

Fenton Park Acquisition

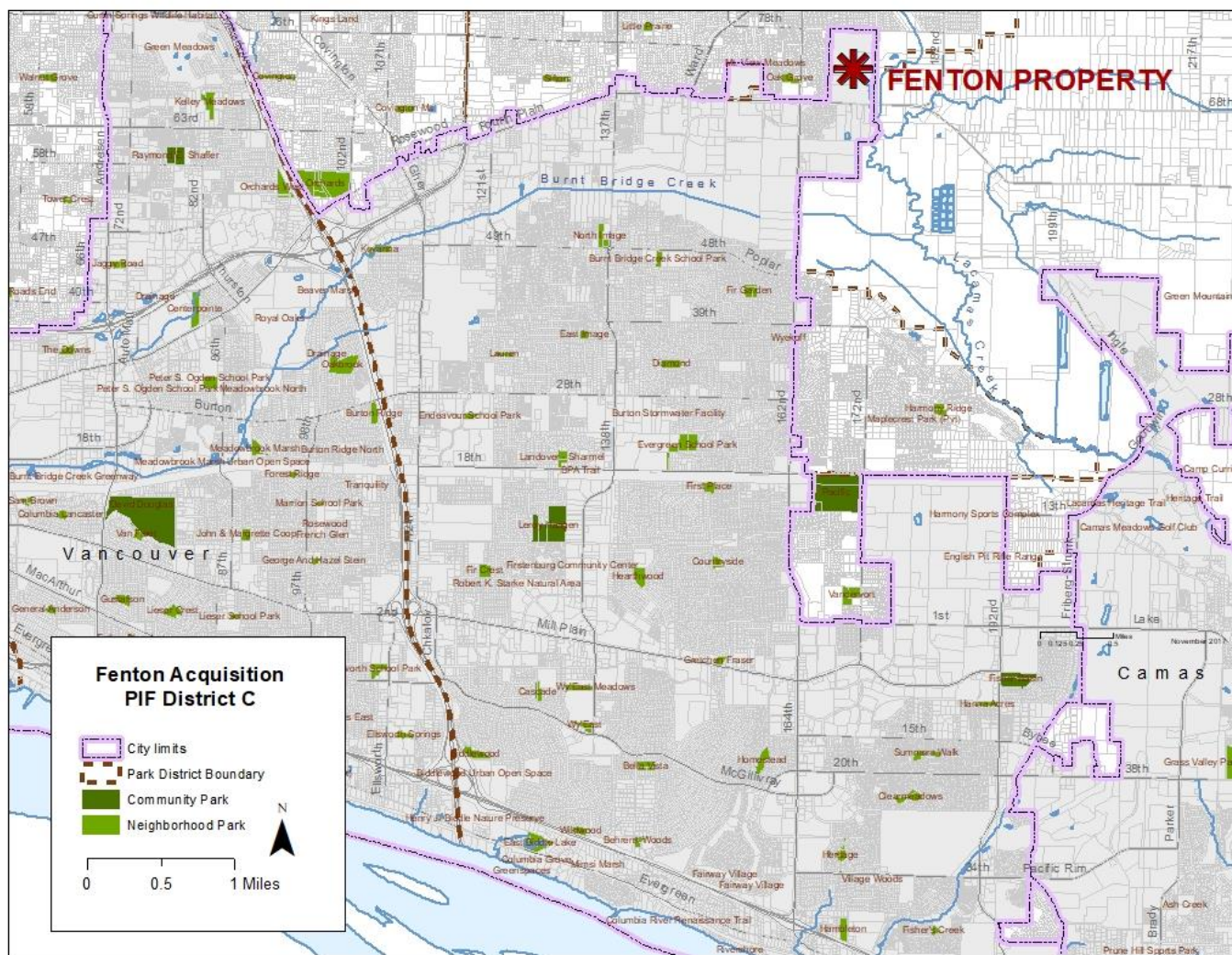
Park Impact Fee District 5/C

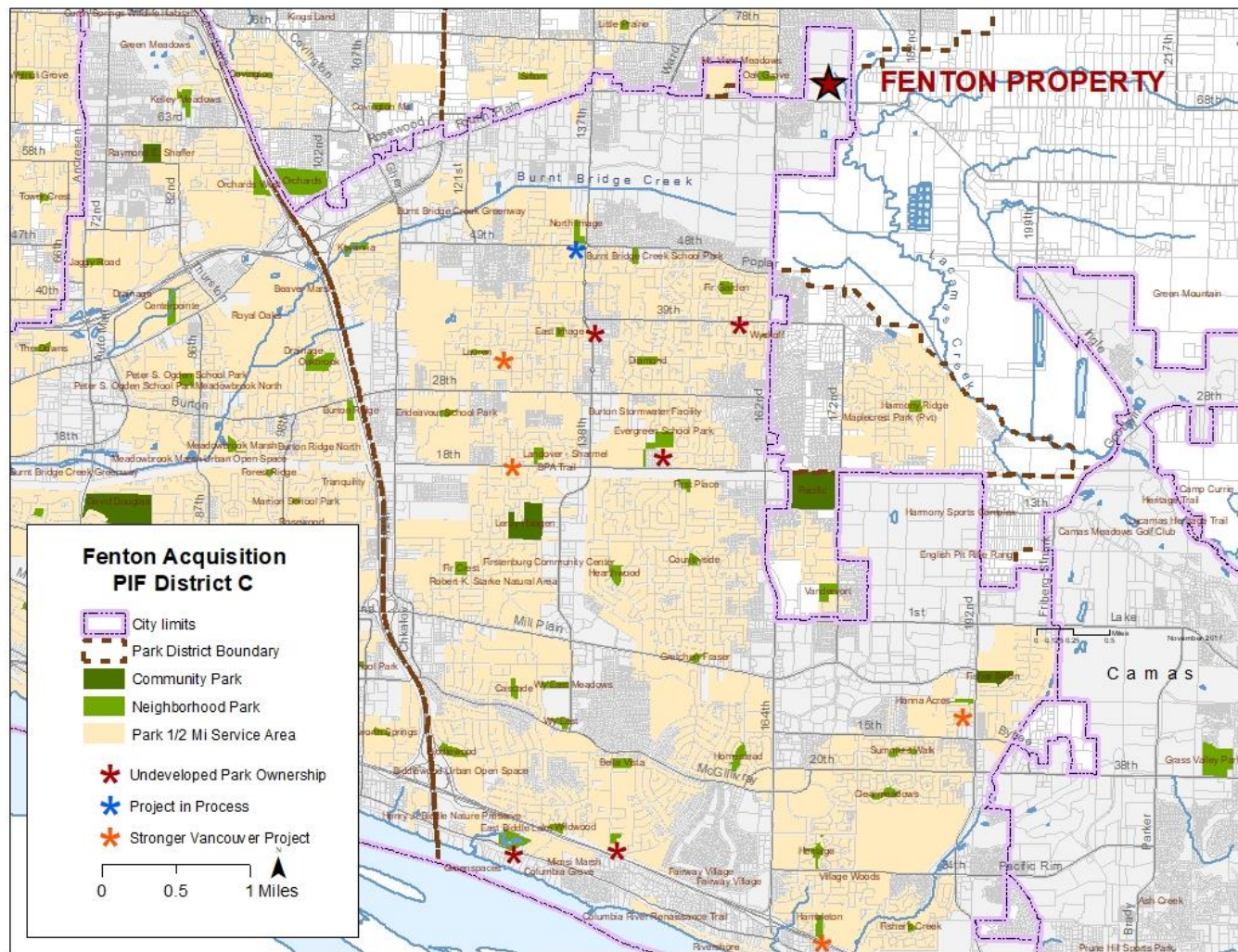


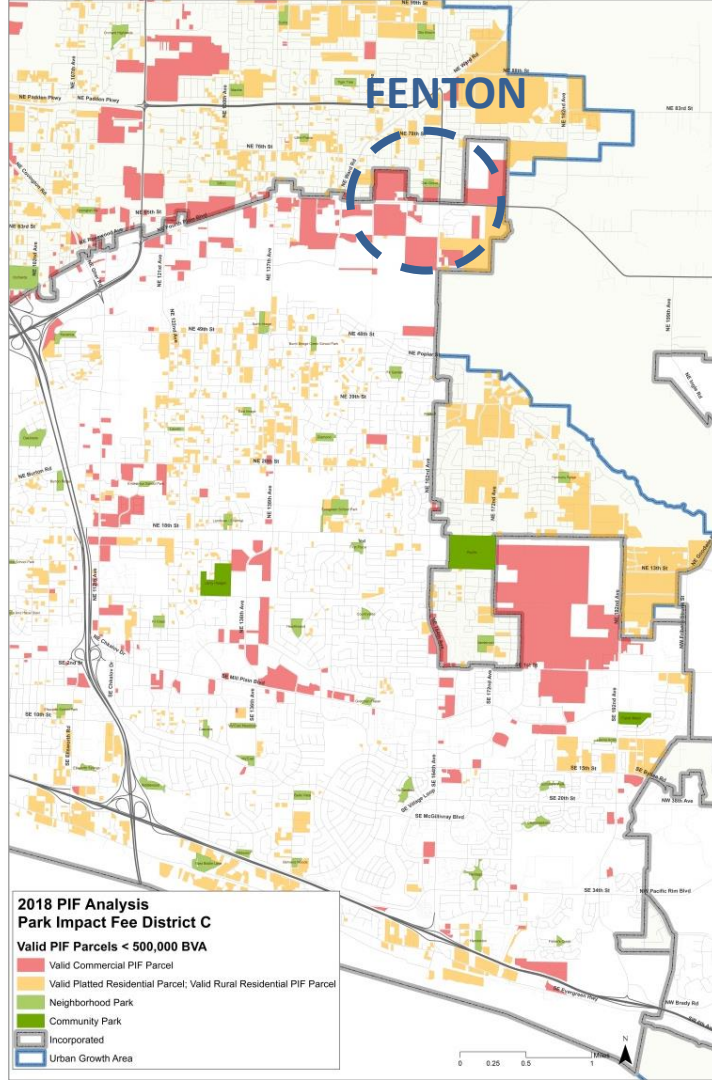
November 26, 2018
Vancouver City Council Workshop
Julie Hannon, Director
Monica Tubberville, Senior Planner

FENTON – Prior Review

- October 22 – Executive Work Session
- November 14 – Parks & Recreation Advisory Commission







2018 PIF Analysis Park Impact Fee District C

Valid PIF Parcels < 500,000 BVA

- Valid Commercial PIF Parcel
- Valid Platted Residential
- Neighborhood Park
- Community Park
- Incorporated
- Urban Growth Area

FENTON - Location

- 44.78 acres
- Developable – 22.5 ac
- Wooded Wetland 22.28 ac
- Lacamas Creek
- Adjoining Schools Frontier / Pioneer
- Light Industrial Zoning CUP



16800 NE Fourth Plain
Parcel #s 159095000/ 159163000

FENTON – Site Photos



Fenton Park Acquisition - 7

FENTON - Potential

- 22 acres of Active Community Park
- Unique Natural Features / Enhancement Opportunities
- Addresses Service Area Gap / Deficit
- Regional Trail Connection
- School Partnership
- Significant Grant / Partnerships Opportunities
 - ✓ Recreation Conservation Office
 - ✓ Conservation Futures
 - ✓ Surface Water Mitigation



Fenton Park Acquisition - 8

FENTON – Purchase Price

- Appraisal \$ 5,725,000
- Purchase Price Reductions
 - ✓ Current Use Assessment Penalty Exemption (Agricultural Use) - \$225,105
 - ✓ Donation of Wetland (22.28 acres) - \$334,000
- Negotiated Purchase Price \$ 5,165,895
 - ✓ Naming Rights for Wetland Area

FENTON – Funding

Purchase Price Offer	5,165,895
Due Diligence Cost Estimates	175,829
Appraisal Review	
Environmental Assessment	
Land perimeter survey	
Archaeological Survey	
Wetland Survey	
Demolition/ Level 1	
Closing	
Total Acquisition cost (estimate)	5,341,724
Total PIF Available for Fenton	3,495,452
General Fund Loan - Unfunded Balance	1,846,273
Potential Grant Support	1,250,000
2020 RCO WWRP Grant	
2019 Conservation Futures Grant	
Unfunded Balance if Grants Successful	596,273

Next Steps:

- Complete Due Diligence
 - ✓ Environmental Site Assessment
 - ✓ Boundary Survey
 - ✓ Archaeological Survey
 - ✓ Wetland Survey
- Explore Grant and Partnership Options
- Council Consent – December 3rd
- Closing (Jan. 5 – Feb. 1st)



Fenton Park Acquisition Questions & Discussion

CITY OF
Vancouver
WASHINGTON

Julie Hannon, Director
Monica Tubberville, Senior Planner

City Emergency Management Program

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

November 26, 2018

Vancouver City Council Workshop

Gene Juve, Emergency Manager

Objectives

- Provide an overview of the City's Emergency Management Program
- Review the emergency declaration process
- Explore recovery framework
- Offer preparedness tips and tools



Mission

“Create a framework from within which the City can increase its capability to respond and recover from a major disaster.”

- Analyze needs
- Assess capabilities
- Identify improvements
- Build the Emergency Management Program



Legal Basis

STATE: RCW 38.52/WAC 118-30

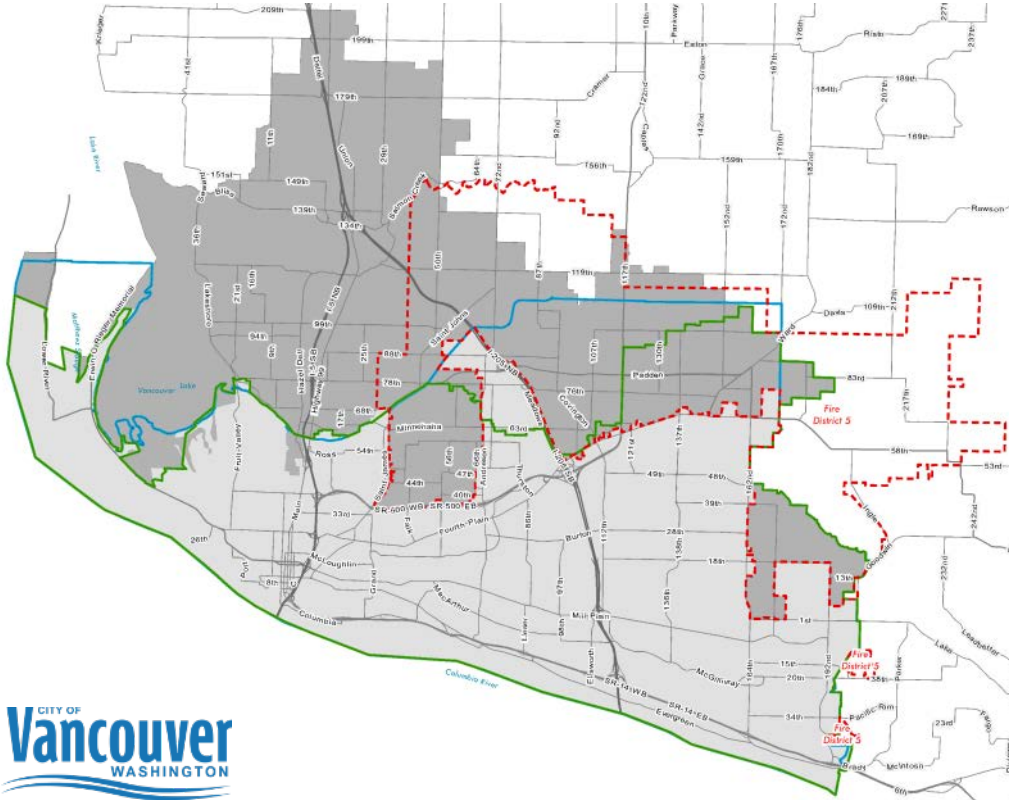
- Mandates a comprehensive Emergency Management Program

CITY: VMC 2.12

- Designates City Manager as “executive head”
- Establishes Emergency Management Program
- Describes emergency declaration process



City Responsibility



- Incidents within city limits
- Incidents that overlap with neighboring jurisdictions
- Incidents in areas outside the city where we provide services

Authority – Responsibility – Accountability

City Manager



City Emergency Operations Center

Department Operations Center

On-scene Incident Command Post



Mayor/Council



County/State Responsibility

COUNTY

- Incidents in unincorporated areas or areas that overlap
- Assist cities
- Manage health emergencies



STATE

- Support counties
- Request federal assistance
- Facilitate local/state/FEMA interface



Clark Regional Emergency Services Agency

- 9-1-1 dispatch and 800 MHz radio system
- Emergency management agent for Clark County
- Offers emergency planning/support services
- Operates the county's Emergency Operations Center
- No direct responsibility for managing emergencies



Current EM Activities



- Hazard Identification & Mitigation
- Building on existing capabilities
- Incident Response
- Disaster Declarations
- Recovery

Top Ten Hazards – Lead Departments

Earthquake	Public Works Department
Severe weather	Public Works Department
Flood	Public Works Department
Hazardous materials spill	Fire Department
Critical infrastructure failure	Public Works Department
Forest/wildland fire	Fire Department
Public health emergency	Clark County Public Health
Energy shortage	Public Works Department
Civil disturbance	Police Department
Active threat/terrorism	Police Department



Response Priorities

- ✓ Save lives
- ✓ Stabilize the incident situation
- ✓ Provide **basic human needs**



Shelter

Food &
Water

Medical
Care

Incident Management Challenges

- ✓ Communicate
- ✓ Manage information
- ✓ Prioritize needs
- ✓ Plan and conduct response operations
- ✓ Coordinate with stakeholders
- ✓ Allocate scarce resources



National Incident Management System (NIMS)

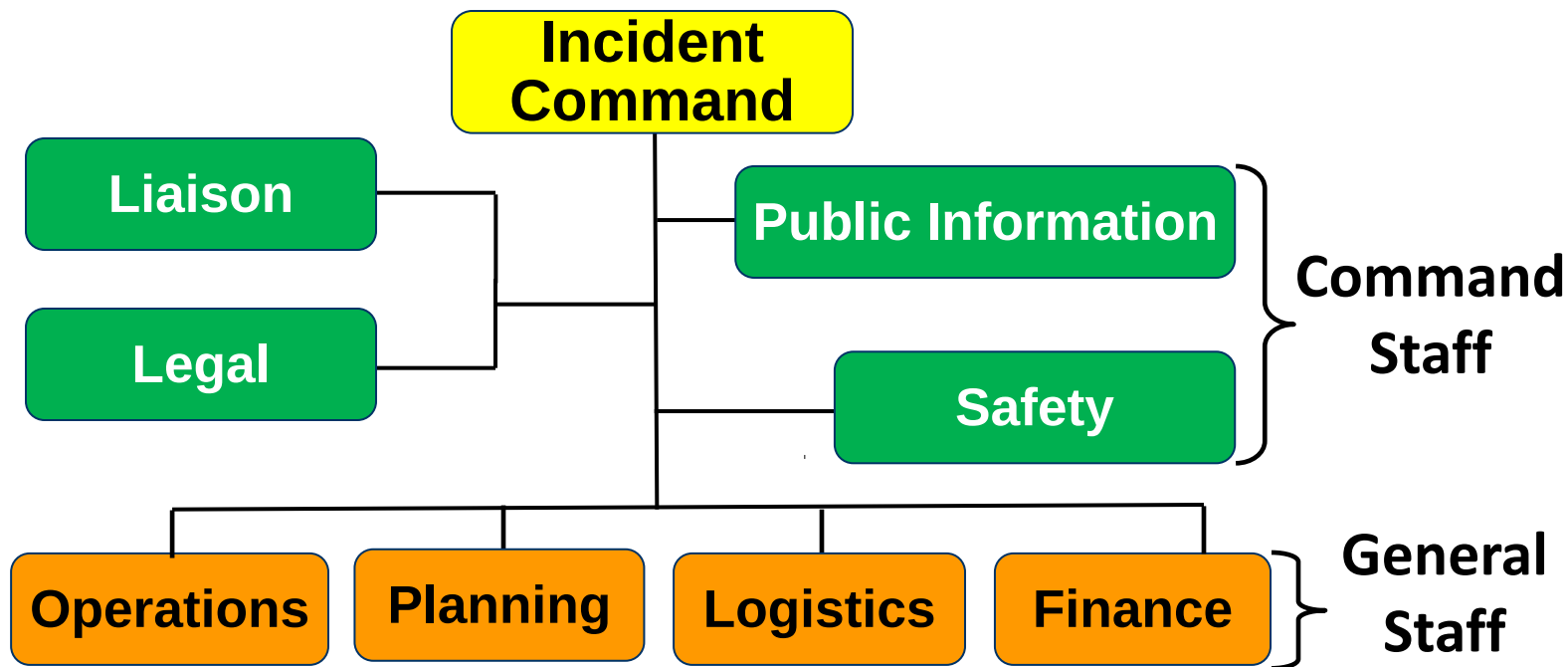
Integrates multi-agency, multi-jurisdiction and multi-discipline activities.

