-emission federal and state fuels law;
- Discourages fuel facility safety upgrades, which most often occur concurrently with market-based infrastructure expansion and improvement;

¹ Proposed VMC 20.440.030.B.37

² Id.

³ Proposed VMC 20.895.110.F.3.e

⁴ Id.

- Prevents fuel facility efficiency upgrades that generally reduce GHG emissions, in contravention to the Proposal's climate change prevention goals;
- Discourages transition of the City's fuel facilities to newer, lower-carbon-fuel sources;
- Prevents the introduction of future technologies that do not fit within the current fossil-fuel infrastructure framework;
- Prohibits new fuel tanks for blended fuels that transition toward lower-carbon-fuel sources;
- Prevents market-based fuel facility upgrades that would trigger seismic safety improvements and retrofits; and
- Forces fuel facilities to stay in areas with heightened seismic and groundwater risk by prohibiting fuel suppliers from relocating facilities to areas that have lower seismic risk and lower risk of impacting City groundwater resources.

In short, the Proposal freezes existing infrastructure in place and prohibits beneficial changes to fuel infrastructure. If the Proposal had been passed 20 or 30 years ago, the City would have missed out on years of safety and emissions improvements, which would have resulted in higher emissions and less-safe facilities today. The effect of the Proposal is to increase emissions and decrease safety over time. The Proposal fails to deliver, and in fact hinders, its intended benefits of reducing emissions and improving local safety.

We respectfully request that the City reconsider its approach to regulating fuel facilities. The Proposal would have the undesired effect of making the City's fuel infrastructure less safe and more carbon-intensive over time by blocking and discouraging projects that would increase safety and reduce emissions. The uncertainty, delay, and costs imposed by the Proposal would result in the City's freezing its fuel infrastructure in its current condition.

Sincerely,



cc: Jodie Muller, WSPA
Jessica Spiegel, WSPA

From: [Nancy](#)
To: [Planning Commission](#); [City Council](#)
Subject: Fossil Fuel Ordinance
Date: Tuesday, September 13, 2022 11:55:50 AM

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Dear Planning Commission and City Council:

I support your efforts to establish a moratorium on new fossil fuel facilities. That moratorium is consistent with the city's efforts to achieve emission reductions through a Climate Action Plan. In fact, the moratorium is necessary to achieve emission reduction goals. Thank you for taking climate concerns seriously and taking action to address climate issues.

My comment relates to the need for a conditional use permit process for "cleaner fuel" expansion. I encourage you to include a conditional use permit requirement and adopt option B. The conditional use permit process will enable the city to identify, in a public process, whether a proposed expansion truly constitutes an allowed "cleaner fuel" expansion.

It's important for the city to retain authority to assess whether a proposal falls within an allowed purpose. After all, if the city's goal is to prevent fossil fuel expansion, the city should have a process to assess whether a proposed use is allowed under the ordinance.

A conditional use permit is required for other proposals. The process is the city's tool to evaluate a proposed use. It isn't outrageous to require the permit for expansions that have the potential to interfere with the city's efforts under the Climate Action Plan it ultimately adopts. In fact, requiring a conditional use permit is necessary to assure a proposed use is consistent with the city's climate action goals and ordinance requirements.

Thank you for considering my comments.

Nancy Helget
5121 NW Franklin St.
Vancouver, WA 98663

From: [Cathryn Chudy](#)
To: [Planning Commission](#)
Subject: Additional Comments for Public Hearing on Fossil Fuel Regulations Code Amendment
Date: Tuesday, September 13, 2022 11:59:09 AM

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Planning Commission,

I watched the City Council workshop last evening and I am offering additional comments to those I submitted already.

I share Mayor Pro Tem Ty Stober's deep concern about the Fruit Valley impacts and his preference for Option A which, until more careful deliberation and outreach is done by the city regarding "cleaner fuels" and their potential to harm health and safety, would (by the city staff's own admission) provide maximum protection for those most disadvantaged and overburdened and whose voices are not adequately heard in this current ordinance process.

