

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: 14 May meeting comments
Date: Sunday, May 12, 2024 9:19:59 PM
Attachments: [Comments 14 May meet.pdf](#)

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Sirs,

Attached are some comments in regards to data received...

TA
Steven Silvey

May 14 Planning commission meeting

Past meeting minutes some comments:

While it is understood that things are lost in translation it is of interest that details are lacking, or is it just that hear-say is common in a meeting to support what one wishes to do? The following is from the meeting minutes:

Commission discussion and staff responses: • How was the housing deficit of 10,000 units determined? Staff responded this amount is based on various data sources including economic and market analysis. This number represents the current housing deficit plus a vacancy rate of 5%. It doesn't consider future population growth. As part of the Comprehensive Plan, we are considering the deficit as well as housing needs to get to a properly functioning housing market over a 20-year time horizon, but still aim to front load production to reduce the deficit in a shorter timeframe.

So one is to conclude that the various sources are of documented data that has been proven and not estimates pulled off some website on the internet as true... If in fact that is the case then all is false sense given that even the State of Washington on various web sites publishes false and misleading data so as to support someone's view point.

What building code updates are included in the plan? Staff responded there are opportunities to update the building code for new construction types that cost less but don't align with the legacy building code. For example, the State Legislature in 2023 passed a bill allowing for single loaded six story buildings, which removes a stairwell from a building and allows for more efficient use of space within buildings.

The issue with the above statement is that the city does not inspect and if they do they at times seem to not know what they are looking at. Updating building codes is a long drawn out process, carried out by the commission and then presented to the legislature, as a proposed change to current. From personal experience with the city it appears many in these departments do not live here, given what has been approved and then changed by a builder, or who ever.

Does SEPA require traffic studies? Staff responded the requirements for a traffic study are based on City transportation standards and occur at the development review stage.

If this is anything as similar to having over 100 plus homes with only one way in or out, on a non standard street, as was put forth to a judge and responded by city engineer when it was pointed out the traffic study was false data... their comment was it doesn't matter. In this case it is hope there never is a fire or loss of life...

In further reading of the minutes and all, it is of concern when specifics are never mentioned...

If in fact the minutes reflect the meeting, so be it, but it appears as a pipe dream and no one is taking a real hard look at things in trying to be politically correct.

From presentation

- **Connectivity – Ability to walk, bike or roll to meaningful spaces, services, and amenities within 15 minutes or less. " Neighborhood "nodes" that meaningfully relate and connect to one another. " Provide a range of options to meet people's daily needs; Reduce greenhouse gas emissions from single occupancy vehicle use.**

The above seems to be a dream, what is missed is what jobs are created so that one may walk, what income level, it appears that the so called "pipe dream" is based not on data, or other areas, and to support multiple store locations how are goods delivered? What are their costs...

We will create connected and accessible neighborhoods that provide a mix housing, jobs, and essential services in accessible and inviting spaces. We will add new types and sizes of housing that are affordable to a wide range of community members and foster a sense of inclusion for people of all backgrounds. We recognize that change will occur in neighborhoods and corridors across the city, and that we must accommodate this change while preventing displacement, maintaining livability and finding new ways to use existing buildings and infrastructure. Our vision emphasizes the importance of creating community spaces where people can build and sustain relationships. We aspire to build a resilient, thriving, connected, and inclusive urban landscape that creates harmony between the built and natural environment and fosters choice and opportunity throughout the city.

What jobs? Service, paper shuffle.... are folks limited to only those in neighborhood?

It appears no one looks at history, and or jobs that produce good income. It appears that the ideas that all can work in neighborhood and not interact in the greater area, or that no major manufacturing center, or job cluster is located on bus lines or transit routes.... In one sense it appears that socialism, and other political ideology is at play here, with the underlying theme being to control the populace.

Best of luck

TA

Steven Silvey

From: [Jim Mullen](#)
To: [Planning Commission](#)
Cc: [Jim Mullen](#); [Rick Zahler](#); [Sara Eltinge](#)
Subject: Cannabis Zoning, City Annexation, License Allocation
Date: Tuesday, May 14, 2024 10:59:40 AM

You don't often get email from jim.mullen@theherberynw.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 City of Vancouver Planning Commissioners,

Hello, my name is Jim Mullen. I am the Co-Owner and Co-Founder of The Herbery, a female-led retail chain of five cannabis locations within Clark County. One of our locations is in unincorporated Clark County, Hazel Dell, and the remaining four are within the limits of the City of Vancouver. We proudly employ 112 individuals and offer a robust employee health benefit plan and numerous employee benefits.

We would like to take this opportunity to ask the City to consider and discuss the following for current city boundaries and future annexation planning:

1 Cannabis retail zoning. Siting for cannabis retail is a challenge. Whether it be due to product stigma, Federal illegality, concerns over potential banking issues, as well as not all parcels identified as compliant are suitable for a cannabis retail shops. We ask that the City mirror the State's zoning for cannabis retail. Starting in 2016, the Washington State Liquor and Cannabis Board (LCB) allowed municipalities the discretion to decrease the standard 1,000-foot buffer zones for cannabis retail locations as part of a broader move to provide more local control and adaptability in zoning laws related to cannabis businesses. This change enabled local governments within Washington State to tailor buffer zone regulations to better fit their community's needs and the specifics of local urban development.

2 Annexation planning. We ask that cannabis retail siting be a consideration during discussions regarding annexation planning and the City of Vancouver's growth, with a specific effort to afford new siting opportunities for cannabis retailers. With the impending rescheduling of cannabis from Schedule 1 to Schedule 3, we believe there will be a benefit to the community if licensed retailers were close to the various neighborhoods around town. We wish to be conveniently located for our customers as every other business desires to be. As they say, location, location, location. Densification is an issue for our industry and we hope the city can provide siting which allows competition but not clustering.

3 Cannabis retail license allocation. We would like to ask what conversations are being had, or have been had, regarding the potential number of cannabis retail licenses that might be allowed in the future, and how the City will plan and

manage additional allocations. Also, we would like to know who the point person is for liaising with the State regarding future allocations. We hope that the city will hold open discussions before making final determinations to afford active licensees an opportunity to share thoughts, ideas, and concerns.

4 Collaboration with the City. Lastly, we would like to know how we might be able to assist the city in these efforts and share/understand concerns, opportunities, and challenges.

Our day-to-day focus is community safety, providing no access to cannabis for minors, and ensuring only lab-tested and state-compliant products are sold. We are proud to operate compliant cannabis businesses in Vancouver and to have been voted Best of Clark County five of the years we have been open.

Thank you for your time and consideration.

Sincerely,

Jim Mullen