INCIDENT COMMAND SYSTEM (ICS)

- On-scene organizational framework
- Tailor to fit incident needs
- Used at all levels, nationwide



Incident Command System Organization



How Is the City Doing?

“Routine” Emergencies

- Day-to-day capability meets incident needs

Major Incidents

- Unique/additional capabilities needed

Catastrophic Events

- City capabilities quickly overwhelmed



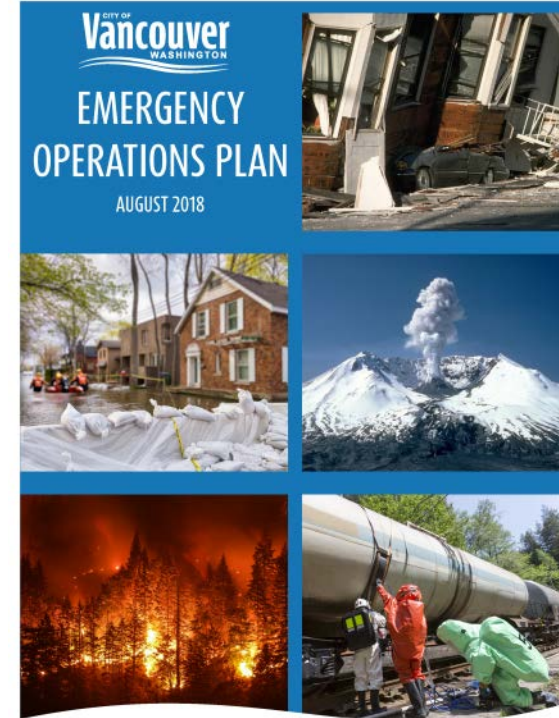
Improvements Now Underway

- New City Emergency Operations Plan (EOP)
- City Emergency Operations Center (EOC)
- Emergency Management Training Programs for city staff



Emergency Operations Plan (EOP)

- Describes how we intend to operate during emergencies
- Assigns roles/responsibilities
- Defines relationships
- Outlines incident information flow and processes



Emergency Operations Center (EOC)

- Incident information and coordination hub
- Staffed by specially-trained City employees
- Maintains “Common Operating Picture”
- Coordinates resource support
- Monitors hazard impact citywide
- Ensures continuity of essential services



Emergency Management Training Program

- Emergency planning
- Incident Command System
- Emergency Operations Center
- Department Operations Center
- Disaster debris management
- Damage assessment
- Continuity of Operations (COOP)



EMERGENCY DECLARATION

Declaring an Emergency

- Used when an emergency situation “requires extraordinary and immediate measures to protect the public peace, safety and welfare”
- City Manager initiates (Council, if in session)
- City Council ratifies/confirms, modifies or rejects
- Notice sent to the public, the media, Governor, military and Clark County Emergency Management



Why Declare an Emergency?

- Authority to issue Emergency Orders
- Access Washington Mutual Aid System
- Request state or federal assistance



Presidential Declarations

- Initiated by Governor
- Reviewed by FEMA
- Impact threshold for “disaster”
 - Clark County: \$1,600,000
 - State: \$10,100,000
- Declaration identifies which counties are eligible; type of assistance; cost share



Types of Disaster Assistance



**Public Assistance
25% local match**

**Individual and Household
Assistance: \$34,000 maximum**



DISASTER RECOVERY

Disaster Recovery

Recovery is too encompassing and critical to wait until after a disaster has happened to start!

- **Pre-disaster Recovery Framework**
 - ✓ Create a structure and processes
 - ✓ Identify stakeholders and their role
 - ✓ Build financial resiliency



Disaster Recovery

- **Post-disaster Recovery Plan**
 - ✓ Factual... detailed... focused...
 - ✓ Prioritize projects
 - ✓ Allocate resources



TIPS AND TOOLS

Getting Ready for a Disaster—Community

Every person who lives or works in the City of Vancouver shares responsibility for minimizing the impact of disasters on our city.



- ✓ Have an emergency plan
- ✓ Build a disaster kit
- ✓ Get emergency skills training

Getting Ready for a Disaster—Council

- Review VMC 2.12 Emergency Code
- Become familiar with the EOP
- Promote individual and community self-reliance
- Take care of family and neighbors
- Check-in with the City
- Start thinking about recovery



NEXT STEPS

- Continue community outreach programs
- Identify EOC location
- Train Damage Assessment Teams
- Update Emergency Transportation Routes



Questions and Discussion

Gene Juve, Emergency Manager
360-487-8603 | Gene.Juve@cityofvancouver.us



Public Works Operations Center Replacement Project Update



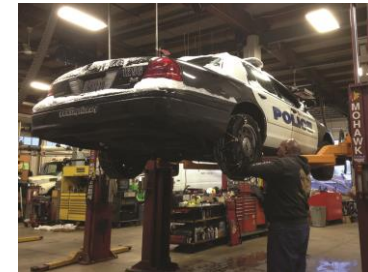
November 26, 2018
Vancouver City Council Workshop
Brian Carlson, Public Works Director

Presentation Overview

- Brief review of project and planning efforts to date
- Review direction and status from July 16, 2018 workshop
- High level overview of anticipated project schedule, budget and financing
- Next steps

Public Works Operations Center

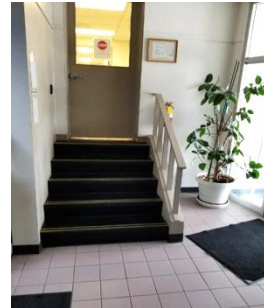
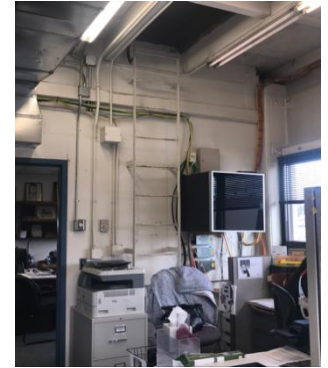
- The Ops Center is the maintenance hub for essential City services, such as drinking water, sewer, streets and more
- Home to 270 regular and seasonal employees and over 500 vehicles and pieces of equipment



Public Works Operations Center

Current facilities are:

- Seismically vulnerable
- Date back to 1951 and contain aged infrastructure at or beyond its useful life
- ADA non-compliant
- Inefficiently laid out with limited room to expand



Master Planning Efforts

Master Planning Project Goals:

- Modernize Operations Center campus
- Improve efficiency of operations
- Ensure “Operational Status” after seismic event
- Relocate certain Public Works work groups to site
 - Construction, Survey and Transportation Engineering
 - Fire Equipment Shop
 - Asset Management/GIS
- Build for the long-term in mind

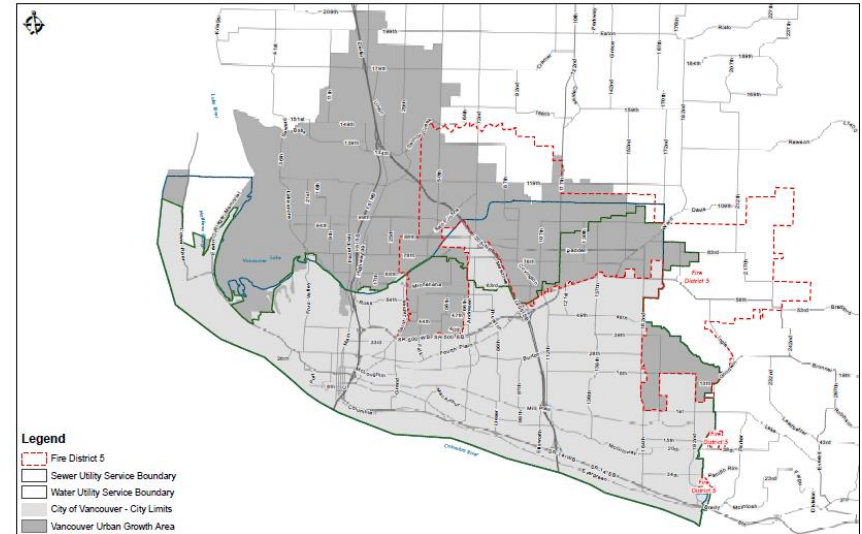
Master Planning Efforts

Master Planning Outcomes:

- Analysis led to an overall acreage need of 25-30 acres
 - Existing Fourth Plain site 15.2 acres
- Would have to go vertical at existing Fourth Plain site
- Other non-cost issues and challenges associated with redeveloping at existing Fourth Plain site
- Various alternates evaluated including developing at a new site

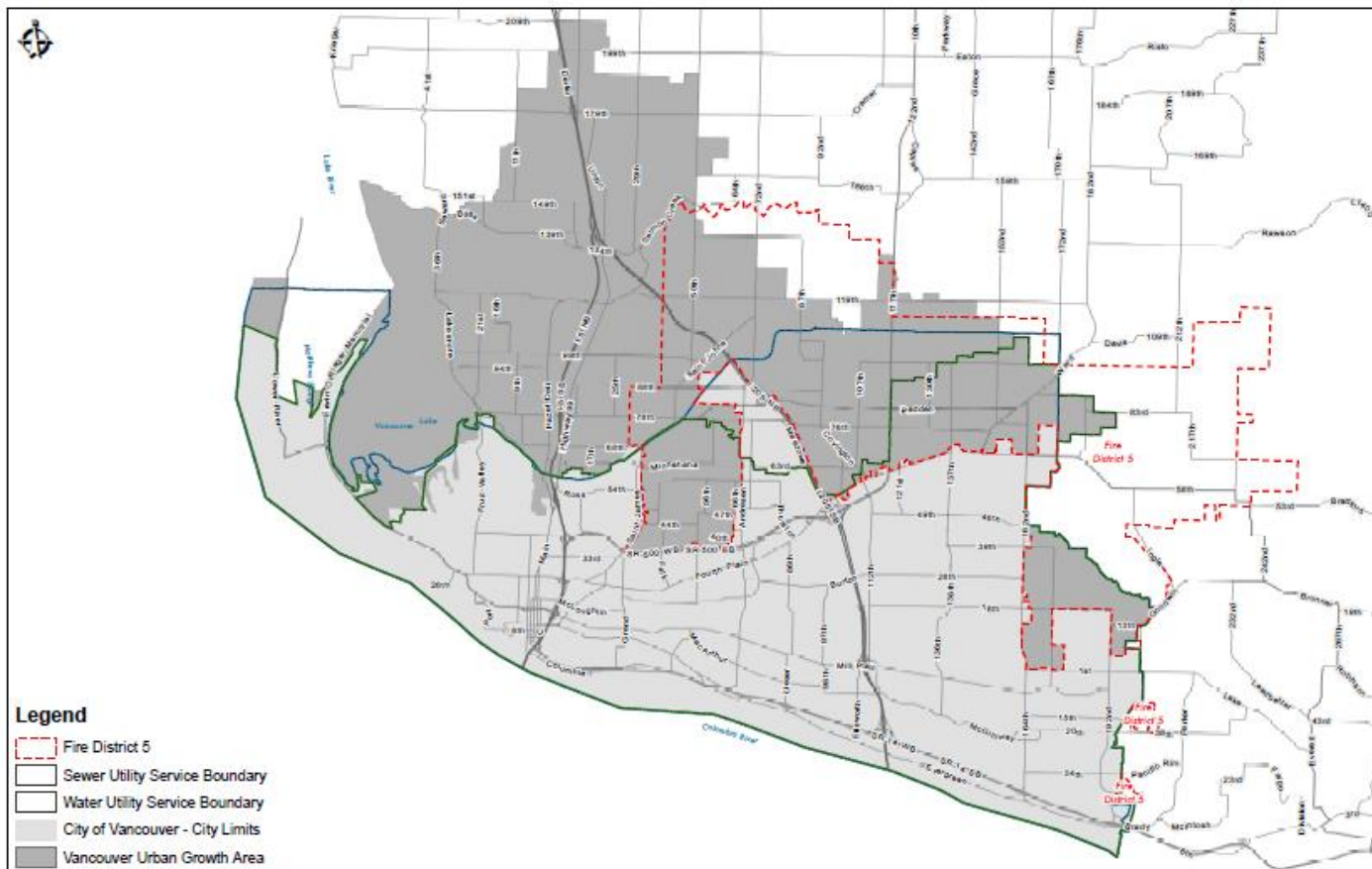
Direction from July 16, 2018 Workshop

- Pursue acquisition of a new 25-30 acre site
- Suitably zoned and located
- Within City limits or current utility service area
- Eventually surplus/redevelop existing Fourth Plain site for uses that would better complement and further the goals and vision of the Fourth Plain Subarea Plan



Status

- Screening analysis performed, used November 2016 CREDC study and City staff GIS-based analysis
- 25-30 acre light industrial sites are scarce
- Within City limits either far east or far west or to the north just outside of current City limits but within utility service area
- Narrowed candidate sites down to a preferred site
- Currently negotiating terms of acquisition



Anticipated Project Schedule

- Property acquisition 2019
- Permitting and design 2019-2020
- Construction 2021-2022
- Move-in 2023



Project Financing

- Project cost: \$125 M (2021\$)
 - Construction: \$87M
 - A/E Design and CM: \$8M
 - Owner costs: \$30M
- 60% Utility - 40% General Fund cost share
- Financing combination of cash reserves, sale of Fourth Plain General Anderson and 162nd Ave/65th Street properties, and General Obligation and Utility Revenue bonds

Project Financing

- Details of overall project financing plan still being developed
- Several factors:
 - Final project schedule, scope and costs, cash flow needs
 - Bond sale timing and repayment schedule and option selected
- Increased sales tax from internet sales anticipated source of General Fund payments
- New revenue from Water Utility rate increase anticipated source of Utility Fund payments
- Details to be refined in conjunction with A Stronger Vancouver deliberations

Next Steps

- Property acquisition 2019
- Authorize design contract task with Mackenzie
- Finalize project financing approach in concert with A Stronger Vancouver final package



Questions and Discussion

- Brian Carlson, Public Works Director
brian.carlson@cityofvancouver.us



Staff Report 177-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/26/2018

SUBJECT Contract with Humane Society for Southwest Washington

Key Points

- The City contracts with the Humane Society for Southwest Washington for animal shelter and care services.
- The current contract expires December 31, 2018, and the City is proposing a new, five-year contract.
- Through the work of the Society, including the spay/neutering programs and the feral cat program, the number of stray animals brought to the shelter has been declining every year. While the cost per animal is increasing, as the Society moves toward full cost recovery, the annual cost of the shelter contract has stayed relatively consistent.

Strategic Plan Alignment

N/A

Present Situation

The City has a long-standing contractual relationship with the Humane Society for Southwest Washington (Society) to care for animals brought to their shelter, pursuant to Vancouver Municipal Code, Chapter 8.24, by the Clark County Animal Protection and Control officers on behalf of the City or which are brought in by members of the public who find stray animals within the City limits. The Society does not charge the City for the care of owner-surrendered animals.

The current contract expires December 31, 2018, and the City is proposing a new contract for three years, 2019-2021, with the option of two 1-year extensions. Care and shelter services include 3-5 days of boarding, veterinary care, redemption services and adoption/placement services. Animal Protection and Control Officers have access to the shelter on a 24/7 basis. In 2017, the Humane Society took in and cared for 1,708 animals on behalf of the City that were either brought in by Animal Protection and Control or by members of public at a cost of \$299,220. Animals included 678 dogs, including puppies, and 854 cats and kittens, plus chickens, guinea pigs and rabbits.

For the new contract, the Society is proposing a rate of \$230 per animal for 2019 (up from \$215 in 2018), \$245 per animal for 2020, and \$260 for 2021. This rate applies to dogs, cats and domestic rabbits. For feral cats there is a reduced rate of \$150 per animal. For small animals, other than dogs, cats or domestic rabbits, the rate is \$75 per animal and a reduced rate of \$25 per wild animal (wild birds, raccoons, squirrels, etc.), which are accepted for euthanasia purposes only.

The Society calculates that the cost of providing care and shelter services is \$290 per animal and the Society's fundraising efforts make up the difference between what the City pays and the actual cost. The Society operates the only shelter facility in SW Washington that has the capacity to handle the volume of stray and owner surrendered animals serviced under this contract. There are other shelters in the Portland metro area but their costs per animal are either comparable or higher than the Humane Society for SW Washington.

Through the work of the Society, including the spay/neutering programs and the feral cat program, the number of stray animals brought to the shelter has been declining every year. So while the cost per animal is increasing, the annual cost of the shelter contract has stayed relatively consistent.

Advantage(s)

1. Provides high-quality shelter services for stray and owner-surrendered animals.
2. Continues a relationship with an organization that has been a good community partner.

Disadvantage(s)

The cost per animal for cats, dogs and domestic rabbits will increase by 7% for 2019, 6.5% for 2020 and 6% for 2021. The rate for small animals, other than dogs, cats and rabbits, will increase by 50% to \$75.

Budget Impact

Estimated to be \$317,000 in 2019, \$326,510 in 2020, and \$336,305 in 2021. Funds for the contract for 2019-2020 are included in the biennial budget.

Prior Council Review

None

Action Requested

Authorize the City Manager or designee to sign a new contract for animal shelter services with the Humane Society for SW Washington.

Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8606

ATTACHMENTS:

- ▣ Contract
- ▣ Lost & Found Protocol
- ▣ ID Trace Procedures
- ▣ Incarcerated owner protocol

CONTRACT FOR ANIMAL SHELTER SERVICES
between
CITY OF VANCOUVER
AND
HUMANE SOCIETY FOR SOUTHWEST WASHINGTON

This is a Contract between the City of Vancouver, (“City”), and the Vancouver Humane Society & SPCA dba, Humane Society for Southwest Washington (“Society”); providing for the Society to operate an animal shelter for the City and to receive and care for animals impounded pursuant to Vancouver Municipal Code, Chapter 8.24 Animals, as either may be amended, for certain agreed upon consideration. “City Designated Animal Control Agent” shall mean Clark County Animal Protection and Control or any other designated agent the City may choose during the term of this agreement.

It is hereby AGREED by the parties as follows:

A. PURPOSE

The purpose of this Contract is to define the scope of services contracted between the City and Society; set forth the compensation paid by the City for such services and provide for other requirements of the parties to this Agreement.

B. TERM OF AGREEMENT

This Agreement will be effective on January 1, 2019 and expires on December 31, 2021. The City reserves the right to extend the Agreement for one (1) additional two (2) year term by mutual agreement between the Society and City.

C. SERVICES

1. FACILITY REQUIREMENTS

- a. The Society shall provide an animal shelter in full compliance with laws governing animal shelter facilities in the State of Washington, including any regulations promulgated by the Washington Department of Health. Said shelter shall be designed to accommodate receiving,

housing and/or distributing animals seized within the jurisdiction of the City of Vancouver.

- b. The shelter shall comply with Vancouver Municipal Code (VMC) 8.24.490, “Animal shelters, kennels and pet shops”; VMC 8.24.500 “Indoor facilities- Specific conditions” and VMC 8.24.510 “Outdoor facilities- Specific conditions”.
- c. The shelter shall have an adequate number of dog kennels and cat cages to accommodate all stray animals brought to the shelter by the City’s designated Animal Control Agent or by residents from within the City limits and shall include isolation facilities for quarantined animals, veterinary care facilities and refrigeration and/or freezer space for deceased animal storage.

2. SHELTER OPERATIONS

- a. The Society will maintain and follow a clear set of protocols regarding shelter admission and intake procedures, care and welfare of animals, employee conduct and shelter and adoption operations.
- b. The Society shall comply with the standards set forth in the “Guidelines for Standards of Care in Animal Shelters” published by the Association of Shelter Veterinarians.
- c. Society must employ or contract with a Washington State licensed veterinarian during at least six (6) days per week, during regular business hours for the purpose of providing emergency medical care to stray animals in distress.
- d. A licensed veterinarian shall monitor the veterinary care and other aspects of shelter operations affecting the health of the animal population of the shelter.
- e. Animals will be treated with care and respect, provided a clean, comfortable, safe and healthy environment with adequate housing, exercise, water and food, in accordance with VMC 8.24.

- f. The Society will establish and maintain convenient public hours of access including weekend hours.