In spite of the fact that most of the IH district is within Fruit Valley Neighborhood, and the Heavy Industrial District and Equity Map shows that Fruit Valley Neighborhood has a High Equity Index, the Fruit Valley Neighborhood Association was NOT listed as stakeholders on the Stakeholder Outreach slide for this proposed ordinance amendment. This is unacceptable.

In spite of the belief of the majority Council that the city can provide health and safety protections as well as advance climate action goals by opening the door to "cleaner" fuel facilities in the HI zone, with some of those (small "cleaner" fuel facilities) able to use an expedited permit process that leaves out public participation in the process, the unknowns are left to be experienced by those most affected without their input. City staff referenced unknowns about the fuel economy and changes in automotive technology as considerations for potential future code amendments without referencing unknowns about health and safety impacts of "cleaner" fuels. This ordinance amendment as currently drafted, supporting Option B for large "cleaner" fuel facilities along with the majority Council's feedback allowing small "cleaner" fuel facilities to be expedited for the convenience of fuel industry advocates, leaves the health and safety unknowns of such fuel facilities unaddressed in favor of the belief that industry "incentives" for a transition they most likely will make anyway for their own survival, are more relevant and take priority over those who live in the area and will yet again pay the price for whatever negative health and safety impacts occur once these facilities are in operation. An area already a "sacrifice zone" for fossil fuel operations may pay a deeper price than the rest of our city and community should those "unknowns" prove to be unhealthy or unsafe for local residents. I too have deep concerns about anything beyond Option A and the use of a Conditional Use Permit for all fuel facilities.

I urge you to take these comments into consideration in your recommendation to City Council.

Cathryn Chudy

Vancouver, WA

From: [Travis Arnold](#)
To: [Planning Commission](#)
Subject: Comments on Short Term Rentals
Date: Tuesday, September 13, 2022 11:59:56 AM

You don't often get email from travis.arnold@hotmail.com. [Learn why this is important](#)

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My name is Travis, and I would like to share my experience and thoughts as an Airbnb host. My wife and I purchased our home because of the potential to run an Airbnb via an attached addition. We were willing to buy the foreclosed home, which needed work, because of this investment capability. The potential addition of extra regulations, taxes, red tape, etc., FEELS unfair to us. Why? (1) Because we bought the house on the grounds that Vancouver did not prohibit this. We thought we were escaping overregulation when we moved from Portland. (2) Our already-meager family budget is based largely on our Airbnb earnings, and additional taxes and fees may seem small to council members, but they are HUGE to us (especially in this environment). (3) This space would not make a very good rental and we could likely be unable to pay the mortgage without this additional income if we lost the Airbnb. It wouldn't make room for more rentals, but it could force us out of our house

Because of this, I have some suggestions for the council.

- (1) If we can't maintain status quo, please let the burden of new regulations be as light as possible in terms of time and money.
- (2) I don't think we need to form a business. Airbnb is a business, and we operate under them. We receive insurance from them, we are monitored by them (in terms of standards and reviews); and we pay local and federal taxes on the income.
- (3) Perhaps consider grandfathering current Airbnb's in, especially if they run it from their primary residence. We got into it based on the rules at the time (or lack thereof). This was not haphazard. It was a thought-through investment, and now the rules could change!
- (4) Perhaps focus on dealing with the problem of "party houses" (especially when whole houses are rented out) rather than little guys like us. This hurts us.

Thank you for listening!

Travis Arnold

From: [Tuck Swords](#)
To: [Planning Commission](#)
Subject: Planning Commission on Fossil Fuel Terminals
Date: Tuesday, September 13, 2022 1:25:34 PM

You don't often get email from tuck.swords@gmail.com. [Learn why this is important](#)

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I, Tuck Swords, residing at 2814 NW 1113th Avenue in Vancouver Washington, fully support the Proposed Ordinance to Ban Large Fossil Fuel Terminals.

I support the permanent ordinance that is currently drafted, that would:

- Prohibit new large-scale fossil fuel facilities. These types of facilities can be fed by unit trains; are often located on liquefiable soils; and pose major health, safety, and spill risks during and after a seismic event.

- Prohibit expansion of existing large-scale fossil fuel storage and handling, but allow seismic retrofits, safety upgrades, and maintenance improvements.

- Allow existing facilities to convert to cleaner fuels.

Facilities that convert would be allowed to expand storage by 15% if they meet safety and seismic upgrade standards and obtain a conditional use permit from the City.

I strongly urge the Vancouver Planning Committee to-

- Recommend passage of a strong fossil fuel ordinance which centers community health, safety, and environmental justice;

- Follow staff's recommendation that existing fuel terminals obtain a conditional use permit before converting facilities to cleaner fuels and expanding storage for non-fossil fuels;

- Allow communities with high levels of pollution to have a voice in addressing spill, seismic, and fire risks from new cleaner, non-fossil fuel facilities by establishing a separate process to consider rules for these facilities (staff refer to this as "Option A").

- At a minimum, require a conditional use permit for new cleaner fuel facilities above 60,000 gallons.

The city of Vancouver needs better protections to lessen the harm of fossil fuel pollution on people in Vancouver who bear the brunt of fossil fuel pollution. According to the Washington Department of Health, some areas of Vancouver are among the worst in the state for environmental health disparities, including exposure to smog and other hazards associated with fossil fuel use. The reasons for Vancouver to act are clear: people in Vancouver experience environmental health risks far too often, and these impacts disproportionately fall on BIPOC, lower income, and otherwise marginalized communities.

I urge the city of Vancouver to please protect its residents health and safety first and foremost.

Thank you for your time,
Tuck Swords

From: [Nancy](#)
To: [Planning Commission](#); [City Council](#)
Subject: Corrected Comment - Fossil Fuel Ordinance
Date: Tuesday, September 13, 2022 1:35:59 PM

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Dear Planning Commission and City Council:

I previously sent a comment urging you to adopt a conditional use permit requirement for cleaner fuel expansion. I mistakenly urged you to adopt Option B. As the substance of my comments indicates, I intended to urge you to adopt Option A. I apologize for that mistake.

Thank you.

Nancy Helget

From: [Anita J. Thomas](#)
To: [Planning Commission](#)
Subject: fossil fuel regulation code amendment
Date: Tuesday, September 13, 2022 3:12:21 PM

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

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Planning Commissioners:

Please support option A, No for now, in regard to proposed amendments on fossil fuel facilities in Vancouver. There has not been proper due diligence done regarding the impact of proposed fossil fuel amendments on Fruit Valley and other affected citizens. Also, there has not been sufficient clarification of what "cleaner" fuels entails. Cleaner than tar sands sludge or frakked up raw methane is not "clean," even if it is "cleaner." In short, more study and due diligence is required here.

No fuel facility of any kind should be exempted from the citizen oversight provided for by conditional use permits. One of the glories of Vancouver municipal government is the transparency we as citizens enjoy here in Vancouver. Do not dilute the strength of public participation here or in any other area that affects us as Vancouver citizens.

Finally, as commendable as the desire for cleaner fuels is in the interest of Vancouver's achievement of the goals in Vancouver's Climate Action Plan, it is seriously unwise to seek a short cut to those goals with "cleaner" fuels. Such fuels need to be properly vetted before they can be approved. Urgent as the looming climate catastrophe is, we cannot approve attractive-seeming solutions that have not properly been hashed out.

Sincerely,
Anita J. Thomas, citizen of Vancouver

From: [Mark Fitz](#)
To: [Planning Commission](#)
Subject: Public Comment on Fossil Fuel Moratorium
Date: Tuesday, September 13, 2022 3:41:32 PM
Attachments: [Vancouver Fossil Fuel Moratorium Statement Sept 13 2022.pdf](#)

You don't often get email from mark@staroilco.net. [Learn why this is important](#)

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Please find attached my statement on the Fossil Fuel Moratorium before the Planning Commission today.