3. ANIMAL INTAKE

- a. Society shall accept animals on behalf of the City of Vancouver that are brought in by the City's Designated Animal Control Agent; the Vancouver Police Department and members of the public who find stray animals within the Vancouver city limit.
- b. The shelter shall accept dogs, cats, domestic birds, domestic rabbits and small mammals, fowl, goats, pot-bellied pigs and small reptiles.
- c. The shelter is not required to accept hoofed livestock, venomous or dangerous reptiles and most exotic animals, except by specific agreement.
- d. Injured wildlife (wild birds, raccoons, opossum, squirrels, etc.) will be accepted at the shelter for euthanasia purposes only. Society reserves the right to turn away or to refer to other agencies, healthy wildlife, brought the shelter for nuisance removal purposes.
- e. Society shall provide a procedure whereby animals may be delivered to the shelter by the City's Designated Animal Control Agent 24 hours per day, 7 days per week.
- f. Upon intake, animals will be vaccinated for common illness, treated for fleas and worms and groomed as necessary for the animal's health and comfort.
- g. Suitable quarantine and isolation areas will be available to house animals that are dangerous or potentially carrying highly infectious disease that may threaten the health and safety of other animals or humans.
- h. Animals will be held in accordance with VMC, Chapter 8.24.330 prior to eligibility for adoption, transfer to another animal welfare agency or placement with a rescue group. Minimum holding requirements are as follows:

- i. Stray animals that are unlicensed or for which the owner is unknown shall be held for 72 hours, commencing from apprehension, before being eligible for adoption, transfer or euthanasia;
- ii. If a stray animal's owner is known, licensed or registered, the owner must be notified within a reasonable time per the Society's approved protocol (Exhibit A), and the animal must be held for 120 hours after notification before being eligible for adoption, transfer or euthanasia. If reasonable attempts have been made by the appropriate authority to notify the owner, without success, the animal shall be held for at least 120 hours from the time of apprehension before being eligible for adoption, transfer or euthanasia;
- iii. Animals classified as dangerous, potentially dangerous or under legal hold or quarantines may be subject to additional holding requirements, as set forth in VMC 8.24.166. The City's designated animal control agent is responsible for fulfilling the requirements of a dangerous or potentially dangerous animal declaration. In these cases, the Society's responsibility is limited to holding animals at the request of the City, for the time period specified.
- iv. Wildlife is exempt from minimum holding requirements. Per VMC 8.24.330 (4), cats deemed to act in a feral manner after a reasonable observation period may be destroyed or returned to its original location as part of a community cat program, prior to the expiration of the required holding period.
- v. All impound periods shall continue to run during those hours when the shelter is not open for business.
- i. Underage kittens, puppies and other young animals may be placed in a foster setting.
- j. All animals shall have an impound record, indicating the identification tag number, if any, species, breed and description of animal by

coloring, time and date of impound, name of agent taking in the animal and area where the animal was found.

- k. Should an animal be suffering from serious injury or disease that would endanger other sheltered animals, or cause the animal to endure unnecessary pain and suffering if left untreated, as determined by the Society, under the guidance of a licensed veterinarian, the animal may be euthanized prior to the expiration of the required hold period and documented on the Animal Control Record.
- l. Any animal impounded may be redeemed within the stray holding period, upon evidence of rightful ownership or custody and payment of redemption fees. These include the cost of impound, transportation and any additional veterinary or animal care.
- m. Animals may be denied redemption if placed on investigative hold by Clark County Animal Control or the Health Department. Per VMC 8.24.330 (5), redemption may be denied to an owner who has cruelly treated an animal. In these cases, the Society shall act as directed by the City's designated animal control agent.
- n. The Society will provide disposal (cremation) services for animals deceased upon arrival or during the time of sheltering.

4. DISPOSITION OF UNCLAIMED ANIMALS

- a. Society shall make all reasonable attempts to reunite animals with owners before disposition.
- b. No live animals shall be used, sold or donated for experimental purposes.
- c. After minimum hold times have expired, the Society shall assume full rights and responsibility for the final disposition of the animal. This may include adoption, transfer to an approved adoption or rescue agency or humane euthanasia.

5. EUTHANASIA

- a. Society must arrange and/or provide for the humane euthanasia and disposal of animals that cannot be placed.
- b. Society will maintain a clear protocol for the use of euthanasia.
- c. Euthanasia, using the most modern and humane method available, is to be carried out by certified euthanasia technicians under the provisions established by Washington State law.
- d. Society must maintain a current Washington Board of Pharmacy license to purchase and dispense appropriate drugs, and must comply with all Federal and State regulations concerning the handling of controlled substances for the purpose of animal euthanasia.

6. ADOPTION, PLACEMENT OR TRANSFER OF ANIMALS

- a. Every reasonable effort shall be made to return the animal to its owner prior to release of the animal through adoption or transfer to another animal welfare agency.
- b. Cats, dogs, rabbits are to be spayed or neutered and microchipped as a condition of adoption, subject to the animal shelter's discretion.
- c. Cats and dogs adopted to residents of Vancouver are to be licensed prior to release.

7. ADMINISTRATION

- a. The Society will act as an agent in the sale of animal licenses for the City and may elect to charge an agent fee for every license purchased.
- b. Upon redemption of any stray animal, the Society shall collect and safeguard fees as established by the City Ordinance. Collection of fees shall be duly noted on the Animal Custody report.
- c. Redemption fees shall be posted at the shelter and on the Society's website. The Society shall be responsible for collecting all impound and licensing fees due upon redemption of a stray animal, in accordance with City regulations, and shall issue a receipt for each payment. The

Society shall have the authority to allow limited discounts and/or fee waivers, in the event that an owner is unable to pay full redemption fees. Individual records of each fee discount will be forwarded to the City.

- d. The Society shall transmit the total amount of collected redemption fees as well as civil penalties to the City, along with an aggregated report of fees collected. Nothing in this section shall preclude a resident from using the appeals procedure provided in VMC, Chapter 8.24
- e. The Society will cooperate with City officials, the City's Designated Animal Control Agent, and/or Clark County Public Health on actions pertaining to animals and quarantine; assist the City in obtaining and presenting evidence in the civil or criminal prosecution of all violations of any ordinance, code, regulation or law pertaining to animal control, including licensing and registration. If Society representatives need to testify in court, the Society may request an additional fee for this service, to be determined in advance.

D. INSURANCE

1. The Society shall carry liability insurance with the following minimum coverage: \$1,000,000.00 combined single limit bodily injury and property damage, with the City named as additional named insureds, and provide that the City is to be notified by the insurance agent/broker or company not less than 30 days in advance of any policy cancellation or termination of coverage. Such insurance shall be subject to the approval of the City Attorney.

2. Society shall forward copies of all insurance policies or binders to the City within seven (7) days of signing this Agreement.

E. HOLD HARMLESS/INDEMNIFICATION

The Society does release, indemnify and promise to defend and save harmless the City its elected officials, officers, employees and agents from and against any all liability,

loss, damages, expense, action, and claims, including costs and reasonable attorney's fees incurred by the City, its elected officials, officers, employees and agents in defense thereof, asserting or arising directly or indirectly on account of or out of the performance of service pursuant to this Contract. In making such assurances, the Society specifically agrees to indemnify and hold harmless the City from any and all bodily injury claims brought by employees of the Society, and expressly waives its immunity under the Industrial Insurance Act as to those claims which are brought against the City. Provided, however, this paragraph does not purport to indemnify the City against the liability for damages arising out of bodily injuries to person or damages caused by or resulting from the sole negligence of the City its elected officials, officers, employees and agents.

F. ACCOUNTABILITY

1. By the 10th of each month following services, the Society shall submit to the City Designated Animal Control Agent, aggregate reports reflecting the number of animals handled for City, and their dispositions. The City Designated Animal Control Agent shall provide the format for these reports or the forms themselves.

2. No more than once every other year during the contract term, the Society shall submit to performance and financial audits by the City regarding this Contract. Reports of such audits shall be made public and may have a bearing upon contract continuation and/or extension.

3. The City shall retain the right to inspect records and to investigate matters involving the care of stray animals accepted from the City jurisdiction.

4. Upon 48 hours' notice, the Society shall make available for City inspection at any reasonable time all records relating to the services provided under this Agreement. All such reports shall remain the property of the City. Those records which are public documents shall be made available to members of the public upon request to the City in accordance with the Public Records Act, RCW Chapter 42.56.

5. The Society shall maintain its ability to be properly licensed to operate as a business during the life of this contract and provide to the City a copy of its bylaws, articles of incorporation, applicable business licenses and nonprofit tax exempt designation. The Society shall inform the City within thirty (30) days of any changes in any of the above.

G. CONSIDERATION

1. For the services provided to the City per this Contract, the City agrees to pay the Society the following amounts for animals taken into custody pursuant to the applicable chapter of VMC 8.24, or Title 8 Animals:

- a) \$230 per animal for cats, dogs and domestic rabbits for January 1, 2019 through December 31, 2019
- b) \$245 per animal for cats, dogs and domestic rabbits for January 1, 2020 through December 31, 2020
- c) \$260 per animal for cats, dogs and domestic rabbits for January 1, 2021 through December 31, 2021
- d) A reduced rate of \$150 per animal for feral/community cats, altered and released as part of a sponsored program for 2019-2021.
- e) \$75 per animal for small animals, other than cats, dogs and domestic rabbits, for 2019-2021
- f) \$25 per wild animal (wild birds, raccoons, opossum, squirrels, etc.) which are accepted for euthanasia purposes only
- g) \$25 for any dead stray animal brought to the Society for disposal.

2. The Society shall prepare and deliver an invoice for services provided to the City in the prior month by the tenth (10th) of each month. The City shall pay the invoices within 45 days of receipt. If payment is not received within 45 days, unpaid balances will be assessed a late fee of 1.5% per month. Shelter care rates and animal disposal fees will be reviewed and may be revised with each contract extension.

3. The per-animal fee specified in Paragraph G(1) covers intake processing and sheltering services for the mandated stray hold period (3-5 days), with a grace period up to a total of ten days. If the Society holds an animal beyond ten days at the request of the City or the City's designated animal control agent, the City shall be responsible for the costs of holding such animal, and agrees to pay the Society additional compensation of \$25 per animal per diem for each day beyond the initial 10-day period. If additional medical care is required while an animal is on hold for an extended period, the City will reimburse the Society for reasonable and customary costs incurred. Once a hold has been lifted by the City or the City's designated Animal Control Agent, the Society shall assume all costs related to the care and disposition of the animal.

4. If, at the request of the City Manager or designee, the Society shelters an unforeseen number, or type (such as wildlife, livestock, or exotic) of animal(s), additional compensation may be negotiated based on the actual incurred costs. The City shall be responsible for paying any additional compensation as agreed to by the parties.

H. TERMINATION

This Contract may be terminated at will by any party by giving six (6) months written notice of intent to terminate to the City Manager on the part of the City, and to the President of the Humane Society for Southwest Washington on the part of the Society. No cause for such termination need be shown. In addition, this Contract may be terminated by any party for a material breach of non-performance of contract requirements upon sixty (60) days written notice.

I. GENERAL PROVISIONS

1. INDEPENDENT CAPACITY

The parties intend that an independent contractor relationship between the Society and the City will be created by this Contract. No agent, employee, or representative of the Society shall be deemed to be an employee, agent, or representative of the City for any purpose, and the employees of the Society are not entitled to any of the benefits the

City provides for City employees. The Society will be solely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, or otherwise during the performance of this Contract. The Society is responsible for all taxes applicable to this Contract.

2. GOVERNING LAWS AND DISPUTES

This contract shall be governed by the laws of the State of Washington. Before instituting any legal action hereunder, the parties, through the City Manager (for the City and the President (for the Society), shall meet with each other an attempt in good faith to resolve the disagreement. Venue for any action hereunder shall be in the Superior County of Clark County, Washington.

3. NO THIRD-PARTY BENEFICIARY

No third-party beneficiary is intended to be created under the terms of this Agreement.

4. AMENDMENT

Any Amendment to this contract shall be in writing and approved by the City Manager or designee on the part of the City and by the Humane Society for Southwest Washington's President or designee on the part of the Society. In the event either party shall desire to renegotiate any provision of this Contract, the party shall provide 90 days' written notice to the other party. The notice shall identify the provision or provisions to be renegotiated, the requested changes, and shall state the reasons for the request. The party receiving the request shall respond in writing on or before the end of the 90-day period.

5. WAIVER

The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or waiver of the provision itself.

6. NOTICES

Any notice or communication permitted or required by this Agreement shall be deemed effective when personally delivered or deposited, postage prepaid, by first-class regular mail, addressed to:

To the City:

City Manager
City of Vancouver
P.O. Box 1995
Vancouver, WA 98668

To the Society:

President
Humane Society of Southwest Washington
1100 NE 192nd Ave
Vancouver, WA 98684

7. SEVERABILITY

If any provision of this Contract is held unenforceable, then such provision will be modified to reflect to the parties' intention. All remaining provisions of this Agreement shall remain in full force and effect.

8. ENTIRE AGREEMENT

This instrument constitutes the entire Contract between the parties and supersedes all prior agreements.

9. RATIFICATION

Acts taken pursuant to this Agreement, but prior to its execution are hereby ratified and affirmed.

DATED this _____ day of _____, 2018.

Approved as to form:

CITY OF VANCOUVER, a municipal
corporation

E. Bronson Potter, City Attorney

By: _____
Eric J. Holmes, City Manager

Attest:

By: _____
Natasha Ramras, City Clerk

VANCOUVER HUMANE SOCIETY &
Society for the Prevention of Cruelty to
Animals

By: _____
Stacey Graham, President



Lost & Found

- Animals in the shelter must be checked against Lost Pet Reports (LPRs) and Craigslist ads. LPRs should also be cross checked against the Found Pet Reports. While doing this, verify all LPRs are filed in the correct book (Dog or Cat, Male or Female).
- Use very broad search criteria when checking reports. Remember, a pet may climb into a car and turn up many miles from home. Descriptions can also vary, so check for any similarities such as color of collar, similar breeds (ex: a Husky mix could be mistaken for a Malamute mix, etc.), similar colors (ex: a Brown Tabby could be labeled as a grey tiger stripe, etc.). If there is any doubt, call the lost pet owner to see if they are still missing their pet and advise them that we have received an animal that may match the one they have lost.
- It is important to be familiar with breeds and colors to have the most accurate descriptions possible recorded. If you need assistance, use one of the dog or cat breed books that are located in the exam rooms.

Lost Pet Reports and Walkthrough

Anyone wishing to find their missing pet must visit the facility for proper identification. A Lost Pet Report (LPR) must be completed and reviewed before the patron can walk through the facility to look for their missing pet.

- Review the report with the patron.
 - Is all information clear, legible, and accurate?
 - If they have the animal marked as unaltered, confirm that with the patron.
 - If they have the animal marked as something other than a true breed (i.e. mutt, mix, tabby), question them further (you can inform them what breed/color their pet might be by looking at a picture).
 - Make sure that contact information (address, phone number) is correct.
 - Has the patron initialed the bottom of the report indicating they have read and understand the information we have provided on the LPR?
 - Explain that we will attempt to match their report should their pet come in to the shelter, but because we do not know their pet personally, it is

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ultimately impossible to do so with 100% accuracy. Never guarantee that we will make a match or that a match is completely accurate.

- Have the patron escorted through all appropriate areas of the shelter. Use the walkie to call: “Admissions to dog (or cat) team for a lost dog (or cat) walk-through, please.”
 - Advise all patrons to refrain from placing their hands on or in any of the kennels, as these animals have not been properly assessed and disease is easily spread from animal to animal.
 - Walk the patron through the rooms in order starting with
 - Cats: Stray Cat Wards (Stray Cat 1 & 2) and Cat Holding.
 - Dogs: Stray Dog Wards (Stray Dog 1 & 2) and Dog Holding.
 - If the patron’s pet has been missing for some time, you may walk the patron up to the Adoptable animal areas and allow them to look at the cats and dogs already up for adoption (as we only hold stray animals without ID for 3 days).
 - Lastly, walk them through the Isolation wards. Inform the patron that the animals they are about to see are sick but they are currently under veterinary care. The patron should not enter any other animal rooms after exiting the Isolation wards in order to prevent the spread of disease.
- Check the DOA log and found pet reports for any animal matching the description. If any match, please inform the patron (ask them permission to give their phone number to the finder, or give them the finder’s phone number—if they gave permission to do so) and mark the LPR with the date and your initials; if no matches are found, mark the LPR with the date and your initials and file in numerical order in the correct book (Dog or Cat, Male or Female).
- All patrons who are unsuccessful in finding their pet are to be given a Missing Pet Information sheet with their LPR number written on top, as well as a Lost Pet Flyer to hang around their neighborhood—and remind them again of our suggestion that they can check our website daily and return at least every three days to look for their missing pet. If the patron had no success, you should advise them to continue visiting the facility at least every three days, as pets can be found months after they are lost.
- LPRs are to be marked on the back with the date(s) that the owner comes to the facility. After 30 days of inactivity, a LPR should be pulled and recycled.

ID Trace Procedures

The following is a step-by-step guide on how to proceed if an animal is admitted with one of the following forms of identification: microchip, license, Rabies tag, general ID tag, or Animal Control provided information (including incarceration information).

Notes are to always be made on the animal's tracking sheet indicating what steps have been taken, and the results thereof, to reunite the lost animal with its family. Be sure to be clear on where you obtained the information. All animals with identification will be held on ID trace hold for a total of five days. Animals with no identification will be held for a total of three days.

If a microchip has been found:

- Identify the brand using the HomeAgain microchip identification guide or go to <http://www.petmicrochiplookup.org/> to find the microchip company.
- Search ShelterBuddy for the microchip number. This will establish whether or not the animal has been to the facility as a stray, or has been microchipped by HSSW.
 - If the microchip is found in ShelterBuddy, attempt to make contact every day for the next 5 days. If they owner on file cannot be reached, attempt to contact the alternate contacts.
- If no information is found in Shelter Buddy, or the information is incorrect, contact the appropriate microchip company. When calling microchip companies you are to ask for the following information:
 - Current owner information, including name, address, all phone numbers, and email address
 - All alternate contact information
 - Implant facility, including phone number (if implant facility information is not available, ask for the name of the company who purchased the chip or the veterinarian information)
 - Animal's name, age, spay/neuter status (if listed) and breed
 - *Keep in mind that when/if people register a microchip it is typically done so by mailing in a handwritten form which is then entered manually by someone at the company. Often time numbers and letters can be misinterpreted or entered incorrectly.
 - If the company has ownership information available, attempt to make contact every day for the next 5 days. If they cannot be reached, attempt to contact the alternate contacts.
 - If the company has no information, try calling the next day. Not all companies and/or employees operate equally, and sometimes you can get further information.
- If all of this proves futile, contact the implant facility/purchaser and see what information they have on file.

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- If their information is the same, or the new information has not produced a viable contact, search ShelterBuddy, Property Info Center (PIC), Microchip Express, and the online White Pages for the owner's name (attempt reverse address and reverse phone number searches to see if any information differs) and attempt contact if the information is different.
- If you have an e-mail address, please use the following template when sending an e-mail:

“Hello, I am a representative of the Admissions staff of the Humane Society for Southwest Washington. A (color), (sex), (breed), was found at (cross streets or block) and surrendered at the Humane Society for Southwest Washington on (date). The microchip indicated that this e-mail address is connected to the owner. If this is your pet (or even if you re-homed this pet), please visit our facility at 1100 NE 192nd Ave. or call the Admissions direct line at 360-213-2621 to identify; we are open Tuesday-Sunday from 12:00-6:00pm and closed on Mondays. There will be reclamation fees.
 Responding to this e-mail may not produce immediate results. Please reference animal identification number(s): (#####). Thank you, Admissions Department”
- If no one has responded to the contact attempts and the five day ID trace period has expired, the animal is now the property of HSSW and the tracking sheet is to be signed and initialed.

If a license has been found:

- Clark County license numbers can be looked up in the PDF file located in the X drive named “Clark County Current License Roster”
- Contact the issuing agency and request the following information:
 - Owner information, including name, address, and all phone numbers
 - Any listed alternate contact information
 - The name of the veterinarian who administered the Rabies injection
 - Animal's name, age, spay/neuter status (if listed), and breed
- If none of the owner or alternate contact information produces a viable contact, contact the veterinarian to see if they have any new or different information.
- If none of this has produced a viable contact, search the online White Pages for the owner's name and attempt contact if the information is different.
- If no one has responded to the contact attempts and the five day ID trace period has expired, the animal is now the property of HSSW and the tracking sheet is to be signed and initialed.