I apologize for my late submittal.

I did not realize I needed to provide it before noon today.

Mark Fitz
President,
Star Oilco
Cell: 503-260-2815



232 NE Middlefield Rd., Portland, OR 97211

T 503.283.1256 F 503.283.1736

E orderdesk@staroilco.net W staroilco.net

TO: Whom it may concern

FR: Mark Fitz, President, Star Oilco

DT: September 13, 2022

RE: City of Vancouver Fossil Fuel Moratorium proposed changes.

The stated goal of the Vancouver Fossil Fuel Moratorium was to prohibit new or expanded large scale fossil fuel facilities. Though the draft code allows for "Cleaner Fuels Storage" it has a muddled understanding of what these are and how that will work. This draft code being unique compared to a universe of other regulation around fuel. This is problematic and I do not think the proposed code achieves a long-term result as stated by hopes of the Moratorium.

Please also consider, as with all non-conforming uses with a high industrial value, this proposed code locks in the past uses, increasing their value by barring substantive improvements. Allowing for a small 15% upgrade opportunity is not helpful when an industry works in segregated quantities of millions of gallons that will be blended.

Additionally, this code will not allow for upgrades where new storage meeting higher earthquake standards can be built and then moved into. The 15% upgrade limit requires an existing petroleum terminal to cease a portion of operation to upgrade rather than add on and then retrofit once the new infrastructure is available. The 15% limit being placed into law is a policy failing to recognize that liquid fuels (be they fossil or otherwise) are necessary for our modern existence.

Your code removes incentives to move to low CO2 non-fossil fuels as there is no risk of such a facility ever competing with incumbent terminals serving the area. If you codify the Moratorium as drafted you set back renewable fuels which will be moved by rail and truck far less efficiently (with much higher emissions) rather than at a local major petroleum terminal.

The City of Vancouver should back away from the Fossil Fuel Moratorium. This far reaching and complicated code that restricts necessary uses for liquid fuels does not achieve its intent. It instead institutes arbitrary measures of volumes on a safety basis for things already regulated by Fire Code as well as other Federal and State laws on the same safety basis.

I request the City of Vancouver consider instead an alternate to achieve your goal. Create an affirmative use for Liquid Fuel Terminals, and exclude the use for transloading for export from the state to achieve the real desired result. There is a bright line for what is a petroleum terminal than what you currently describe.

As for smaller bulk infrastructure (as terminals are millions of gallons) eliminate these restrictions which will have unintended consequences on backup power and legitimate commercial uses where they need fuel. There are several robust layers of safety rules and regulation including insurance requirements which protect the public from underground fuel

storage tanks, orphan sites, and gross negligence from an operator of a site under 60,000 gallons as well as over that level of storage.

The Moratorium's intent can also be expressed by requiring compliance with Washington State's soon to be in effect CO2 reduction laws on fuel. Though this code hints at this feature, it should accept that Washington state's new laws ensure an ever-reducing impact of the fuels.

Within your code any upgrades (such as Earthquake UL needs for our region) must be for fuels with a lower than baseline Fossil Fuel under Washington's Clean Fuels Program (CFP). The Washington CFP law alone does more to limit the growth of Fossil Fuel infrastructure than anything the City of Vancouver could hope to do.

I request that you lean into making the Washington Clean Fuels Program successful and resist complicated and arbitrary land use laws that won't remove fossil fuels but will raise the expense of the fuel consuming Vancouver resident.

Development codes and comprehensive plans exist for a long-term view and the benefits thinking ahead can provide. The balancing of immediate economic interest against long term quality of life and land use decisions. The proposed Fossil Fuel moratorium is very short term and immediate in its concern.

The City of Vancouver Moratorium has served its purpose to slow down a rush in petroleum related projects. Today I request you look a little further ahead at what is coming as it relates to the liquid fuels that run our economy.

If the stated goal of the Fossil Fuel Moratorium is to ensure short term market forces don't encourage the squandering of Vancouver's valuable Port facilities is understandable. This code will squander the existing use and eliminate investments in the current petroleum terminals moving forward to a Low CO2 future in the hopes of preventing more of these uses. It would just be easier to place the moratorium on new developments not the existing footprint and adjacent zoned land of our current energy infrastructure.

If another goal of the Fossil Fuel Moratorium is to decarbonize Vancouver, Washington. The proposed code harms that effort. Investments in next generation Low CO2 fuels is necessary to achieve that goal. Your proposed code blocks this with the arbitrary 15% cap on new infrastructure.

If an unstated goal of the Fossil Fuel Moratorium is to raise the retail cost per gallon of liquid fuels consumed in Southwest Washington. The suggested code will do that.

If another unstated goal of the Fossil Fuel Moratorium is to also reduce the quantity of diesel stored inside Vancouver. It should be stated, that is also a reduction in the availability of life saving diesel infrastructure necessary to respond to a major seismic event or natural disaster. The suggested code has real issues as it likely limits emergency storage of diesel for major back up generators.

CODE SPECIFIC COMMENTS BELOW:

MORATORIUM CODE NEEDS CLEAR DEFINITION OF “CLEANER FUELS”

Cleaner Fuels doesn't define if blended fuels (fuels that are lower CO2 before entering the city of Vancouver) but still have fossil fuel content would be allowed under this code. This needs to be addressed for two reasons.

In particular there is a major development of CO2 sequestration happening in the US today. The US Tax Code provides under “Regulation 45Q” has led to “fossil fuel” developers to sequester CO2 alongside their development of traditional crude oils making possible a negative CO2 crude fossil fuel. This is both a fossil fuel (possibly seeing a future pathway through the Washington State Clean Fuels program) and a “Cleaner Fuel” if measured solely by CO2 footprint. Additionally, can a fossil fuel blended with a low CO2 biofuel prior to arriving (or at time of arrival) to Vancouver meet a Low CO2 fuel? This needs to be clear as it is not.

MORATORIUM CODE HAS POTENTIAL CONFLICTS IN REGULATION

The Moratorium as well as the proposed municipal code mentions many things tightly and firmly regulated by other agencies in Washington State. This gives rise to a place for needless conflict versus just deferring to that authority.

Below are some immediate regulations that everywhere else in the world are handled outside of Development Code. Both at a Federal and Municipal Level, public safety from environmental release and fire safety have a very rigorous system of rules expressed in code that impacts development decisions and review. On top of these, there is also the Army Corps of Engineers and Coast Guard regulation of anything taking place over the waters adjacent to the Port of Vancouver.

Washington State Building Code regulates the fire and public safety of fuels stored. Permitting for liquid fuels stored is regulated partially within this code for public safety as it relates to fire, release into the environment, and containment. The Fire Code and this level type of safety is regulated by the Washington State Fire Code (which is the adopted International Fire Code 2018). The International Fire Code guiding “Bulk Fossil Fuels” and “Cleaner Fuel Storage” the definitions, size, and type of development are:

Chapter 23 – Motor Fuel Dispensing Facilities and Repair Garages

Chapter 50 – Hazardous Materials General Provisions

Chapter 53 – Compressed Gases (Compressed Natural Gas and Hydrogen)

Chapter 55 – Cryogenic Fluids (Liquified Natural Gas and Hydrogen)

Chapter 47 – Flammable and Combustible Liquids

Chapter 58 - Flammable Gases and Flammable Cryogenic Fluids

Chapter 61 – Liquefied Petroleum Gas (Propane)

Washington State Department of Ecology regulates Above Ground and Underground Storage Tanks as well. The regulation and program has required inspections (both internal operators as well as with State inspectors), insurance to fund any leaks or clean ups, and a host of other ongoing maintenance requirements that hold an operator of a underground storage tank directly accountable to both the Washington Department of Ecology as well as the US Environmental Protection Agency.