If a rabies tag has been found:

- Contact the veterinary clinic and request the following information:
 - Owner information, including name, address, and all phone numbers
 - Any listed alternate contact information
 - Animal's name, age, spay/neuter status (if listed), and breed
 - *Often, veterinary offices will not release their client's personal information—in which case request that they contact the owners. (Provide the veterinary clinic's representative with the animal ID number to alleviate possible confusion when the owners call HSSW). If this is the case, make sure to follow up with the veterinary clinic to ensure they made contact with the owners.
- If no contact can be made with the information provided by the veterinary clinic, search the online White Pages for the owner's name and attempt contact if the information is different.

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- If no one has responded to the contact attempts and the five day ID trace period has expired, the animal is now the property of HSSW and the tracking sheet is to be signed and initialed.

If general ID tag is present:

- If only a phone number is present, attempt to contact the person whose phone number is on the tag.
- If this produces no results and an address (but no name) is present, try doing a reverse search of the address on White Pages to see if there is a different phone number listed. This should also give you the person's name which you can then search for in Shelter Buddy.
- If Shelter Buddy has no results, and you have only an owner name, contact Animal Control to see if the dog has ever been licensed, if so follow license tracing steps.
- If no one has responded to the contact attempts and the five day ID trace period has expired, the animal is now the property of HSSW and the tracking sheet is to be signed and initialed.

If Animal Control has supplied information/owner is incarcerated:

- Attempt to contact the owner by phone, unless this action is advised against by Animal Control. Sometimes it is a neglect case or similar situation where they are in direct contact with the owner who is already aware that the animal is here.
- If the owner is incarcerated, then an "official jail letter" must be generated and sent via certified mail to the appropriate institution advising them that they may designate an individual to retrieve their animal if they will be unable to do so within five days. We must hold the animal as stray for a minimum of five days after receiving the certified mail receipt. If the owner or the owner's designee has not made contact within five days, then the animal is now the property of HSSW.
- If no one has responded to the contact attempts and the five day ID trace period has expired, the animal is now the property of HSSW and the tracking sheet is to be signed and initialed.

All of these steps should be taken immediately upon the discovery of the above mentioned identification, regardless of who is assigned to ID trace. The faster these steps are taken, the faster an animal can leave.



Introduction to Jail Letter

The following applies to any animal brought to HSSW with knowledge, or potential knowledge, of an incarcerated owner.

- All information and communication with the incarcerated, or the incarcerated person's designee, shall be reflected on the tracking sheet and Shelter Buddy notes.
- Admissions shall obtain the owner's name, and address/phone number if available; all information shall be documented on the tracking sheet and Shelter Buddy notes.
- A search for the owner's name must be conducted via the Washington State Correction website:
 - www.doc.wa.gov/offenderinfo/ or
 - <http://www.clark.wa.gov/sheriff/custody/roster.html>
- This website should provide the facility and inmate number of the owner in question. Admissions staff shall then utilize the Official Jail Letter template and fill in the required information. The letter should then be placed in an HSSW envelope and given to the Director of Finance requesting it be sent certified mail with return receipt.
- Proper tracing procedures should be completed as per Tracing Procedures.
- Once the signed return receipt is received by HSSW, the owner has five days to make contact. If no such contact has been made the animal shall be deemed available for behavioral assessment as property of HSSW.

Revised 12/31/17 SW



Date:

To: Clark County Jail

Inmate Name:

Inmate #:

PO Box 1147

Vancouver, WA 98666

From: Humane Society for Southwest Washington

1100 NE 192nd Ave

Vancouver, WA 98684

360-693-4746

Dear _____,

This letter is to inform you that on <date>, a <breed/species/description> was brought to the Humane Society for Southwest Washington with the indication that you were the owner. From the date you receive this letter you will have five days to redeem your <species>. Please note there will be impoundment and licensing fees. If you have not made contact with us within five days, the <species> will legally become ours and we will evaluate it to see if it is a suitable candidate for adoption/re-homing. You may have someone contact us on your behalf and redeem your animal, as long as said person is over the age of 18, has picture ID, can pay all applicable fees, and is familiar with the contents of this letter. When you contact us please reference animal ID # _____. Please let us know your intentions as soon as possible.

Thank you.

Receiving Department

Humane Society for Southwest Washington

Revised 12/31/17 SW



Staff Report 178-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/26/2018

SUBJECT 2018 Revisions to the 2016-2021 Strategic Plan

Key Points

- On March 7, 2016, the City Council adopted a new Strategic Plan for 2016-2021.
- The Strategic Plan Oversight Committee, which is charged with monitoring the implementation of the plan, is recommending annual revisions to the plan for 2018.

Strategic Plan Alignment

Proposed revisions apply to Goal 5, Objective 5.2; Goal 8, Objective 8.2; and Goal 10, Objective 10.1 of the Strategic Plan.

Present Situation

On March 7, 2016, the City Council adopted a new Strategic Plan for 2016-2021. Part of the implementation of the plan was the creation of a "Strategic Plan Oversight Committee", made up of community volunteers led by the Mayor Pro-Tem. The Committee's charge is to monitor the implementation of the plan, including reviewing it twice a year and proposing potential changes to City Council on an annual basis.

For 2018, the Committee is proposing the following revisions to the strategic plan:

- One missing component in the Strategic Plan is a vision for the future of the community. The "Vancouver Community Vision" was adopted almost two decades ago and is being used as part of the Stronger Vancouver initiative. The Strategic Plan Oversight Committee is recommending it be added to the Strategic Plan.

"Birthplace of the Pacific Northwest, Vancouver is the heart of southwest Washington, connecting people and places throughout the region. The mighty Columbia River is the link to our past and a key to our future. We are a safe and welcoming city for all ages, incomes, abilities and backgrounds, with proud, unique and vibrant neighborhoods. We are dedicated to preserving our heritage and natural beauty while welcoming the opportunities change

brings to our lively metropolitan community. We are the most livable city in the Pacific Northwest. Residents and businesses across our city are passionate about building a thriving, prosperous and sustainable community together.”

- Objective 8.2, Action 1, “To provide additional local job opportunities, implement the following subarea plans” is revised to “To provide additional local job opportunities and revitalize and enhance commercial districts, implement the following subarea plans”.
- Objective 8.2., Action 1(d), “Vancouver City Center Vision” is deleted because it is a duplicate of Objective 8.1.4.
- The City, Fort Vancouver Libraries District and Vancouver School District have entered into an MOU to build a new center for Arts, Education and Innovation at the city-owned site of the old main library on Mill Plain Blvd. With this step, the City is moving from an “influence” role in the art/cultural center to partner or lead. The recommendation is that Objective 10.1, Action 9, “Support creation of an arts/cultural center” is moved from Goal 10, “Use our influence to support community partners’ actions, projects and initiatives that improve our community’s livability and prosperity” to Goal 5, “Continue to build high quality historical and cultural experiences for residents and visitors” and becomes Objective 5.2, Action 4.

Advantage(s)

1. Revisions to the strategic plan help affirm the Council’s vision and direction for the City.
2. Acknowledges the work of the Strategic Plan Oversight Committee in providing guidance for the implementation of the strategic plan.

Disadvantage(s)

None

Budget Impact

No budget impact from adoption of the plan. Implementation of many of the action items requires funding that is approved through the City’s normal budgeting procedures.

Prior Council Review

- Adoption of the 2016-2021 Strategic Plan on March 7, 2016.
- 2016 annual revisions to the Strategic Plan on December 12, 2016
- City Council workshop on Strategic Plan updates on November 27, 2017
- 2017 annual revisions to the Strategic Plan on December 11, 2017

Action Requested

On November 26, 2018, adopt a resolution approving the 2018 revisions to the 2016-2021 Strategic Plan.

Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8606

ATTACHMENTS:

- ▣ Resolution
- ▣ Strategic Plan Status Update - Fall 2018

11/26/18

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION modifying the City's 2016-2021 Strategic Plan.

WHEREAS, the City Council recognizes the importance of a strategic plan in creating a vision for the city's future; and

WHEREAS, in 2014 the City Council began the process of developing a new strategic plan through a series of retreats that created a strategic framework; and

WHEREAS, over 2,500 people including neighborhood leaders, community partners and residents provided input to the development of the strategic plan; and

WHEREAS, the strategic plan envisions Vancouver as a vibrant, safe, welcoming and prosperous city and outlines a series of goals, objectives and action steps to achieve that future; and

WHEREAS the 2016-2021 strategic plan, as adopted by the City Council on March 7, 2016, is envisioned as a dynamic, living document to be reviewed and modified by Council on an annual basis; and

WHEREAS, Council adopted revisions to the strategic plan for 2016 on December 12, 2016; and

WHEREAS, Council adopted revisions to the strategic plan for 2017 on December 11, 2017.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

RESOLUTION - 1

Section 1. That as recommended in SR _____, the 2016-2021 Strategic Plan, included as Exhibit “A”, is hereby modified in 2018 as follows.

A. The “Vancouver Community Vision” is added to the plan.

“Birthplace of the Pacific Northwest, Vancouver is the heart of southwest Washington, connecting people and places throughout the region. The mighty Columbia River is the link to our past and a key to our future. We are a safe and welcoming city for all ages, incomes, abilities and backgrounds, with proud, unique and vibrant neighborhoods. We are dedicated to preserving our heritage and natural beauty while welcoming the opportunities change brings to our lively metropolitan community. We are the most livable city in the Pacific Northwest. Residents and businesses across our city are passionate about building a thriving, prosperous and sustainable community together.”

Objective 8.2, Action 1, “To provide additional local job opportunities, implement the following subarea plans” is revised to “To provide additional local job opportunities and revitalize and enhance commercial districts, implement the following subarea plans”.

Objective 8.2., Action 1(d), “Vancouver City Center Vision” is deleted because it is a duplicate of Objective 8.1.4.

Objective 10.1, Action 9, “Support creation of an arts/cultural center” is moved from Goal 10, “Use our influence to support community partners’ actions, projects and initiatives that improve our community’s livability and prosperity” to Goal 5, “Continue to build high quality historical and cultural experiences for residents and visitors” and becomes Objective 5.2, Action 4.

Section 2. This resolution shall be effective immediately upon adoption.

DATED this 26th day of November, 2018.

RESOLUTION - 2

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

RESOLUTION - 3

Strategic Plan 2016-2021

STATUS AT A GLANCE :: FALL 2018

Completed
 On Track
 Progress, Some Obstacles
 Major Obstacles
 Not Started

READINESS STATUS

NEXT STEPS/TIMELINE

CITY
ROLE

STAFF LEAD PARTNERS

INVEST IN A SAFE AND WELCOMING CITY

GOAL 1 Ensure our built urban environment is one of the safest, most environmentally responsible and well maintained in the Pacific Northwest.

OBJECTIVE 1.1 Develop and maintain a safe, balanced and innovative transportation system which will meet the needs of future generations

Action 1	Adopt and implement a "Complete Streets" program (e.g., designed and operated to enable safe mobility for all users)		Complete Street Ordinance adopted in 2017; Internal project checklist completed in 2017; Complete Streets performance evaluation, revised streets standards, and complete streets network map to be completed during the update of the Transportation System Plan. Citywide collisions analysis underway. Current capital projects include McLoughlin Blvd. and Westside Bike Mobility Project. Other complete Streets restriping efforts underway, in coordination with the City's annual Pavement Management Program.	Transportation System Plan to start at the beginning of 2019; 10% design concepts for McLoughlin and the Westside Bike Mobility project completed by the end of 2019.	Lead	Rebecca Kennedy/ Jennifer Campos	City of Vancouver Bicycle and Pedestrian Stakeholder Group
Action 2	Upgrade key bike and pedestrian corridors, i.e. Evergreen Highway, McLoughlin/MacArthur/McGillivray, Fourth Plain Corridor and Columbia Street		First phase of Transportation System Plan (TSP) update underway- the Citywide Safety analysis; McLoughlin Complete Streets retrofit underway- in planning and concept design phase; Westside protected bike facility planning underway- will connect Burnt Bridge Creek Greenway to downtown/waterfront and will include analysis of Columbia; Sidewalk and ADA improvements underway for Wintler and Caples on Fourth Plain; Grant applications submitted for improvements at McGillivray and MacArthur and roadway reconfiguration on Fourth Plain Boulevard.	Transportation System Plan to start at the beginning of 2019; 10% design concepts for McLoughlin and the Westside Bike Mobility project completed by the end of 2019. Capital improvements on Fourth Plain to be completed by the end of 2019. Success of grant applications known by the end of 2019.	Lead	Rebecca Kennedy/ Jennifer Campos	City of Vancouver Bicycle and Pedestrian Stakeholder Group
Action 3	Plan for multiple public transit options including bus, light rail and Bus Rapid Transit (BRT)		City staff is on the project Technical Advisory Committee for the Mill Plain BRT project; City has hired a consultant to provide strategic input in the project development process; City will be a stakeholder in C-TRAN's system plan update.	Locally preferred alternative for BRT project to be decided on mid-2019; C-TRAN system plan update to be completed by the end of 2019.	Partner	Rebecca Kennedy/ Jennifer Campos	CTRAN
Action 4	Actively participate in policy conversations regarding improvements to the I-5 Corridor		The State of Oregon has completed a Policy Advisory Committee (PAC) process that reviewed potential options for congestion pricing on segments on I-205 and I-5, from the state line with Washington to where the to highways merge south of Tualitan. After the PAC process, the Oregon Department of Transportation submitted a recommendation to the Oregon Transportation Commission, which included congestion pricing proposals on both roadways. The Mayor participated on the PAC to represent the City's interests, and both elected officials and City staff continue to track and provide feedback on this project. In 2018, the City Council, as well as all the relevant jurisdictions and agencies in SW Washington, passed resolutions supporting an I-5 Bridge replacement that includes high-capacity transit.	In mid-November 2018, the Oregon Transportation Commission (OTC) will determine the final package of potential pricing treatments that they will submit to the Federal Highway Administration (FHWA) on behalf of Oregon. If approved as part of established FHWA programs, the proposals will move forward through a multi-year analysis and review process, in accordance with FHWA guidelines and the federal National Environmental Policy Act (NEPA). Staff and policymakers will continue to be involved in regional transportation discussions and to weigh in on congestion pricing proposals through bi-state coordination and the federal NEPA process. The City continues to participate in policy level discussions about a future I-5 Bridge replacement project. In its state legislative agenda, the City has asked the legislature to provide funding for WSDOT to move an I-5 Bridge replacement project forward.	Partner	Eric Holmes	RTC, CREDC, ICC, State Legislature, Federal Delegation

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 5	Support trade and freight related improvements including the Mill Plain/I-5 interchange.		City staff is on technical advisory committee for SR-501 freight improvement project; staff continues to coordinate with WSDOT on designs funds for the Mill Plain interchange; 32nd Avenue feasibility study about 60% complete.	SR-501 slated for completed in 2020; next steps on 32nd Avenue project will be determined by results of current feasibility analysis. Planning process for Mill Plain interchange forthcoming.	Partner	Rebecca Kennedy/ Jennifer Campos	WSDOT,RTC, CREDC, ICC
Action 6	Support development of a Downtown/ Uptown/ Historic Reserve trolley system		Several private businesses are testing a trolley system for downtown employees and the City is being kept appraised.		Partner	Jan Bader, Teresa Brum	Fort Vancouver Trust, NPS, Uptown Village Association, VDA, CTRAN, Columbia
OBJECTIVE 1.2	Ensure our infrastructure, including buildings and utilities, are safe, environmentally responsible and well maintained meet the needs of future generations						
Action 1	Build a new, state of the art water facility at Water Station 1		Multi-year, multi-phased project involving extensive renovations and upgrades to Water Station 1 facilities -some of which dates back to the early 1900's. Work includes extensive electrical and control system upgrades including emergency power, new multi-purpose control building, replacement of chlorine gas disinfection system with sodium hypochlorite system, two new reservoirs and an elevated storage tank, improved bike and pedestrian access across the site and upgraded lighting and security systems. Construction contract was awarded in August 2016 for \$11.3 million for phase 1 improvements.	Phase 1 construction began in late 2016 and is nearly complete. Construction of site-wide electrical upgrades, a multipurpose control building with booster pump station, and an onsite sodium hypochlorite generation sytem have been recently commissioned with startup and testing. Phase 2 design is nearly 100% complete on new reservoirs, elevated tank, improved bike and pedestrian access, and the security fencing and other amenities. This work is expected to be bid late 2018 and be completed early 2021.	Lead	Brian Carlson	
Action 2	Renovate the Operations Center complex and integrate it with the Fourth Plain business district		Master site development plan was completed in spring 2018. Several alternatives were studied utilizing the current Fourth Plain property and relocation to a new site elsewhere. Workshop was held with Council in July 2018 summarizing findings, challenges and recommendations. Direction was given to pursue development of a new Ops Center at a new site.	Staff is currently pursuing purchase of a new site to house Operations. It is anticipated purchase will be finalized early 2019. Design and permitting of a new facility would occur in 2019 and 2020. Construction anticipated 2021-2022. Following completion of the new Operations Center site, the existing Fourth Plain properties would be subject to redevelopment.	Lead	Brian Carlson	
Action 3	Adopt and implement a "Low Impact Development" policy		Low Impact Development policy and code changes went through a public review and stakeholder process, including Planning Commission, and were adopted by Vancouver City Council on October 17, 2016.	Implementation of LID code changes is occurring. The City was recently notified that we will be receiving nearly \$2 million in Ecology grant funds for LID implementation projects. Grant agreements will be finalized the third quarter of 2018.	Lead	Brian Carlson	
Action 4	Convert the City's streetlight system to LED		Proposed \$5 million project to convert approximately 13,000 of the City's 17,500 streetlights to LEDs. Primary funding for project coming from a State of Washington Public Works Trust Fund (PWTF) loan. The PWTF loan was finally approved for funding with passage of the State's Capital Budget Spring 2018 and was received by the City and approved by Council May 2018.	RFP/RFQ for selection of the LED head fixture is anticipated to be out to bid November 2018 with selection of fixture type and approval by Council January 2019. Selection of a installation contractor via a bid is anticipated to be awarded by Council June 2019 with installation occurring July 2019-December 2020.	Lead	Brian Carlson	
GOAL 2	Provide effective, innovative and well-resourced police, fire and emergency medical services.						
OBJECTIVE 2.1	Provide reliable and responsive police, fire and EMS services						
Action 1	Improve community safety through enhancing the Traffic Unit; restoring the Property Crimes Unit and developing a Crime Analysis and Intelligence Unit		Staffing & funding proposal developed by Vancouver Police Department (VPD) and the Community Resource Team (CRT) was approved by the City Council in February 2017.	Implementation of VPD staffing plan and funding. The "A Stronger Vancouver" Initiative resulted in a recommendation of a package of replacement revenues- replacing some of the components approved by Council in 2017. The replacement revenue package was approved by Council on October 1, 2018.	Lead	James McElvain	Community Resource Team
Action 2	Vancouver Police will enhance community relationships and provide opportunities for engagement by implementing proven strategies including community policing, neighborhood police officers, bike patrol, police service technicians and other uses of civilian staffing and volunteers.		Staffing & funding proposal developed by Vancouver Police Department (VPD) and the Community Resource Team (CRT) was approved by the City Council in February 2017.	Implementation of VPD staffing plan and funding. The "A Stronger Vancouver" Initiative resulted in a recommendation of a package of replacement revenues- replacing some of the components approved by Council in 2017. The replacement revenue package was approved by Council on October 1, 2018.	Lead	Michael Whitney	Community Resource Team; Chief's Diversity Advisory Committee, NOW Volunteers