From the Revised Code of Washington:

Chapter 19.94.507 – Gasoline Delivered to Service Stations (relates to inventories in and out of the tanks to check if a tank is leaking)

Chapter 19.112 – Motor Fuel Quality Act (Requires biofuel blended content of fuel, requires registration of all motor fuels with the state, authorizes Department of Ecology and Agriculture to grant variances from ASTM to produce lower emission fuels, and standards for biofuels for Washington state).

Chapter 70A.325 – Underground Petroleum Storage Tanks

Chapter 70A.345 Underground Storage Tank Revolving Loan and Grant Program (a fund to remediate and facilitate clean up of petroleum pollution associated with underground tanks).

Chapter 70A.355 – Underground Storage Tanks

Chapter 70A.415 – Hazardous Substance Information (disclosure of stored hazardous substances to the public)

Chapter 70A.535 – Transportation Fuels – Clean Fuels Program

Chapter 90.56 - Oil and Hazardous Substance Spill Prevention and Response

Chapter 70A.45.020 – Greenhouse Gas Emission Reductions (if you are bringing fuels into Washington State you are held accountable to move to Cleaner Fuels).

SUGGESTIONS FOR “PROPOSED CHANGES” IN THE MORITORIUM UPDATE:

NOTE: It is our opinion that the majority of this draft Comprehensive Plan change be backed away with and started anew. Specifically with a special Zoning Category for Petroleum Terminal and the only Conditional or Approved Uses being those that are done to meet lower CO2 emitting fuels for the Washington State Clean Fuels Program.

Baring that as an option we have the following comments on the Fossil Fuel Moratorium's suggested changes to the Comprehensive Plan:

- PROPOSED CHANGE 1 - Change "Fossil Fuel" to something that aligns with Washington State's Clean Fuels Standard language for a baseline petroleum fuel.
- PROPOSED CHANGE 2 – Change the fuel definitions to align with the Washington State's Clean Fuel Standard pathways.
 - o NOTE: First Law of Thermodynamics – "Fuels that are Low or no emissions" do not exist. There is an energy and therefore an emission cost with all energy. What makes it a low emission fuel is by comparison, this language is problematic. It should be removed and site the regulatory goals of the Clean Fuels Program.
- PROPOSED CHANGE 3 – Remove this as it is arbitrary. Volumes for fuel storage are also regulated by the International Fire Code as well as inspected regularly by the either the US Environmental Protection Agency or Washington Department of Ecology. Federal and State Law also require special and significant insurance to operate these sites to ensure a clean up if a site is ever polluted. Additionally, "Small Fossil Fuel Storage and Distribution Facilities" are about to become "Cleaner Fuel" facilities by law, given the requirements of the Washington Clean Fuels program as they will be taking blended lower CO2 fuels routinely in this program.
- PROPOSED CHANGE 8 – Municipal garbage is a strategic feedstock for Renewable Diesel and Sustainable Aviation Fuel. Small footprint processing of these fuels is expected in the near future as the technology becomes more proven. Limiting industrial uses in industrial zones may be regretted as the potential of new clean fuel technology dynamically improves and provides a huge potential for green jobs. To process waste into low CO2 fuels on a small cottage scale will require bulk storage. My reading of the code "Bulk Fossil Fuel" also obstructs new Cleaner Fuel infrastructure (as the code arbitrarily assumes a site must be a fossil fuel before being built for a low CO2 fuel).
- PROPOSED CHANGE 9 – Please remove any obstructions to invest in serving Washington's Clean Fuels Standard. This change is poorly written. You cannot block maintenance and safety improvements required by Federal and State rules in a non-conforming use. Also the arbitrary 15% is treating critical energy infrastructure like it's a restaurant's square footage. The assumption that only "Conversion" will be a land use is extremely short sighted as is banning investments in Cleaner Fuels.
- PROPOSED CHANGE 10 – Banning all new cleaner fuel facilities is a mistake and will raise the cost of living in Clark County exorbitantly in a Clean Fuels Program regime. Please remove this absolute ban on low CO2 fuels.
 - o NOTE: Major back up power generation is reliant on diesel fuels. This might be considered a ban on utility, hospital, and industrial scale back up power storage.