		READINESS	STATUS	NEXT STEPS/TIMELINE		CITY ROLE	STAFF LEAD	PARTNERS
Action 3	Vancouver Fire will enhance community relationships and improve fire safety through increased fire inspections, additional community education programs like "Project Home Safe" and the use of volunteers including Fire Corp. and CERT.		The Fire Code Officerd conduct fire and life safety inspections on commercial, industrial and multi-family facilities. Since 2015, the Officers have identified and abated approximately 65,000 fire code hazards. The Officers work towards reducing fire false alarms and have made significant progress on clearing the backlog of inspections. Project Home Safe is a community fire risk reduction program. Through the work of Deputy Fire Marshals and Fire Corps Volunteers the program has reached over 1,600 homes to change risky behaviors associated with fires that can be preventable.	In 2019, four more Fire Code Officers will be added to VFD's improved fire and life safety inspection program. In 2018, VFD was awarded a FEMA Fire Prevention Grant for \$216,000. The grant funding will support the "Project Home Safe" campaign while the department continues to explore options to include more residents. A modified fire sprinkler ordinance and a new fire prevention ordinance have been proposed as policy initiatives under "A Stronger Vancouver" and VFD's Community Resource Team.	Lead	Heidi Scarpelli	Community Resource Team, CERT Volunteers, Fire Corps.	
Action 4	Replace or repair seismically unstable fire stations		Construction of Stations 1 and 2 completed in early 2018. Construction of new Station 11 anticipated to begin 2019	Replacement of Stations 3 & 6 and seismic upgrades for Stations 5, 7 & 9 are included in the proposed " A Stronger Vancouver" capital package	Lead	Doug Koellermeier		
OBJECTIVE 2.2 Increase the level of emergency preparedness in the City as an organization and in the community								
Action 1	Pursue strategies at the local, state and federal level to preserve and enhance community safety by minimizing the opportunity for and mitigating the impact of transport of volatile commodities, such as crude oil and coal through the City		Sucessfully completed oil terminal proceedings with denial of permit. Ordinance in place to prohibit future development of oil handling facilities.		Lead	Bronson Potter	Consultants; WA DNR; Tribes; environmental organizations; Spokane; Clark County	
Action 2	Establish dedicated emergency management capacity within in the city organization		The City has hired a full-time Emergency Manager who is overseeing the City's program.		Lead	Lenda Crawford	CRESA	
GOAL 3 Create new programs that engage people of all ages, cultures, family configurations, educational backgrounds, trades and professions.								
OBJECTIVE 3.1 Strengthen community identity and sense of belonging								
Action 1	Create a grant program to support multi-cultural programs and activities and provide funding to create additional special events capacity		The additional special events capacity is included as part of the " A Stronger Vancouver" service package.		Lead	Stacey Donovan, Carol Bua		
Action 2	Revise the City's process for recruiting and appointing regulatory and advisory boards, commissions and committees to attract a broader range of diverse participants.		A kaizen event was held in July, 2018. Staff drafted a policy/procedure manual to govern the B&C program, and Council policy 100-06 was updated to reflect the new process.	With the recently updated Council policy approved, staff are working to finalize the Boards, Commissions and Committees Staff Process and Procedure Manual. A companion document for B&C members is also being drafted. Employee outreach and training should take place early December. The new program should be active by January 1, 2019.	Lead	Jill Brown		
OBJECTIVE 3.2 Improve services available to underserved or vulnerable residents								
Action 1	Participate in the development of a coordinated plan for housing the homeless		The Navigation Center at Grand Blvd will host the Day Center beginning mid-November. The Neighborhood Commitment is available on the City Web site. Meriwether (30 units) and Meadows (30 units) are now open. A draft homeless plan is out for review. City & County are now meeting regarding coordination efforts on services to the homeless.	Look at options for additional shelter capacity this winter. Planning for next phase of the Navigation Center will begin Winter 2018. Additional staff will be hired to work with police and homeless population. Additional clean up options are included in 2019-2020 budget.	Partner	Peggy Sheehan	Clark County, Council for the Homeless, Share and other service providers	
Action 2	Support access to high- speed internet throughout the city regardless of location and socioeconomic status				Partner	Lenda Crawford	School Districts	

BECOME A MORE VIBRANT CITY

GOAL 4 Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region.							
OBJECTIVE 4.1 Increase maintenance levels and accessibility to parks							
Action 1	Establish and fund a turf management system for the City's parks including repairing and restoring existing irrigation systems		Parks and Recreation and Public Works are working toward the fulfillment of this item related to turf management. Three staff members have been added to the Grounds Crew. 100% of the work has been completed in the parks system.	We have started turf spraying and fertilizations in preparation for next year. All parks with existing irrigation systems were turned on during the summer of 2017.	Lead	Julie Hannon, Tim Buck	Parks Foundation
Action 2	Pursue a dedicated source of funding for parks maintenance that will allow landscaping, furniture, fixtures and buildings to better meet community expectations		The "Total Cost of Ownership (TCO)" study has been completed and portions are being implemented	We are developing an implementation plan and presentation to City leadership on the TCO results and the plan. We will include appropriate items in the discussions for long-term funding solution, through the "A Stronger Vancouver" initiative.	Lead	Julie Hannon	Citizen Review Team, PRAC, Parks Foundation
OBJECTIVE 4.2 Increase recreational opportunities in our parks							
Action 1	Expand After/Out of School Programs			Included in the proposed "A Stronger Vancouver" service package.	Lead	Dave Perlick	Potentially School Districts, depending on site location
GOAL 5 Continue to build high quality historical and cultural experiences for residents and visitors							
OBJECTIVE 5.1 Enhance Fort Vancouver's standing as a site of historical significance—the birthplace of Pacific Northwest settlement							
Action 1	Include an arts component in the mix of uses at the West Barracks		Renovations on four of five remaining buildings was completed in April 2017. Space in the Barracks for the arts is identified as one of the action steps in the draft of the City's new Culture, Arts & Heritage Plan	The City and Historic Trust need to develop a strategy for bringing art into the Barracks. Also need to reconsider the future of the Post Hospital Building.	Lead	Jan Bader	The Historic Trust
Action 2	Develop Pearson Airfield to optimize its value as a community asset		Environmental and engineering process for next phase of capital development completed in 2018. Resurfacing of the runways and taxiways scheduled for 2019. A search firm has been hired to assist with recruiting a new airport manager.	With the resignation of the airport manager, the City is taking this opportunity to reassess the management, operations and governance of the airport.	Lead	Jan Bader	Pearson Advocates for General Aviation
Action 3	Support the National Park Service in completing the reconstruction of the remaining buildings at Fort Vancouver and the renovations of the East and South Barracks		NPS has secured funding for repair and painting of building exteriors and for removal of five structures (3 sheds and 2 buildings). Awarded a Federal Lands Access Project (FLAP) grant to make improvements to 5th Street and the Fort parking lot.	The west coast regional offices of the Park Service have decided to relocate to Vancouver Barracks.	Partner	Jan Bader	National Park Service, Friends of Fort Vancouver
OBJECTIVE 5.2 Build a vibrant, regionally recognized arts and cultural community							
Action 1	Update the City's Cultural Plan		Plan was adopted by the City Council on April 16, 2018	Funding for initial implementation of the plan including a full-time, 2-year limited term Cultural Services Manager, a cultural grant program and re-establishment of the Cultural Commission is included in the 2019-2020 budget.	Lead	Jan Bader	Community Arts & Cultural and Heritage Organizations
Action 2	Assist the Clark County Historic Museum in securing a new or expanded facility		The final phase of the building renovations, replacement of the front stairs and the HVAC system are underway and due to be completed in fall of 2018.	With the completion of the multi-stage renovation of the existing building, there are currently no plans to relocate or expand the Museum.	Lead	Jan Bader	Clark County Historic Museum
Action 3	Update the City's public art program including revised policies and procedures and developing a dedicated source of funding			There is a funding package for re-establishment of a cultural program including a public art program in the 2019-2020 budget.	Lead	Jan Bader	
GOAL 6 Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services—"20-minute neighborhoods"							
OBJECTIVE 6.1 Support a strong, active neighborhood program that enhances livability and community connections							

		READINESS	STATUS	NEXT STEPS/TIMELINE		CITY ROLE	STAFF LEAD	PARTNERS
Action 1	Restore funds for a Neighborhood Grant Program to support neighborhood improvement projects including street trees, signage, park improvements, landscaping, interpretive signs and public art.				Included in the proposed "A Stronger Vancouver" service package.	Lead	Judi Bailey	Neighborhood Associations
Action 2	Restore funding for Neighborhood Traffic Calming Program for projects like ADA ramps, sidewalk infills and repair and crosswalks.		The Street Funding Strategy annually provides an additional \$100K to the traffic calming program for a total budget of \$270K as well as \$500K for the Safety, Accessibility, and Mobility Program that includes ADA curb ramp, sidewalk infill, and bike projects. The Pavement Management Program continues to build curb ramps through its annual maintenance and preservation program with an an annual cost of \$1.4 - \$1.9 million.		Demand for neighborhood traffic calming continues to exceed resources despite increased funding; efforts to increase program funding and indentify additional resources are ongoing.	Lead	Jennifer Campos	Neighborhood Associations, NTSA
Action 3	Increase capacity and effectiveness of code compliance services to help address neighborhood livability concerns.				Included in the proposed "A Stronger Vancouver" service package.	Lead	Teresa Brum	
OBJECTIVE 6.2 Improve amenities and services that allow residents to “age in place”								
Action 1	Develop a broader range of housing choices through incentives, changes in regulations and implementation of the Affordable Housing Task Force recommendations.		Council approved changes to the Multi-Family Tax Exemption Program to encourage more low-income, multi-family units to be built along with the Accessory Dwelling Unit (ADU). Additional opportunities for affordable housing in commercial zones will be reviewed by council. The projects approved for Affordable Housing Funding in 2017 are moving forward. (7 construction projects, 2 rehab projects and 2 service and rental assistance projects)		City announced the opportunity to use \$6.4 Million of the Affordable Housing Fund. Applications are due on October 31. Planning an ADU class at Clark College winter of 2018-2019.	Lead	Peggy Sheehan	Affordable Housing Task Force, Aging Readiness Task Force, BIA, Relators, partner jurisdictions
GOAL 7 Build on our status as the largest City on the Columbia River by strengthening connections to the river and the waterfront								
OBJECTIVE 7.1 Support redevelopment of the Columbia River waterfront								
Action 1	Complete the waterfront park and trail in downtown Vancouver		Construction of the cable stay pier is complete		This east side of the park is completed. The west side has planting and turf installation pending. The Grand Opening, scheduled September 29, 2018 was a huge success.	Lead	Julie Hannon, Terry Snyder	
Action 2	Adopt infrastructure improvements, tax incentives and other tools to stimulate redevelopment of Vancouver's urban waterfront		Selected downtown census tract, including Waterfront, for new Opportunity Zone incentive for Capital Gains tax.		Waiting for federal rules on the new Opportunity Zone incentive program.	Lead	Teresa Brum	Port, CREDC, Department of Commerce, CCRA
Action 3	As opportunities arise, acquire and develop additional trail easements and access points to the river, including connectivity across Highway 14		On-going . We continue to actively look for appropriate sites along the river and Highway 14. The City is also participating in a Trails Task Force that is working towards expanding trails throughout Clark County.		Continue to look for viable options. This process will likely never be completed.	Lead	Julie Hannon, Monica Tubberville	Property owners, public entities

GROW A MORE PROSPEROUS CITY

GOAL 8 Strengthen commercial, retail and community districts throughout the city								
OBJECTIVE 8.1 Make downtown Vancouver a vibrant destination for the community and the region								
Action 1	Surplus Block 10 and issue an RFP to solicit a use that will contribute to downtown vitality		RFP process completed and a developer/project has been selected		Negotiations are underway for a Dispensation and Development Agreement	Lead	Teresa Brum	CCRA, CREDC, VDA
Action 2	Adopt a master plan for select city-owned downtown properties that includes potential uses and development scenarios		2016 Downtown Asset Strategy Update was complete and was presented to City Center Redevelopment Authority		The Downtown Asset Strategy will be revised in 2019.	Lead	Teresa Brum	CCRA, CREDC, VDA

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 3	Approve a dedicated source of funding (e.g., BID, sales tax) that can address downtown's unique needs including safety/security projects, parking management, etc.		BDS Consulting was selected and is leading the community through the process of BID creation for downtown.	Community outreach will begin in December.	Lead	Teresa Brum	VDA, CCRA
Action 4	Update the 2007 Vancouver City Center Vision with the addition of a new ten-year work plan. Continue to implement existing plan goals and objectives.		Implementation of the VCCV continues, including construction on the waterfront development and extension of the waterfront trail, completion of Westside Mobility Transportation Strategy, approval of the government district parking plan, completion of Brownfield Grant environmental assessments, and the development of City programs to spur Adaptive Reuse of downtown buildings and infill for vacant properties.	Funding package was submitted as part of 2019-2020 budget; Planning will begin in 2020. Adaptive Reuse and small business assistance work is ongoing. Working to identify funding for Main Street Improvements.	Lead	Rebecca Kennedy	Planning Commission
OBJECTIVE 8.2 Strengthen neighborhood business districts							
Action 1	To provide additional local job opportunities and revitalize and enhance commercial districts , implement the following subarea plans		Subarea plan implementation is opportunistic rather than proactive and strategic, due to limited resources and staff capacity. However, within these limitations, some progress is being made in every subarea.				
Action 1(A)	Fourth Plain Corridor Subarea Fourth Plain Forward Action Plan		Implementation of the Fourth Plain Forward Action Plan is underway. This includes the following: Development of a non-profit business district organization, and cultivation on grant funding that allowed the organization to hire its first staff member; Partnering with Clark County Public Health on the Fourth Plain Pedestrian Access and Safety Project; Public Art and Events, including the 2018 Fourth Plain Forward Summer of Murals and the 2018 Fourth Plain Multicultural Festival; Seven new affordable housing developments within the Fourth Plain Subarea; expansion of the Fourth Plain MFTE area to include the entire length of the BRT.	Implementation of the Fourth Plain Forward Action Plan will continue to be a focus. Integrate recommendations from Pedestrian Access and Safety Study into 2019-23 Transportation Grant Program; Continue ongoing programs/events in 2019: Murals, Festival, etc. Develop Sustainability Strategy for FP non-profit business district organization, including ongoing funding. Identify additional strategies to increase the supply of housing, including affordable housing, along the corridor; Proactively engage a coalition of partners working on the Fourth Plain Corridor, to strategically plan and collaborate to attract resources.	Lead	Rebecca Kennedy	
Action 1(B)	Lower Grand Employment Area (LGEA)		Action plan is completed including a 35% design for road improvements. Awarded an Ecology Water Quality grant for the full design and construction of the LGEA road system and negotiated a Development Agreement to retain a major employer as well as support their expansion (80 family wage jobs). Additional brownfields grant submitted to EPA. Development of the Quad underway, including a new office building and commercial amenities.	Implementation of the Lower Grand Employment Area Action Plan will continue to be a focus, including improvements to the northwest loop road and working to retain and grow significant employers as well recruit new businesses. As part of the Heights District Plan, improvements to Blandford Canyon will be recommended, in order to enhance the connection between the Heights and the LGEA.	Lead	Rebecca Kennedy	
Action 1 (C)	The Heights		New subarea planning process initiated for the Heights; Council approved consultant contract in March 2018. Project currently underway and on schedule, and anticipated to be complete in fall 2019.	Over the next two years, a subarea plan will be developed for the Heights Subarea, including a detailed redevelopment plan for the Tower Mall site, an EIS, and Planned Action Ordinance.	Lead	Rebecca Kennedy	
Action 1(D) This is a duplicate of 8.1.4 and should be removed	Vancouver City Center Vision		Implementation of the VCCV continues, including construction on the waterfront development and extension of the waterfront trail, completion of Westside Mobility Transportation Strategy, approval of the government district parking plan, completion of Brownfield Grant environmental assessments, and the development of City programs to spur Adaptive Reuse of downtown buildings and infill for vacant properties.	VCCV will be updated in 2019-20. Adaptive Reuse and small business assistance work is ongoing. Working to identify funding for Main Street Improvements.	Lead	Rebecca Kennedy	City Center Redevelopment Authority (CCRA)
Action 1(E)	112th Avenue Subarea Plan		Continuing efforts to identify and secure funding for improvements to 112th Avenue	Ongoing efforts to enhance access and circulation throughout the subarea. Street improvements along 112th ongoing. Development agreement established for large new development along 28th Street, ensuring it complies with the 112th Avenue Subarea Plan.	Lead	Rebecca Kennedy	
Action 1(F)	Fruit Valley Subarea Plan		32nd Avenue Extension/Western Freight Corridor Feasibility Project is underway.	32nd Ave. Feasibility slated for completion in late 2018. Staff will continue to work with Port and other partners to develop a multi-use path connecting the Waterfront with Vancouver Lake. Identify funding for additional engineering and design work to move 32nd Avenue	Lead	Rebecca Kennedy	
Action 1(G)	Central Park Subarea Plan		Sidewalk infill project along McLoughlin using 'Great Street' standards; Partnership with Clark College to implement a Transportation Demand Management (TDM) program on their campus	Continue to work with partners to identify opportunities to implement the 'Great Street' concept and increase safe connections to BRT/transit	Lead	Rebecca Kennedy	

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 1(H)	Section 30 Subarea Plan		Implementation focused on large transportation improvements to the area, including improvements to 18th Street and SE 1st Street, both major arterials. Working with Developer to refine master plan concept.	Identify and secure funding for additional infrastructure improvements. Continue working directly with the developer to ensure master plan complies with subarea plan requirements.	Lead	Rebecca Kennedy	
Action 1(I)	Riverview Gateway		Master Plan approved in August 2016. City extended water and sewer infrastructure to site.	Construction underway on site, in accordance with established Master Plan and Subarea Plan goals; staff responding to inquiries as received.	Lead	Rebecca Kennedy	
Action 2	Install entrance features, including signage, at key gateways into the City		Phase 1 and 2 of a lodging tax funded pedestrian wayfinding signage program has been installed. A new 6th Street entryway sign was installed. Banners were installed on Main, 6th and on the Waterfront.	Landscaping will soon begin at the 6th Street entryway. Planning for a new vehicular wayfinding system is nearly complete and we applied for 2019 lodging tax funding to build & install vehicular wayfinding signs.	Lead	Jan Bader, Teresa Brum, Tim Buck	WSDOT, VDA
GOAL 9 Build the strongest, most resilient economy in the region							
OBJECTIVE 9.1 Create infrastructure and policies that support job creation							
Action 1	Update the City's annexation plan		Initial meetings were conducted with Clark County regarding annexation plan.	Progress on update of the annexation plan is on hold pending county collaboration.	Lead	Teresa Brum	Clark County
Action 2	Create an Economic Development Reserve to finance projects and programs that create and/or retain jobs and improve the local tax base				Lead	Teresa Brum	
Action 3	Support Innovative Partnership Zones (IPZ) and development of an industry cluster of tech businesses, including advocating for state funding to assist with marketing and business recruitment		IPZ re-designation application was submitted to Washington Department of Commerce and the IPZ was redesignated in early October 2017. GPI was added to the partner list.	IPZ Advisors meet 4/12 in East Vancouver to establish new work plan.	Partner	Teresa Brum	CREDC, Clark, WSUV, CTE Consortium, Workforce, Vancouver Tech Project
Action 4	Develop a menu of incentives to attract knowledge based, high value companies that sell to markets outside the region		Hired new Economic Development Planner to work with partners to develop new incentives; his first project was the completion of the new Opportunity Zone incentive.	Waiting for federal rules on the new Opportunity Zone incentive program.	Partner	Teresa Brum	CREDC and GPI
Action 5	Facilitate creation of a small business incubator to provide business start-up capacity		CREDC added a small business incubator to their updated strategic plan.		Partner	Teresa Brum	CREDC
Action 6	Develop a menu of incentives to support the development and growth of small businesses to retain and grow local jobs.		Hired new Economic Development Planner to work with partners to develop new incentives; his first project was the completion of the new Opportunity Zone incentive.	New Economic Development Planner will explore new incentive programs.	Partner	Teresa Brum	CREDC, Hispanic Chamber, Vancouver Chamber
GOAL 10 Use our influence to support community partners' actions, projects and initiatives that improve our community's livability and prosperity							
OBJECTIVE 10.1 Lend our support, as appropriate, to assist with the success of community projects							
Action 1	Support opportunities for early childhood education including Head Start				Influence		
Action 2	Encourage more specialized education opportunities including apprenticeships and STEM programs		Through the Innovation Partnership Zone the city is a partner with the STEM Network, the schools, businesses, and Southwest Workforce Development Council to ensure internships/mentorships and education in the STEM programs	IPZ activities are on-going	Influence	Teresa Brum	STEM Network, schools, SW Workforce Development Council, Columbia Springs Environmental Education Center
Action 3	Assist in aligning educational institutions offerings with our workforce needs				Influence		
Action 4	Support expansion of a network of school-based family resource centers				Influence		

		READINESS	STATUS	NEXT STEPS/TIMELINE		CITY ROLE	STAFF LEAD	PARTNERS
Action 5	Support strategies that increase the number of students who do post-secondary education					Influence		
Action 6	Support location of a downtown presence for WSUV					Influence		
Action 7	Demonstrate support for new WSUV College of Medicine		The City participated in the accreditation process for WSUV to be selected for a new College of Medicine			Influence		
Action 8	Ensure land availability and appropriate zoning for future K-12 schools throughout the community		The adopted Vancouver Comprehensive Plan adopts the School District Capital Improvement Plans. Schools are included as major stakeholders in the update to the Comprehensive Plan to consider the land needs and zoning for schools	There is an annual review of the Comprehensive Plan development regulations (zoning). The schools may use the annual process if needed to amend a zone. Through subarea planning processes like the Heights District Plan, the City coordinates with schools to ensure complimentary redevelopment.		Influence	Rebecca Kennedy	
Action 9	Support creation of an arts/cultural center		The City, Library District and Vancouver Public Schools have agreed to collaborate on a Center for Arts, Culture and Innovation that will include a new K-12 Elementary School, a Maker's Center and a potential performing arts center located at the site of the old library	Work is already underway on school design and a master plan.		Influence-should be partner or lead now and move up under Cultural	Jan Bader	Vancouver Public Schools, Library District and others

Spring 2017 SPOC

ACTION ITEMS FOR VOTING



Staff Report 178-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/26/2018

SUBJECT 2018 Revisions to the 2016-2021 Strategic Plan

Key Points

- On March 7, 2016, the City Council adopted a new Strategic Plan for 2016-2021.
- The Strategic Plan Oversight Committee, which is charged with monitoring the implementation of the plan, is recommending annual revisions to the plan for 2018.