- PROPOSED CHANGE 14 – Please remove this. This lists a whole host of regulated subjects as well as other Agencies involved. If regulating on this level, please default to their code rather than add possible conflicts with the Comprehensive Plan.

From: [Cdickinsen](#)
To: [Planning Commission](#)
Subject: Citizen Communication
Date: Tuesday, September 13, 2022 8:44:45 PM

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Chair and Commissioners,

Here is an article outlining Olympia's regulatory decisions regarding STRs and Homestays I reference during my testimony tonight. They updated their regulations in August of 2021 after four years of communication and hearings. 4 years!!

If we are serious about the need to retain as well as gain housing stock in Vancouver we should limit the number of STR units an owner may operate.

I have also included the Portland, OR Accessory Short Term Rental (ASTR) regulations that like Olympia's were not listed in the comparison chart in tonight's presentation. Portland is serious about not losing housing stock to STRs. They require residency and only allow a unit to be rented 95 days out of a year as an STR.

There was much that wasn't discussed tonight. For instance, Vancouver just updated our housing codes to increase middle housing to allow multiplexes and cottage homes etc. Will we allow someone to operate three STRs in one triplex? How many will be allowed in a cottage cluster? We also made it easier to build ADUs. Hopefully, they become LTRs but they could just as easily be STRs defeating our reason for making the housing code changes.

Thank you for your consideration tonight and for giving back to our community by serving on the planning commission.

Christine Dickinsen
Carter Park
503 794 7143

<https://www.theolympian.com/news/local/article253401730.html>

<https://www.portland.gov/bds/astr-permits/you-apply#toc-buildings-you-can-use-as-a-short-term-rental->

Sent via the Samsung Galaxy A52 5G, an AT&T 5G smartphone

From: [Kennedy, Rebecca](#)
To: [Nischik, Julie](#)
Subject: FW: Short term rentals - planning commission
Date: Tuesday, September 13, 2022 5:52:30 PM
Attachments: [image001.png](#)
[image003.png](#)

Please forward to Planning Commission. Thanks!

Rebecca Kennedy | Deputy Director
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
Community Development Department (CDD)
M: (360) 624-6070 | **O:** (360) 487-7896
rebecca.kennedy@cityofvancouver.us
www.cityofvancouver.us



From: Kennedy, Rebecca
Sent: Tuesday, September 13, 2022 5:50 PM
To: Cari Corbet-owen <corbetoc1@gmail.com>
Cc: Williams, Shannon <Shannon.Williams@cityofvancouver.us>; Nortz, Jason <Jason.Nortz@cityofvancouver.us>; Coutinho, Becky <Becky.Coutinho@cityofvancouver.us>
Subject: RE: Short term rentals - planning commission

Thank you Cari-

Appreciate you sending your comments and attending the meeting tonight for the time you were available. I'm confirming receipt and that I have passed on your comments to both the project team (copied here) as well as the Planning Commission. Thanks again and don't hesitate to reach out to the project team if you have additional questions for comments

Rebecca Kennedy | Deputy Director
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From: Cari Corbet-owen <corbetoc1@gmail.com>
Sent: Tuesday, September 13, 2022 5:33 PM
To: Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>
Subject: Short term rentals - planning commission

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Hi Rebecca, I'm sorry but I was unable to wait until 6.30pm to deliver the comments I had applied online to, so I am forwarding them here:

- COMPLIANCE WITH LIFE-SAFETY STANDARDS

Safety for guests is important, so is the cost-expense ratio in inspecting these. I believe the first decision to make so as not to waste time and resources is what ADA and other health/safety regulations are going to be required from STR's. There is no doubt that if the average airbnb needed to become ADA compliant (sprinklers/ramps/disabled parking places) many would cease to exist either because they couldn't physically make the changes or couldn't afford to implement the required changes.' If these are to be the same as hotels - then it would seem that nothing is more important than finding out how many would still exist to regulate before continuing with this process.

If it is decided there is going to be some relaxation on those requirements then....

I can only talk for the airbnb platform though which does require us to register that we have: fire extinguishers, carbon monoxide alarm, fire alarm and first aid kit and let's guests know if they are NOT provided. The cost of hiring additional appropriate staffing referred to may need to be weighed up against how much can be expected to be gathered in taxes and from such a small segment of the market, especially when many may ear less than \$12,000 annually.

As a suggested more cost effective alternative, especially during the 1 year pilot program, could many of these health-safety services not be monitored by the host platform and reported to the city via Host compliance by asking guests during the review process to confirm presence of safety elements and using the star ratings on cleanliness to measure hygiene. Doing it this way would require zero additional tax payer dollars.

AFFORDABLE HOUSING AND HOUSING STOCK

- ... Mayoress mentioned that major corporations are buying up houses and turning them into STR's? Maybe these 5.6% need different treatment and a required ownership period to prevent this trend.

There were some discrepancies in the figures presented between the report of June 13th 2022, the council workshop on June 27th 2022 and presentation to the planning commission on 13th Sept 2022. In the June 13th report there were somewhere between 250-300 existing STR units (in Sept 13th this had been changed to 350 although the graph next to the city map actually showed 279 so no evidence of 350 and in fact fewer than the 293 shown in the same graph earlier) in the City of Vancouver out of approximately 72,500 households (being a very small percentage of 0.4%). In the June 27th workshop number of households were stated as being 83 868 which means that the upper limit of 300 would actually be even smaller at 3.5%). It was shown in ALL reports but not mentioned that this figure has REDUCED though from a high of 371 in 2020). I have to assume that the updated figure to 350 came from the Mayoress using that figure verbally during the workshop on June 27th without this being corrected.

Housing advocates say that every house used as a vacation house exacerbates the housing crisis - however when STR hosts were surveyed only 49.5% said that ONE of their options they MIGHT consider would be to make it into a LT rental....if there are an average of 300 and every single one of them converted to LT rentals, that would mean 150 more homes. Now let's look at the flip side.... with current gas and grocery prices and greatly increased property taxes, how many of those STR's subsidising their retirement income or their mortgage might no longer be able to afford to keep those houses?

The number of Vancouver STR units has increased 165% (report) or 166% (workshop) from 2016 (that sounds alarming however, in real terms it means that if there were 105 STR's in 2016 and if we now have 300 in 2022, there is an average of only 32 units per year being added.

Vancouver's population has increased from 2016 to 2022 = 20 439 (an average of 3406 people per year....) Which equates if I look at the WA state average household size of 2.51 to about 1356 households per year - 11.4% increase). If we have an average of 32 new STR's added a year during this same period then it's only a 2.35 % increase in STR's relative to the number of household increase of 11.4. Looked at this way, the STR market is actually SHRINKING not expanding relative to number of households in real terms).

So is the problem that the STR market is truly a problem or that there are other factors like cheaper housing compared to CA and OR thus large influxes pushing up prices, and should we be looking at other factors like zoning and permitting laws.

MITIGATION OF COMPLAINTS

75% of Vancouver St rentals are advertised through airbnb...In June 2022 they banned party houses AND in August 2022 they took it a step further and started employing tools to spot potential party houses. This should take care of many noise, parking, people coming and going and trash complaints. A reminder that there were only 6 recorded complaints received. I realize the mayoress said it felt like more than that - however that might be equally true for complaints in general so we can really only go on those that were recorded.

Many thanks
Cari Corbet-Owen