Strategic Plan Alignment

Proposed revisions apply to Goal 5, Objective 5.2; Goal 8, Objective 8.2; and Goal 10, Objective 10.1 of the Strategic Plan.

Present Situation

On March 7, 2016, the City Council adopted a new Strategic Plan for 2016-2021. Part of the implementation of the plan was the creation of a "Strategic Plan Oversight Committee", made up of community volunteers led by the Mayor Pro-Tem. The Committee's charge is to monitor the implementation of the plan, including reviewing it twice a year and proposing potential changes to City Council on an annual basis.

For 2018, the Committee is proposing the following revisions to the strategic plan:

- One missing component in the Strategic Plan is a vision for the future of the community. The "Vancouver Community Vision" was adopted almost two decades ago and is being used as part of the Stronger Vancouver initiative. The Strategic Plan Oversight Committee is recommending it be added to the Strategic Plan.

"Birthplace of the Pacific Northwest, Vancouver is the heart of southwest Washington, connecting people and places throughout the region. The mighty Columbia River is the link to our past and a key to our future. We are a safe and welcoming city for all ages, incomes, abilities and backgrounds, with proud, unique and vibrant neighborhoods. We are dedicated to preserving our heritage and natural beauty while welcoming the opportunities change

brings to our lively metropolitan community. We are the most livable city in the Pacific Northwest. Residents and businesses across our city are passionate about building a thriving, prosperous and sustainable community together.”

- Objective 8.2, Action 1, “To provide additional local job opportunities, implement the following subarea plans” is revised to “To provide additional local job opportunities and revitalize and enhance commercial districts, implement the following subarea plans”.
- Objective 8.2., Action 1(d), “Vancouver City Center Vision” is deleted because it is a duplicate of Objective 8.1.4.
- The City, Fort Vancouver Libraries District and Vancouver School District have entered into an MOU to build a new center for Arts, Education and Innovation at the city-owned site of the old main library on Mill Plain Blvd. With this step, the City is moving from an “influence” role in the art/cultural center to partner or lead. The recommendation is that Objective 10.1, Action 9, “Support creation of an arts/cultural center” is moved from Goal 10, “Use our influence to support community partners’ actions, projects and initiatives that improve our community’s livability and prosperity” to Goal 5, “Continue to build high quality historical and cultural experiences for residents and visitors” and becomes Objective 5.2, Action 4.

Advantage(s)

1. Revisions to the strategic plan help affirm the Council’s vision and direction for the City.
2. Acknowledges the work of the Strategic Plan Oversight Committee in providing guidance for the implementation of the strategic plan.

Disadvantage(s)

None

Budget Impact

No budget impact from adoption of the plan. Implementation of many of the action items requires funding that is approved through the City’s normal budgeting procedures.

Prior Council Review

- Adoption of the 2016-2021 Strategic Plan on March 7, 2016.
- 2016 annual revisions to the Strategic Plan on December 12, 2016
- City Council workshop on Strategic Plan updates on November 27, 2017
- 2017 annual revisions to the Strategic Plan on December 11, 2017

Action Requested

On November 26, 2018, adopt a resolution approving the 2018 revisions to the 2016-2021 Strategic Plan.

Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8606

ATTACHMENTS:

- ▣ Resolution
- ▣ Strategic Plan Status Update - Fall 2018

11/26/18

RESOLUTION NO. M-3987

A RESOLUTION modifying the City's 2016-2021 Strategic Plan.

WHEREAS, the City Council recognizes the importance of a strategic plan in creating a vision for the city's future; and

WHEREAS, in 2014 the City Council began the process of developing a new strategic plan through a series of retreats that created a strategic framework; and

WHEREAS, over 2,500 people including neighborhood leaders, community partners and residents provided input to the development of the strategic plan; and

WHEREAS, the strategic plan envisions Vancouver as a vibrant, safe, welcoming and prosperous city and outlines a series of goals, objectives and action steps to achieve that future; and

WHEREAS the 2016-2021 strategic plan, as adopted by the City Council on March 7, 2016, is envisioned as a dynamic, living document to be reviewed and modified by Council on an annual basis; and

WHEREAS, Council adopted revisions to the strategic plan for 2016 on December 12, 2016; and

WHEREAS, Council adopted revisions to the strategic plan for 2017 on December 11, 2017.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

RESOLUTION - 1

Section 1. That as recommended in SR 178-18, the 2016-2021 Strategic Plan, included as Exhibit “A”, is hereby modified in 2018 as follows.

A. The “Vancouver Community Vision” is added to the plan.

“Birthplace of the Pacific Northwest, Vancouver is the heart of southwest Washington, connecting people and places throughout the region. The mighty Columbia River is the link to our past and a key to our future. We are a safe and welcoming city for all ages, incomes, abilities and backgrounds, with proud, unique and vibrant neighborhoods. We are dedicated to preserving our heritage and natural beauty while welcoming the opportunities change brings to our lively metropolitan community. We are the most livable city in the Pacific Northwest. Residents and businesses across our city are passionate about building a thriving, prosperous and sustainable community together.”

Objective 8.2, Action 1, “To provide additional local job opportunities, implement the following subarea plans” is revised to “To provide additional local job opportunities and revitalize and enhance commercial districts, implement the following subarea plans”.

Objective 8.2., Action 1(d), “Vancouver City Center Vision” is deleted because it is a duplicate of Objective 8.1.4.

Objective 10.1, Action 9, “Support creation of an arts/cultural center” is moved from Goal 10, “Use our influence to support community partners’ actions, projects and initiatives that improve our community’s livability and prosperity” to Goal 5, “Continue to build high quality historical and cultural experiences for residents and visitors” and becomes Objective 5.2, Action 4.

Section 2. This resolution shall be effective immediately upon adoption.

DATED this 26th day of November, 2018.

RESOLUTION - 2

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

RESOLUTION - 3

Strategic Plan 2016-2021

STATUS AT A GLANCE :: FALL 2018

Completed
 On Track
 Progress, Some Obstacles
 Major Obstacles
 Not Started

READINESS STATUS

NEXT STEPS/TIMELINE

CITY
ROLE

STAFF LEAD PARTNERS

INVEST IN A SAFE AND WELCOMING CITY

GOAL 1 Ensure our built urban environment is one of the safest, most environmentally responsible and well maintained in the Pacific Northwest.

OBJECTIVE 1.1 Develop and maintain a safe, balanced and innovative transportation system which will meet the needs of future generations

Action 1	Adopt and implement a "Complete Streets" program (e.g., designed and operated to enable safe mobility for all users)		Complete Street Ordinance adopted in 2017; Internal project checklist completed in 2017; Complete Streets performance evaluation, revised streets standards, and complete streets network map to be completed during the update of the Transportation System Plan. Citywide collisions analysis underway. Current capital projects include McLoughlin Blvd. and Westside Bike Mobility Project. Other complete Streets restriping efforts underway, in coordination with the City's annual Pavement Management Program.	Transportation System Plan to start at the beginning of 2019; 10% design concepts for McLoughlin and the Westside Bike Mobility project completed by the end of 2019.	Lead	Rebecca Kennedy/ Jennifer Campos	City of Vancouver Bicycle and Pedestrian Stakeholder Group
Action 2	Upgrade key bike and pedestrian corridors, i.e. Evergreen Highway, McLoughlin/MacArthur/McGillivray, Fourth Plain Corridor and Columbia Street		First phase of Transportation System Plan (TSP) update underway- the Citywide Safety analysis; McLoughlin Complete Streets retrofit underway- in planning and concept design phase; Westside protected bike facility planning underway- will connect Burnt Bridge Creek Greenway to downtown/waterfront and will include analysis of Columbia; Sidewalk and ADA improvements underway for Wintler and Caples on Fourth Plain; Grant applications submitted for improvements at McGillivray and MacArthur and roadway reconfiguration on Fourth Plain Boulevard.	Transportation System Plan to start at the beginning of 2019; 10% design concepts for McLoughlin and the Westside Bike Mobility project completed by the end of 2019. Capital improvements on Fourth Plain to be completed by the end of 2019. Success of grant applications known by the end of 2019.	Lead	Rebecca Kennedy/ Jennifer Campos	City of Vancouver Bicycle and Pedestrian Stakeholder Group
Action 3	Plan for multiple public transit options including bus, light rail and Bus Rapid Transit (BRT)		City staff is on the project Technical Advisory Committee for the Mill Plain BRT project; City has hired a consultant to provide strategic input in the project development process; City will be a stakeholder in C-TRAN's system plan update.	Locally preferred alternative for BRT project to be decided on mid-2019; C-TRAN system plan update to be completed by the end of 2019.	Partner	Rebecca Kennedy/ Jennifer Campos	CTRAN
Action 4	Actively participate in policy conversations regarding improvements to the I-5 Corridor		The State of Oregon has completed a Policy Advisory Committee (PAC) process that reviewed potential options for congestion pricing on segments on I-205 and I-5, from the state line with Washington to where the to highways merge south of Tualitan. After the PAC process, the Oregon Department of Transportation submitted a recommendation to the Oregon Transportation Commission, which included congestion pricing proposals on both roadways. The Mayor participated on the PAC to represent the City's interests, and both elected officials and City staff continue to track and provide feedback on this project. In 2018, the City Council, as well as all the relevant jurisdictions and agencies in SW Washington, passed resolutions supporting an I-5 Bridge replacement that includes high-capacity transit.	In mid-November 2018, the Oregon Transportation Commission (OTC) will determine the final package of potential pricing treatments that they will submit to the Federal Highway Administration (FHWA) on behalf of Oregon. If approved as part of established FHWA programs, the proposals will move forward through a multi-year analysis and review process, in accordance with FHWA guidelines and the federal National Environmental Policy Act (NEPA). Staff and policymakers will continue to be involved in regional transportation discussions and to weigh in on congestion pricing proposals through bi-state coordination and the federal NEPA process. The City continues to participate in policy level discussions about a future I-5 Bridge replacement project. In its state legislative agenda, the City has asked the legislature to provide funding for WSDOT to move an I-5 Bridge replacement project forward.	Partner	Eric Holmes	RTC, CREDC, ICC, State Legislature, Federal Delegation

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 5	Support trade and freight related improvements including the Mill Plain/I-5 interchange.		City staff is on technical advisory committee for SR-501 freight improvement project; staff continues to coordinate with WSDOT on designs funds for the Mill Plain interchange; 32nd Avenue feasibility study about 60% complete.	SR-501 slated for completed in 2020; next steps on 32nd Avenue project will be determined by results of current feasibility analysis. Planning process for Mill Plain interchange forthcoming.	Partner	Rebecca Kennedy/ Jennifer Campos	WSDOT,RTC, CREDC, ICC
Action 6	Support development of a Downtown/ Uptown/ Historic Reserve trolley system		Several private businesses are testing a trolley system for downtown employees and the City is being kept apprised.		Partner	Jan Bader, Teresa Brum	Fort Vancouver Trust, NPS, Uptown Village Association, VDA, CTRAN, Columbia
OBJECTIVE 1.2	Ensure our infrastructure, including buildings and utilities, are safe, environmentally responsible and well maintained meet the needs of future generations						
Action 1	Build a new, state of the art water facility at Water Station 1		Multi-year, multi-phased project involving extensive renovations and upgrades to Water Station 1 facilities -some of which dates back to the early 1900's. Work includes extensive electrical and control system upgrades including emergency power, new multi-purpose control building, replacement of chlorine gas disinfection system with sodium hypochlorite system, two new reservoirs and an elevated storage tank, improved bike and pedestrian access across the site and upgraded lighting and security systems. Construction contract was awarded in August 2016 for \$11.3 million for phase 1 improvements.	Phase 1 construction began in late 2016 and is nearly complete. Construction of site-wide electrical upgrades, a multipurpose control building with booster pump station, and an onsite sodium hypochlorite generation sytem have been recently commissioned with startup and testing. Phase 2 design is nearly 100% complete on new reservoirs, elevated tank, improved bike and pedestrian access, and the security fencing and other amenities. This work is expected to be bid late 2018 and be completed early 2021.	Lead	Brian Carlson	
Action 2	Renovate the Operations Center complex and integrate it with the Fourth Plain business district		Master site development plan was completed in spring 2018. Several alternatives were studied utilizing the current Fourth Plain property and relocation to a new site elsewhere. Workshop was held with Council in July 2018 summarizing findings, challenges and recommendations. Direction was given to pursue development of a new Ops Center at a new site.	Staff is currently pursuing purchase of a new site to house Operations. It is anticipated purchase will be finalized early 2019. Design and permitting of a new facility would occur in 2019 and 2020. Construction anticipated 2021-2022. Following completion of the new Operations Center site, the existing Fourth Plain properties would be subject to redevelopment.	Lead	Brian Carlson	
Action 3	Adopt and implement a "Low Impact Development" policy		Low Impact Development policy and code changes went through a public review and stakeholder process, including Planning Commission, and were adopted by Vancouver City Council on October 17, 2016.	Implementation of LID code changes is occurring. The City was recently notified that we will be receiving nearly \$2 million in Ecology grant funds for LID implementation projects. Grant agreements will be finalized the third quarter of 2018.	Lead	Brian Carlson	
Action 4	Convert the City's streetlight system to LED		Proposed \$5 million project to convert approximately 13,000 of the City's 17,500 streetlights to LEDs. Primary funding for project coming from a State of Washington Public Works Trust Fund (PWTF) loan. The PWTF loan was finally approved for funding with passage of the State's Capital Budget Spring 2018 and was received by the City and approved by Council May 2018.	RFP/RFQ for selection of the LED head fixture is anticipated to be out to bid November 2018 with selection of fixture type and approval by Council January 2019. Selection of a installation contractor via a bid is anticipated to be awarded by Council June 2019 with installation occurring July 2019-December 2020.	Lead	Brian Carlson	
GOAL 2	Provide effective, innovative and well-resourced police, fire and emergency medical services.						
OBJECTIVE 2.1	Provide reliable and responsive police, fire and EMS services						
Action 1	Improve community safety through enhancing the Traffic Unit; restoring the Property Crimes Unit and developing a Crime Analysis and Intelligence Unit		Staffing & funding proposal developed by Vancouver Police Department (VPD) and the Community Resource Team (CRT) was approved by the City Council in February 2017.	Implementation of VPD staffing plan and funding. The "A Stronger Vancouver" Initiative resulted in a recommendation of a package of replacement revenues- replacing some of the components approved by Council in 2017. The replacement revenue package was approved by Council on October 1, 2018.	Lead	James McElvain	Community Resource Team
Action 2	Vancouver Police will enhance community relationships and provide opportunities for engagement by implementing proven strategies including community policing, neighborhood police officers, bike patrol, police service technicians and other uses of civilian staffing and volunteers.		Staffing & funding proposal developed by Vancouver Police Department (VPD) and the Community Resource Team (CRT) was approved by the City Council in February 2017.	Implementation of VPD staffing plan and funding. The "A Stronger Vancouver" Initiative resulted in a recommendation of a package of replacement revenues- replacing some of the components approved by Council in 2017. The replacement revenue package was approved by Council on October 1, 2018.	Lead	Michael Whitney	Community Resource Team; Chief's Diversity Advisory Committee, NOW Volunteers

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 3	Vancouver Fire will enhance community relationships and improve fire safety through increased fire inspections, additional community education programs like "Project Home Safe" and the use of volunteers including Fire Corp. and CERT.		The Fire Code Officerd conduct fire and life safety inspections on commercial, industrial and multi-family facilities. Since 2015, the Officers have identified and abated approximately 65,000 fire code hazards. The Officers work towards reducing fire false alarms and have made significant progress on clearing the backlog of inspections. Project Home Safe is a community fire risk reduction program. Through the work of Deputy Fire Marshals and Fire Corps Volunteers the program has reached over 1,600 homes to change risky behaviors associated with fires that can be preventable.	In 2019, four more Fire Code Officers will be added to VFD's improved fire and life safety inspection program. In 2018, VFD was awarded a FEMA Fire Prevention Grant for \$216,000. The grant funding will support the "Project Home Safe" campaign while the department continues to explore options to include more residents. A modified fire sprinkler ordinance and a new fire prevention ordinance have been proposed as policy initiatives under "A Stronger Vancouver" and VFD's Community Resource Team.	Lead	Heidi Scarpelli	Community Resource Team, CERT Volunteers, Fire Corps.
Action 4	Replace or repair seismically unstable fire stations		Construction of Stations 1 and 2 completed in early 2018. Construction of new Station 11 anticipated to begin 2019	Replacement of Stations 3 & 6 and seismic upgrades for Stations 5, 7 & 9 are included in the proposed "A Stronger Vancouver" capital package	Lead	Doug Koellermeier	
OBJECTIVE 2.2 Increase the level of emergency preparedness in the City as an organization and in the community							
Action 1	Pursue strategies at the local, state and federal level to preserve and enhance community safety by minimizing the opportunity for and mitigating the impact of transport of volatile commodities, such as crude oil and coal through the City		Successfully completed oil terminal proceedings with denial of permit. Ordinance in place to prohibit future development of oil handling facilities.		Lead	Bronson Potter	Consultants; WA DNR; Tribes; environmental organizations; Spokane; Clark County
Action 2	Establish dedicated emergency management capacity within in the city organization		The City has hired a full-time Emergency Manager who is overseeing the City's program.		Lead	Lenda Crawford	CRESA
GOAL 3 Create new programs that engage people of all ages, cultures, family configurations, educational backgrounds, trades and professions.							
OBJECTIVE 3.1 Strengthen community identity and sense of belonging							
Action 1	Create a grant program to support multi-cultural programs and activities and provide funding to create additional special events capacity		The additional special events capacity is included as part of the "A Stronger Vancouver" service package.		Lead	Stacey Donovan, Carol Bua	
Action 2	Revise the City's process for recruiting and appointing regulatory and advisory boards, commissions and committees to attract a broader range of diverse participants.		A kaizen event was held in July, 2018. Staff drafted a policy/procedure manual to govern the B&C program, and Council policy 100-06 was updated to reflect the new process.	With the recently updated Council policy approved, staff are working to finalize the Boards, Commissions and Committees Staff Process and Procedure Manual. A companion document for B&C members is also being drafted. Employee outreach and training should take place early December. The new program should be active by January 1, 2019.	Lead	Jill Brown	
OBJECTIVE 3.2 Improve services available to underserved or vulnerable residents							
Action 1	Participate in the development of a coordinated plan for housing the homeless		The Navigation Center at Grand Blvd will host the Day Center beginning mid-November. The Neighborhood Commitment is available on the City Web site. Meriwether (30 units) and Meadows (30 units) are now open. A draft homeless plan is out for review. City & County are now meeting regarding coordination efforts on services to the homeless.	Look at options for additional shelter capacity this winter. Planning for next phase of the Navigation Center will begin Winter 2018. Additional staff will be hired to work with police and homeless population. Additional clean up options are included in 2019-2020 budget.	Partner	Peggy Sheehan	Clark County, Council for the Homeless, Share and other service providers
Action 2	Support access to high- speed internet throughout the city regardless of location and socioeconomic status				Partner	Lenda Crawford	School Districts

BECOME A MORE VIBRANT CITY

GOAL 4 Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region.							
OBJECTIVE 4.1 Increase maintenance levels and accessibility to parks							
Action 1	Establish and fund a turf management system for the City's parks including repairing and restoring existing irrigation systems		Parks and Recreation and Public Works are working toward the fulfillment of this item related to turf management. Three staff members have been added to the Grounds Crew. 100% of the work has been completed in the parks system.	We have started turf spraying and fertilizations in preparation for next year. All parks with existing irrigation systems were turned on during the summer of 2017.	Lead	Julie Hannon, Tim Buck	Parks Foundation
Action 2	Pursue a dedicated source of funding for parks maintenance that will allow landscaping, furniture, fixtures and buildings to better meet community expectations		The "Total Cost of Ownership (TCO)" study has been completed and portions are being implemented	We are developing an implementation plan and presentation to City leadership on the TCO results and the plan. We will include appropriate items in the discussions for long-term funding solution, through the "A Stronger Vancouver" initiative.	Lead	Julie Hannon	Citizen Review Team, PRAC, Parks Foundation
OBJECTIVE 4.2 Increase recreational opportunities in our parks							
Action 1	Expand After/Out of School Programs			Included in the proposed "A Stronger Vancouver" service package.	Lead	Dave Perlick	Potentially School Districts, depending on site location
GOAL 5 Continue to build high quality historical and cultural experiences for residents and visitors							
OBJECTIVE 5.1 Enhance Fort Vancouver's standing as a site of historical significance—the birthplace of Pacific Northwest settlement							
Action 1	Include an arts component in the mix of uses at the West Barracks		Renovations on four of five remaining buildings was completed in April 2017. Space in the Barracks for the arts is identified as one of the action steps in the draft of the City's new Culture, Arts & Heritage Plan	The City and Historic Trust need to develop a strategy for bringing art into the Barracks. Also need to reconsider the future of the Post Hospital Building.	Lead	Jan Bader	The Historic Trust
Action 2	Develop Pearson Airfield to optimize its value as a community asset		Environmental and engineering process for next phase of capital development completed in 2018. Resurfacing of the runways and taxiways scheduled for 2019. A search firm has been hired to assist with recruiting a new airport manager.	With the resignation of the airport manager, the City is taking this opportunity to reassess the management, operations and governance of the airport.	Lead	Jan Bader	Pearson Advocates for General Aviation
Action 3	Support the National Park Service in completing the reconstruction of the remaining buildings at Fort Vancouver and the renovations of the East and South Barracks		NPS has secured funding for repair and painting of building exteriors and for removal of five structures (3 sheds and 2 buildings). Awarded a Federal Lands Access Project (FLAP) grant to make improvements to 5th Street and the Fort parking lot.	The west coast regional offices of the Park Service have decided to relocate to Vancouver Barracks.	Partner	Jan Bader	National Park Service, Friends of Fort Vancouver
OBJECTIVE 5.2 Build a vibrant, regionally recognized arts and cultural community							
Action 1	Update the City's Cultural Plan		Plan was adopted by the City Council on April 16, 2018	Funding for initial implementation of the plan including a full-time, 2-year limited term Cultural Services Manager, a cultural grant program and re-establishment of the Cultural Commission is included in the 2019-2020 budget.	Lead	Jan Bader	Community Arts & Cultural and Heritage Organizations
Action 2	Assist the Clark County Historic Museum in securing a new or expanded facility		The final phase of the building renovations, replacement of the front stairs and the HVAC system are underway and due to be completed in fall of 2018.	With the completion of the multi-stage renovation of the existing building, there are currently no plans to relocate or expand the Museum.	Lead	Jan Bader	Clark County Historic Museum
Action 3	Update the City's public art program including revised policies and procedures and developing a dedicated source of funding			There is a funding package for re-establishment of a cultural program including a public art program in the 2019-2020 budget.	Lead	Jan Bader	
GOAL 6 Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services—"20-minute neighborhoods"							
OBJECTIVE 6.1 Support a strong, active neighborhood program that enhances livability and community connections							

		READINESS	STATUS	NEXT STEPS/TIMELINE		CITY ROLE	STAFF LEAD	PARTNERS
Action 1	Restore funds for a Neighborhood Grant Program to support neighborhood improvement projects including street trees, signage, park improvements, landscaping, interpretive signs and public art.				Included in the proposed "A Stronger Vancouver" service package.	Lead	Judi Bailey	Neighborhood Associations
Action 2	Restore funding for Neighborhood Traffic Calming Program for projects like ADA ramps, sidewalk infills and repair and crosswalks.		The Street Funding Strategy annually provides an additional \$100K to the traffic calming program for a total budget of \$270K as well as \$500K for the Safety, Accessibility, and Mobility Program that includes ADA curb ramp, sidewalk infill, and bike projects. The Pavement Management Program continues to build curb ramps through its annual maintenance and preservation program with an an annual cost of \$1.4 - \$1.9 million.		Demand for neighborhood traffic calming continues to exceed resources despite increased funding; efforts to increase program funding and indentify additional resources are ongoing.	Lead	Jennifer Campos	Neighborhood Associations, NTSA
Action 3	Increase capacity and effectiveness of code compliance services to help address neighborhood livability concerns.				Included in the proposed "A Stronger Vancouver" service package.	Lead	Teresa Brum	
OBJECTIVE 6.2 Improve amenities and services that allow residents to “age in place”								
Action 1	Develop a broader range of housing choices through incentives, changes in regulations and implementation of the Affordable Housing Task Force recommendations.		Council approved changes to the Multi-Family Tax Exemption Program to encourage more low-income, multi-family units to be built along with the Accessory Dwelling Unit (ADU). Additional opportunities for affordable housing in commercial zones will be reviewed by council. The projects approved for Affordable Housing Funding in 2017 are moving forward. (7 construction projects, 2 rehab projects and 2 service and rental assistance projects)		City announced the opportunity to use \$6.4 Million of the Affordable Housing Fund. Applications are due on October 31. Planning an ADU class at Clark College winter of 2018-2019.	Lead	Peggy Sheehan	Affordable Housing Task Force, Aging Readiness Task Force, BIA, Relators, partner jurisdictions
GOAL 7 Build on our status as the largest City on the Columbia River by strengthening connections to the river and the waterfront								
OBJECTIVE 7.1 Support redevelopment of the Columbia River waterfront								
Action 1	Complete the waterfront park and trail in downtown Vancouver		Construction of the cable stay pier is complete		This east side of the park is completed. The west side has planting and turf installation pending. The Grand Opening, scheduled September 29, 2018 was a huge success.	Lead	Julie Hannon, Terry Snyder	
Action 2	Adopt infrastructure improvements, tax incentives and other tools to stimulate redevelopment of Vancouver's urban waterfront		Selected downtown census tract, including Waterfront, for new Opportunity Zone incentive for Capital Gains tax.		Waiting for federal rules on the new Opportunity Zone incentive program.	Lead	Teresa Brum	Port, CREDC, Department of Commerce, CCRA
Action 3	As opportunities arise, acquire and develop additional trail easements and access points to the river, including connectivity across Highway 14		On-going . We continue to actively look for appropriate sites along the river and Highway 14. The City is also participating in a Trails Task Force that is working towards expanding trails throughout Clark County.		Continue to look for viable options. This process will likely never be completed.	Lead	Julie Hannon, Monica Tubberville	Property owners, public entities

GROW A MORE PROSPEROUS CITY

GOAL 8 Strengthen commercial, retail and community districts throughout the city								
OBJECTIVE 8.1 Make downtown Vancouver a vibrant destination for the community and the region								
Action 1	Surplus Block 10 and issue an RFP to solicit a use that will contribute to downtown vitality		RFP process completed and a developer/project has been selected		Negotiations are underway for a Dispensation and Development Agreement	Lead	Teresa Brum	CCRA, CREDC, VDA
Action 2	Adopt a master plan for select city-owned downtown properties that includes potential uses and development scenarios		2016 Downtown Asset Strategy Update was complete and was presented to City Center Redevelopment Authority		The Downtown Asset Strategy will be revised in 2019.	Lead	Teresa Brum	CCRA, CREDC, VDA

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 3	Approve a dedicated source of funding (e.g., BID, sales tax) that can address downtown's unique needs including safety/security projects, parking management, etc.		BDS Consulting was selected and is leading the community through the process of BID creation for downtown.	Community outreach will begin in December.	Lead	Teresa Brum	VDA, CCRA
Action 4	Update the 2007 Vancouver City Center Vision with the addition of a new ten-year work plan. Continue to implement existing plan goals and objectives.		Implementation of the VCCV continues, including construction on the waterfront development and extension of the waterfront trail, completion of Westside Mobility Transportation Strategy, approval of the government district parking plan, completion of Brownfield Grant environmental assessments, and the development of City programs to spur Adaptive Reuse of downtown buildings and infill for vacant properties.	Funding package was submitted as part of 2019-2020 budget; Planning will begin in 2020. Adaptive Reuse and small business assistance work is ongoing. Working to identify funding for Main Street Improvements.	Lead	Rebecca Kennedy	Planning Commission
OBJECTIVE 8.2 Strengthen neighborhood business districts							
Action 1	To provide additional local job opportunities and revitalize and enhance commercial districts , implement the following subarea plans		Subarea plan implementation is opportunistic rather than proactive and strategic, due to limited resources and staff capacity. However, within these limitations, some progress is being made in every subarea.				
Action 1(A)	Fourth Plain Corridor Subarea Fourth Plain Forward Action Plan		Implementation of the Fourth Plain Forward Action Plan is underway. This includes the following: Development of a non-profit business district organization, and cultivation on grant funding that allowed the organization to hire its first staff member; Partnering with Clark County Public Health on the Fourth Plain Pedestrian Access and Safety Project; Public Art and Events, including the 2018 Fourth Plain Forward Summer of Murals and the 2018 Fourth Plain Multicultural Festival; Seven new affordable housing developments within the Fourth Plain Subarea; expansion of the Fourth Plain MFTE area to include the entire length of the BRT.	Implementation of the Fourth Plain Forward Action Plan will continue to be a focus. Integrate recommendations from Pedestrian Access and Safety Study into 2019-23 Transportation Grant Program; Continue ongoing programs/events in 2019: Murals, Festival, etc. Develop Sustainability Strategy for FP non-profit business district organization, including ongoing funding. Identify additional strategies to increase the supply of housing, including affordable housing, along the corridor; Proactively engage a coalition of partners working on the Fourth Plain Corridor, to strategically plan and collaborate to attract resources.	Lead	Rebecca Kennedy	
Action 1(B)	Lower Grand Employment Area (LGEA)		Action plan is completed including a 35% design for road improvements. Awarded an Ecology Water Quality grant for the full design and construction of the LGEA road system and negotiated a Development Agreement to retain a major employer as well as support their expansion (80 family wage jobs). Additional brownfields grant submitted to EPA. Development of the Quad underway, including a new office building and commercial amenities.	Implementation of the Lower Grand Employment Area Action Plan will continue to be a focus, including improvements to the northwest loop road and working to retain and grow significant employers as well as recruit new businesses. As part of the Heights District Plan, improvements to Blandford Canyon will be recommended, in order to enhance the connection between the Heights and the LGEA.	Lead	Rebecca Kennedy	
Action 1 (C)	The Heights		New subarea planning process initiated for the Heights; Council approved consultant contract in March 2018. Project currently underway and on schedule, and anticipated to be complete in fall 2019.	Over the next two years, a subarea plan will be developed for the Heights Subarea, including a detailed redevelopment plan for the Tower Mall site, an EIS, and Planned Action Ordinance.	Lead	Rebecca Kennedy	
Action 1(D) This is a duplicate of 8.1.4 and should be removed	Vancouver City Center Vision		Implementation of the VCCV continues, including construction on the waterfront development and extension of the waterfront trail, completion of Westside Mobility Transportation Strategy, approval of the government district parking plan, completion of Brownfield Grant environmental assessments, and the development of City programs to spur Adaptive Reuse of downtown buildings and infill for vacant properties.	VCCV will be updated in 2019-20. Adaptive Reuse and small business assistance work is ongoing. Working to identify funding for Main Street Improvements.	Lead	Rebecca Kennedy	City Center Redevelopment Authority (CCRA)
Action 1(E)	112th Avenue Subarea Plan		Continuing efforts to identify and secure funding for improvements to 112th Avenue	Ongoing efforts to enhance access and circulation throughout the subarea. Street improvements along 112th ongoing. Development agreement established for large new development along 28th Street, ensuring it complies with the 112th Avenue Subarea Plan.	Lead	Rebecca Kennedy	
Action 1(F)	Fruit Valley Subarea Plan		32nd Avenue Extension/Western Freight Corridor Feasibility Project is underway.	32nd Ave. Feasibility slated for completion in late 2018. Staff will continue to work with Port and other partners to develop a multi-use path connecting the Waterfront with Vancouver Lake. Identify funding for additional engineering and design work to move 32nd Avenue	Lead	Rebecca Kennedy	
Action 1(G)	Central Park Subarea Plan		Sidewalk infill project along McLoughlin using 'Great Street' standards; Partnership with Clark College to implement a Transportation Demand Management (TDM) program on their campus	Continue to work with partners to identify opportunities to implement the 'Great Street' concept and increase safe connections to BRT/transit	Lead	Rebecca Kennedy	

		READINESS	STATUS	NEXT STEPS/TIMELINE	CITY ROLE	STAFF LEAD	PARTNERS
Action 1(H)	Section 30 Subarea Plan		Implementation focused on large transportation improvements to the area, including improvements to 18th Street and SE 1st Street, both major arterials. Working with Developer to refine master plan concept.	Identify and secure funding for additional infrastructure improvements. Continue working directly with the developer to ensure master plan complies with subarea plan requirements.	Lead	Rebecca Kennedy	
Action 1(I)	Riverview Gateway		Master Plan approved in August 2016. City extended water and sewer infrastructure to site.	Construction underway on site, in accordance with established Master Plan and Subarea Plan goals; staff responding to inquiries as received.	Lead	Rebecca Kennedy	
Action 2	Install entrance features, including signage, at key gateways into the City		Phase 1 and 2 of a lodging tax funded pedestrian wayfinding signage program has been installed. A new 6th Street entryway sign was installed. Banners were installed on Main, 6th and on the Waterfront.	Landscaping will soon begin at the 6th Street entryway. Planning for a new vehicular wayfinding system is nearly complete and we applied for 2019 lodging tax funding to build & install vehicular wayfinding signs.	Lead	Jan Bader, Teresa Brum, Tim Buck	WSDOT, VDA
GOAL 9 Build the strongest, most resilient economy in the region							
OBJECTIVE 9.1 Create infrastructure and policies that support job creation							
Action 1	Update the City's annexation plan		Initial meetings were conducted with Clark County regarding annexation plan.	Progress on update of the annexation plan is on hold pending county collaboration.	Lead	Teresa Brum	Clark County
Action 2	Create an Economic Development Reserve to finance projects and programs that create and/or retain jobs and improve the local tax base				Lead	Teresa Brum	
Action 3	Support Innovative Partnership Zones (IPZ) and development of an industry cluster of tech businesses, including advocating for state funding to assist with marketing and business recruitment		IPZ re-designation application was submitted to Washington Department of Commerce and the IPZ was redesignated in early October 2017. GPI was added to the partner list.	IPZ Advisors meet 4/12 in East Vancouver to establish new work plan.	Partner	Teresa Brum	CREDC, Clark, WSUV, CTE Consortium, Workforce, Vancouver Tech Project
Action 4	Develop a menu of incentives to attract knowledge based, high value companies that sell to markets outside the region		Hired new Economic Development Planner to work with partners to develop new incentives; his first project was the completion of the new Opportunity Zone incentive.	Waiting for federal rules on the new Opportunity Zone incentive program.	Partner	Teresa Brum	CREDC and GPI
Action 5	Facilitate creation of a small business incubator to provide business start-up capacity		CREDC added a small business incubator to their updated strategic plan.		Partner	Teresa Brum	CREDC
Action 6	Develop a menu of incentives to support the development and growth of small businesses to retain and grow local jobs.		Hired new Economic Development Planner to work with partners to develop new incentives; his first project was the completion of the new Opportunity Zone incentive.	New Economic Development Planner will explore new incentive programs.	Partner	Teresa Brum	CREDC, Hispanic Chamber, Vancouver Chamber
GOAL 10 Use our influence to support community partners' actions, projects and initiatives that improve our community's livability and prosperity							
OBJECTIVE 10.1 Lend our support, as appropriate, to assist with the success of community projects							
Action 1	Support opportunities for early childhood education including Head Start				Influence		
Action 2	Encourage more specialized education opportunities including apprenticeships and STEM programs		Through the Innovation Partnership Zone the city is a partner with the STEM Network, the schools, businesses, and Southwest Workforce Development Council to ensure internships/mentorships and education in the STEM programs	IPZ activities are on-going	Influence	Teresa Brum	STEM Network, schools, SW Workforce Development Council, Columbia Springs Environmental Education Center
Action 3	Assist in aligning educational institutions offerings with our workforce needs				Influence		
Action 4	Support expansion of a network of school-based family resource centers				Influence		

		READINESS	STATUS	NEXT STEPS/TIMELINE		CITY ROLE	STAFF LEAD	PARTNERS
Action 5	Support strategies that increase the number of students who do post-secondary education					Influence		
Action 6	Support location of a downtown presence for WSUV					Influence		
Action 7	Demonstrate support for new WSUV College of Medicine		The City participated in the accreditation process for WSUV to be selected for a new College of Medicine			Influence		
Action 8	Ensure land availability and appropriate zoning for future K-12 schools throughout the community		The adopted Vancouver Comprehensive Plan adopts the School District Capital Improvement Plans. Schools are included as major stakeholders in the update to the Comprehensive Plan to consider the land needs and zoning for schools	There is an annual review of the Comprehensive Plan development regulations (zoning). The schools may use the annual process if needed to amend a zone. Through subarea planning processes like the Heights District Plan, the City coordinates with schools to ensure complimentary redevelopment.		Influence	Rebecca Kennedy	
Action 9	Support creation of an arts/cultural center		The City, Library District and Vancouver Public Schools have agreed to collaborate on a Center for Arts, Culture and Innovation that will include a new K-12 Elementary School, a Maker's Center and a potential performing arts center located at the site of the old library	Work is already underway on school design and a master plan.		Influence-should be partner or lead now and move up under Cultural	Jan Bader	Vancouver Public Schools, Library District and others

Spring 2017 SPOC

ACTION ITEMS FOR VOTING



Staff Report 179-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/26/2018

SUBJECT Interlocal Agreement with Clark College for Acceptance of City of Vancouver-owned Bike Lockers on Clark College Property for Student and Employee Use

Key Points

- In 2016 the City worked with Clark College to assess the potential implementation of a transportation options pilot program for students
- The assessment found that the implementation of a transportation options program at Clark College would likely help students, faculty, and staff decrease their drive-alone trips to campus and beyond
- To support the development of a transportation options program at Clark College, the City is partnering with Clark College to install 3 sets of 4 space electronic bike lockers
- Clark College will maintain the lockers and coordinate directly with eLock Technologies, LLC for any necessary repairs or maintenance for a minimum of three years from the time of installation.
- The City will retain ownership of the lockers at all times and may retake possession of the lockers upon termination of the agreement by either party.

Strategic Plan Alignment

Goal 1, Objective 1.1: Develop and maintain a safe, balanced and innovative transportation system that will meet the needs of future generations.

Present Situation

In 2016, given the ongoing success of the City's Destination Downtown program, the City looked at opportunities to expand transportation demand management services to two new areas: the westside industrial area and the Clark College campus. Assessments were completed to determine if both areas had the structure, services, and support for the implementation of transportation demand management programs. Survey results, data analysis, and discussions with staff and students indicated strong interest in the development of a transportation demand management (TDM) program at Clark College.

Working with College staff and the Associated Students of Clark College, the need for secure bicycle parking was identified as a top TDM priority to help encourage students to ride their bikes to school. The City already has numerous eLock electronic bicycle lockers in the downtown area; in order to create a more seamless system, the same type of lockers was purchased for installation at the Clark College campus. The City will retain ownership of the lockers while Clark College will maintain the lockers and address any user issues that may arise.

Advantage(s)

1. Supports bicycle transportation by providing a secure place to lock one's bike once they get to their destination at Clark College.
2. Although ownership of the lockers remains with the City, Clark College will coordinate maintenance and repairs with the manufacturer, as needed.
3. The City will be able to relocate the lockers to City-owned property for use by City employees and/or the general public upon termination of the agreement with the College.

Disadvantage(s)

None

Budget Impact

\$50,000 one-time expense on product, delivery, and installation costs and \$360.00 annual service and operations agreement. Funds for the expenses to come from the Street Funding Strategy Safety, Accessibility and Mobility program.

Prior Council Review

None

Action Requested

On November 26, 2018, authorize the City Manager or his designee to sign an interlocal agreement with Clark College to allow for the use of City-owned bicycle lockers by Clark College students and employees on Clark College property.

Jennifer Campos, Principal Planner, 487-7728

ATTACHMENTS:

- ▣ Interlocal Agreement
- ▣ Clark College Transportation Options Assessment Final Report

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF VANCOUVER AND
CLARK COLLEGE**

THIS IS AN INTERLOCAL AGREEMENT, entered into under the authority of the Interlocal Cooperation Act, Chapter 39.34 RCW, between Clark College, a municipal corporation of the State of Washington (“the College”), and The City of Vancouver, a municipal corporation and charter city of the first class of the State of Washington, (the “City”).

WHEREAS, pursuant to Chapter 39.34 RCW (Interlocal Cooperation Act), any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the College’s buildings and parking lots are located at 1933 Fort Vancouver Way, Vancouver, Washington 98663; and

WHEREAS, the College and the City wish to encourage students and College employees to commute by bicycle and support bicycle commuters by providing bike lockers located near the entrances to Gaiser Hall, Joan Stout Hall and on the North side of Beacock Music Hall; and

WHEREAS, supporting transportation by bicycle is an objective of the City’s Complete Streets Policy, Comprehensive Plan 2011-2030, Central Park Subarea Plan and the Commute Trip Reduction Work Plan; and

WHEREAS, the City of Vancouver wishes to purchase three “quad” bicycle lockers that will provide bicycle parking for twelve bikes from eLock Technologies, LLC “eLock”, under an existing service agreement with eLock (“Service Agreement”), to be installed on the College campus; and

WHEREAS, under the Service Agreement, eLock will install the lockers on the campus; and

WHEREAS, the lockers will include BikeLink software (owned by eLock), which will allow bicyclists to use the installed lockers by renting locker space by the hour; and

WHEREAS, under the Service Agreement, eLock has granted to the City a right to use the software and has agreed to provide certain locker maintenance and repair services; and

WHEREAS, the City wishes to authorize the College to utilize the City's rights to locker maintenance and repair under the Service Agreement in the event maintenance or repair is needed; and

NOW, THEREFORE, the College and the City agree as follows:

SECTION 1. Purpose. This Interlocal Agreement is entered into pursuant to the authority of RCW 39.34.080. The purpose is to set forth the Parties' agreement relating to the purchase, installation, and maintenance of certain bicycle lockers on the College's campus.

SECTION 2. The City's Responsibilities.

A. The City will purchase three quad eLocker's from eLock, which each contain four individual bicycle lockers (a total of twelve spaces), including the lockers and necessary components, software license, and service agreement for repair and maintenance (collectively, "the Lockers").

B. The City will pay for the delivery and installation of the Lockers on the college campus, as further specified in Section 3(B) below.

C. The City will take the necessary steps to designate the College as an authorized user under the Service Agreement, such that the College can directly arrange for maintenance and repair of the lockers by eLock as needed.

SECTION 3. The College's Responsibilities.

A. The College agrees to maintain the lockers by cleaning them, removing graffiti, and removing abandoned bikes or property being stored in the lockers that is not permitted. Once authorized, the College will contact eLock directly to arrange for any necessary repairs or maintenance under the Service Agreement.

B. The College will coordinate with the City and eLock to allow installation of the lockers on the College Campus. The bicycle lockers will be installed near the entrances to Gaiser Hall, Joan Stout Hall and on the North side of Beacock Music Hall.

C. The College understands and agrees that the cost to users will be the minimum rental fee charged and collected by eLock under the Service Agreement; neither the City nor College will collect amounts on top of what eLock charges for locker rental time.

D. The College agrees to keep and maintain the Lockers for a minimum of three (3) years from the time of installation, except as otherwise provided in Section 5(A) below.

SECTION 4. Effective Date and Term. The Agreement will become effective upon execution by both Parties and filing of the Agreement under Section 17. It shall continue from the effective date until either Party terminates the Agreement pursuant to Section 5 of this Agreement.

SECTION 5. Termination.

A. The Parties agree that this Agreement will remain in effect for at least three (3) years from the date the Lockers are installed, except in the event the Lockers pose a health or safety risk. If the Lockers pose a health or safety risk, either Party may provide notice to terminate this Agreement in writing that includes an explanation of why the Lockers present such a risk. Upon notice to terminate due to a health or safety risk, the Parties will coordinate with eLock to arrange for proper removal of the Lockers as soon as possible.

B. After three (3) years from the date of installation of the Lockers, either Party may choose to terminate this Agreement for any reason by notifying the other Party in writing ninety (90) days prior to termination. Upon termination, the Parties will work together to arrange for proper removal of the Lockers. The removal of the Lockers will occur no sooner than ninety (90) days from the date of notice of intent to terminate. The City will coordinate with eLock on the removal of the lockers and such removal will occur as soon as eLock's schedule will allow.

C. At all times the City will remain the owner of the Lockers and, in the City's sole discretion, it may take possession of the Lockers in the event either Party terminates this Agreement. If the City elects to take possession, the City will arrange for the lockers to be transported from the campus after removal. If the City chooses not to take possession of the Lockers, the Parties will coordinate for their disposal, complying with all laws and City policies concerning disposal of surplus property. Termination will become effective at the time the Lockers are either accepted by the City or properly disposed of. The Parties agree to share equally in the cost of the removal and/or disposal of the Lockers.

SECTION 6. Costs. The City will pay all costs associated with the purchase, delivery and installation of the Lockers, as specified under Section 2. The College will incur all costs associated with the routine maintenance of the Lockers, as specified under Section 3. Upon termination, the Parties will equally share the cost of removal and/or disposal of the Lockers as specified under Section 5.

SECTION 7. Administration. This Interlocal Agreement does not establish or create a separate legal or administrative entity or a joint board to accomplish the purposes hereof. The Parties shall be jointly responsible for administering the performance herein. The Parties will not acquire any jointly-

owned real or personal property in connection with performance of this Interlocal Agreement. The Parties shall each be responsible for their own individual financial costs of performance of this Interlocal Agreement. No joint budget will be prepared to carry out the performance of this Interlocal Agreement.

Ownership and disposal of the Lockers is specified under Section 5. Any other real or personal property used or acquired by either Party in connection with performance of this Interlocal Agreement shall be disposed of by that Party as it shall determine in its discretion.

SECTION 8. Dispute Resolution.

A. In the event of a dispute between the College and the City regarding any matter pertaining to this Agreement which cannot be resolved by their respective designated managers, the Clark College President and the Vancouver City Manager or their designated representatives shall review such dispute and options for resolution. The decision of the Clark College President and the City Manager (or their designees) regarding the dispute shall be final as between the parties.

B. Any dispute concerning the terms of this Interlocal Agreement that cannot be resolved by the negotiation process set forth herein shall be submitted to mediation with the Parties agreeing to a neutral mediator. Both Parties hereby agree to participate in such mediation in good faith, but nothing herein obligates either Party to resolve the dispute in such mediation.

SECTION 9. No Employer/Employee Relationship. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between the College and the City, or between any of the College's or the City's employees.

SECTION 10. Hold Harmless/Indemnification.

A. College Responsibility. The College agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the use of the Lockers after installation on the College Campus or any act undertaken by the College pursuant to this Agreement. The College assumes all risk associated with the use of the Lockers on the College Campus after installation.

In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the City, the City retains the right to participate in said suit if any principal of public law is involved.

This indemnity and hold harmless shall include any claim made against the City by any employee of the College or subcontractor or agent of the College,

even if the College is thus otherwise immune from liability pursuant to workers' compensation statute, Title 51 RCW.

B. **City Responsibility.** The City agrees to indemnify, defend, save and hold harmless the College, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, any act undertaken by the City pursuant to this Agreement. The City shall not be responsible for any demands, claims, causes of action, suits or judgments stemming from use of the Lockers at any time after installation on the College campus.

In the event that any suit based on such a claim, demand, loss damaged, cost, or cause of action is brought against the City, the College retains the right to participate in said suit if any principal of public law is involved.

This indemnity and hold harmless shall include any claim made against the College by an employee of the City or subcontractor or agent of the City, even if the City is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW.

C. **Attorney's Fees and Costs.** Except as provided in Sections A and B of this Section 10, the Parties shall bear their own costs enforcing the rights and responsibilities under the contract.

SECTION 11. Assignment. Neither Party shall transfer or assign, in whole or in part, any or all of its respective rights or obligations under this Agreement without the prior written consent of the other Party.

SECTION 12. No Third Party Beneficiary. The College does not intend by this Agreement to assume any contractual obligations to anyone other than the City. The City does not intend by this agreement to assume any contractual obligations to anyone other than the College. The College and City do not intend there be any third-party beneficiary to this Agreement.

SECTION 13. Notices. Any notices to be given under this Agreement shall be delivered either in person or by certified mail, return receipt requested:

To the City:

CITY OF VANCOUVER
P.O. Box 1995
Vancouver, Washington 98668-1995
Attention: Brian Carlson, Director of Public Works

To Clark Community College:

CLARK COLLEGE
1800 E. McLoughlin BLVD.
Vancouver, Washington 98663-3598
Attention: Timothy Petta, Director of Facilities Services

Notices shall be deemed given on the date of personal delivery to the other Party, or in the case of mailing, two (2) business days after the notice has been mailed by certified mail, return receipt requested. The name and address to which notices shall be directed may be changed by either the College or the City giving the other notice of such change as provided in this section.

SECTION 14. Interlocal Cooperation Act Compliance. This is an Agreement entered into pursuant to Chapter 39.34 RCW. Its purpose is as set forth in Section 1. Its duration is as specified in Section 4. Its method of termination is set forth in Section 5. Its manner of financing and of establishing and maintaining a budget therefore is described in Section 6. Administration and property disposal is set forth under Section 7.

SECTION 15. Entire Agreement. This Agreement contains all of the agreements of the Parties with respect to the subject matter covered or mentioned therein, and no prior Agreements shall be effective to contrary.

SECTION 16. Amendment. The provisions of this Agreement may be amended with the mutual consent of the Parties. No additions to, or alterations of, the terms of this Agreement shall be valid unless made in writing and formally approved and executed by the duly authorized agents of both Parties, provided that pursuant to this Agreement.

SECTION 17. Document Filing. The College and the City agree that there shall be two (2) signed originals of this Agreement procured and distributed for signature by the necessary officials of the College and the City. Upon execution, executed originals of this Agreement shall be retained by the Vancouver City Clerk and by the College. The Vancouver City Clerk shall cause a copy of this Agreement to be posted on the City website pursuant to Chapter 32, Laws of Washington 2006 (RCW 39.34.040). Upon execution of the originals and posting of a copy on the City's website, each such duplicate original shall constitute an agreement binding upon the Parties.

SECTION 18. Ratification. Acts taken in conformity with this Agreement prior to its execution are hereby ratified and affirmed.

SECTION 19. Severability. If any section or part of this Agreement is held by a court to be invalid, such action shall not affect the validity of any other part of this Agreement.

IN WITNESS WHEREOF, the College and the City have caused this Agreement to be executed in their respective names by their duly authorized officers as of the ____ day of _____, 2018.

FOR CLARK COLLEGE
A Community College organized
under Chapter 28B RCW

CITY OF VANCOUVER
A Washington Municipal Corporation

_____, President

Eric Holmes, City Manager

Attest:

Attest:

For Clark College

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Date: _____

Approved as to form:

Approved as to form

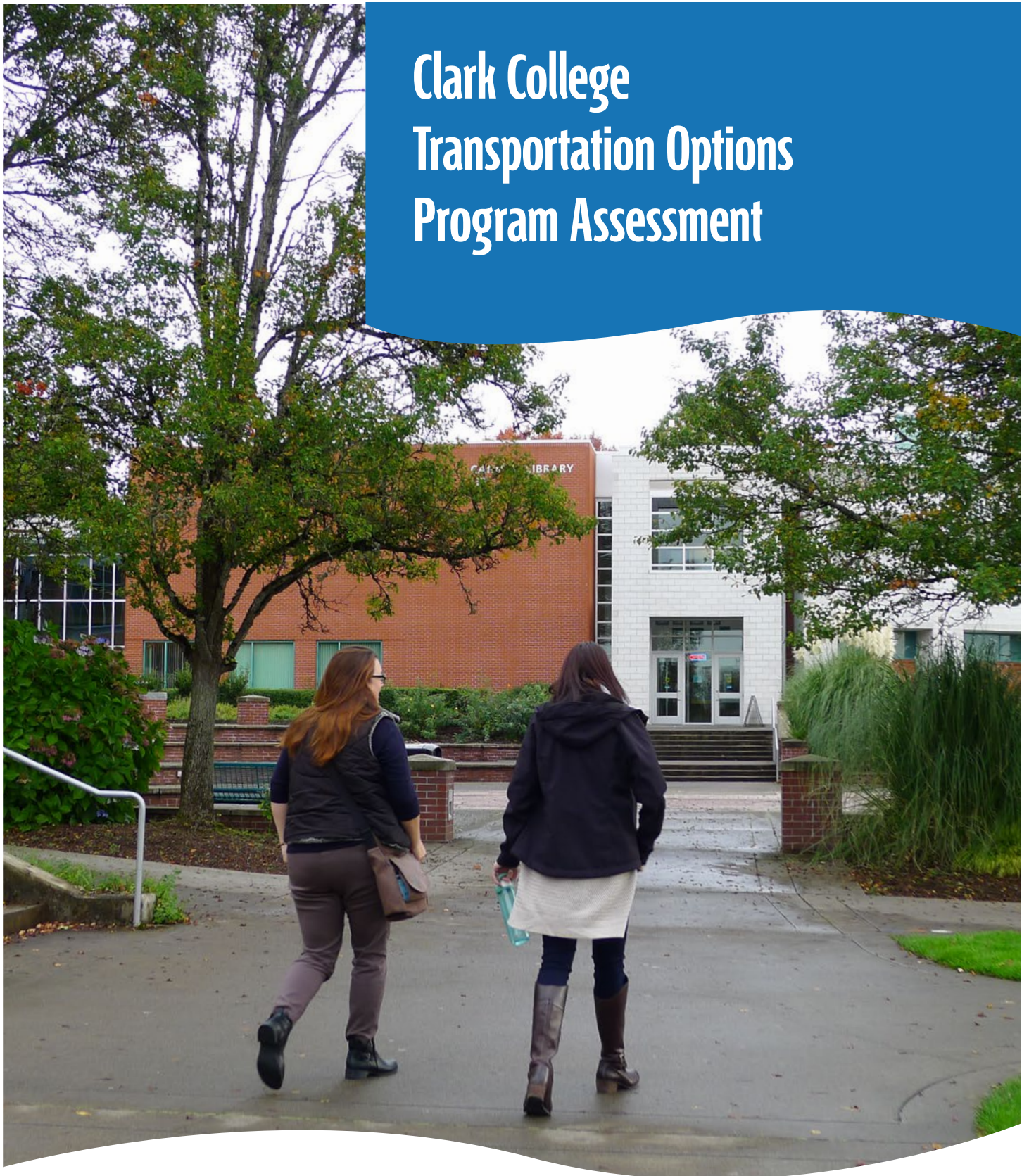
Clark College Attorney

E. Bronson Potter, City Attorney

Date: _____

Date: _____

Clark College Transportation Options Program Assessment



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Executive Summary

The Regional Transportation Council (RTC) funded a City of Vancouver request to assess the potential implementation of a transportation options pilot program at Clark College. A pilot program would offer transportation information, events, and outreach assistance to help students, faculty, and staff use transportation options such as carpooling, transit, walking, and bicycling. A transportation options pilot program at Clark College would help accomplish the following goals:

- Increase the numbers of students, faculty, and staff using transportation options to campus and beyond
- Reduce the number of drive-alone trips to campus
- Reduce congestion and parking demand
- Promote the C-TRAN bus system to help diverse groups of students access essential campus services

This assessment was conducted by Alta Planning + Design and included a background review of existing Clark College transportation services, resources, and infrastructure. The number of students participating in the College's bus pass and carpool program were examined, as well as the number of parking permits issued. Additionally, an online transportation survey was conducted to capture information about mode choice, gauge interest in potential program offerings, explore barriers and benefits to using transportation options, and collect demographic information among students, faculty, and staff.

Clark College expects to serve 3,000 additional students within the next 10 years, for a total headcount of approximately 18,850 students by 2025. This increase in student population will increase the parking demand and create more congestion around Clark College. A transportation options program can help alleviate these problems by encouraging more students, faculty, and staff to

bicycle, bus, carpool, and walk to and from campus. Furthermore, C-TRAN's new bus service improvement—The Vine Bus Rapid Transit (BRT) system—would be promoted during the program, and will offer students more frequent bus service. C-TRAN contributed to this assessment by attending meetings and providing on and off counts for bus stops adjacent to Clark College.

The Alta Planning + Design consultant team recommends the following actions as part of this assessment:

- The City of Vancouver should seek funding through RTC for a transportation options pilot program at Clark College
- Interim outreach steps should be taken prior to the launch of a program, such as providing transportation resources (e.g., bike maps and transit schedules) to Clark College for distribution among students, faculty, and staff
- The City of Vancouver and C-TRAN should work collaboratively with Clark College to promote the The Vine to students, faculty, and staff via outreach efforts
- Clark College should consider expanding the student carpool program and increasing student awareness of the discounted bus pass option

The survey results, along with other data collected during this assessment, indicates a transportation options pilot program implemented at Clark College would likely help Clark College students, faculty, and staff decrease their drive-alone trips to campus and beyond. The funding request would support the hiring of a student Transportation Options Ambassador to provide personal outreach assistance, promote the program, distribute information, and plan and implement custom events. The program would be modeled on the successful City of Vancouver Destination Downtown program, which has measured an average 8 percentage point reduction in participants' drive-alone commute mode share over the course of four years.

The online transportation survey conducted at Clark College for this assessment provides detailed information about the barriers and benefits faced by students, faculty, and staff when using transportation options. The survey data also highlights the modes of transportation that have the most potential for use among full- and part-time students and faculty/staff. The ways in which a pilot transportation options program can help overcome barriers to using transportation options are included below:

- Lack of information about transportation options can be overcome by providing students with free packets of transportation resources, personalized outreach, and custom events
- Encouraging greater use of transportation options via rewards (e.g., redeemable coupons, safety items) will resonate with students, faculty, and staff who are interested in saving money
- Carpool matching through Rideshare Online has the potential to increase the mode share for carpooling, particularly for those who live further than 10 miles from campus
- Transit-specific events will leverage Clark College's partnership with C-TRAN, thus helping to promote the student transit pass discount and The Vine BRT service

The survey data collected during this assessment was presented to the Clark College Executive Cabinet on November 29, 2016. The Executive Cabinet members supported the City of Vancouver's efforts to fund and implement a transportation options pilot program at Clark College. The transportation survey conducted as part of this assessment will help influence the design and communications elements of a transportation options pilot program. For example, segmenting the audience into different groups at the outset of a program (e.g., full-time students living within 10 miles of campus) will ensure messaging and communications are spot on. Furthermore, the survey data—coupled with high response rates—provides evidence that students, faculty, and staff have

experience using transportation options and a desire to order program materials (e.g., bike maps and transit schedules) and participate in other program offerings such as commuter workshops and other transportation-related events.

Background

The Clark College main campus is located on 101 acres in Vancouver's Central Park. The college was originally established in 1933 as a private, two-year junior college. The college officially became a public institution in 1958, and currently enrolls about 12,000 students. Satellite campuses include Columbia Tech, Washington State University Vancouver, and Economic and Community Development.

The main Clark College campus is located approximately two miles west of downtown Vancouver, WA. The I-5 freeway separates downtown from the college and is a barrier for increased travel between the two destinations. The majority of students drive alone to campus and park for free on campus lots, as there is no student housing on campus. There are several C-TRAN bus routes that serve Clark College and there are 32 bike racks located throughout the campus that hold a total of 372 bikes. Clark College students may purchase a C-TRAN bus pass endorsement (BackPASS) at the Clark College Bookstore with their student ID card at a reduced cost (currently priced at \$15 per quarter, compared to a full-fare price of \$62 per month for a C-Zone fare pass).

Clark College provides parking for 2,910 vehicles on campus. Students and faculty who choose to drive to campus have several options for parking, which are listed below:

- Open lot parking (students, faculty, and staff)
- Permit parking (faculty only)
- Student carpool parking (students only)

Background

Clark College Main Campus Map



Number Of Student Bus Passes Issued Per Quarter During The 2015-2016 School Year

The following table shows the number of student bus passes issued per quarter during the 2015-2016 school year.

Bus Passes Issued

Summer 2015	732
Fall 2015	1,457
Winter 2016	1,204
Spring 2016	1,129

Student Carpool Program

Clark College has implemented a popular student carpool program, with an average of 20 to 25 permits issued per quarter. Six parking spots in Red Lot 3 are signed and designated as student carpool parking only. Carpool parking is free and carpool parking permits are valid from the first day of the quarter to the last of final exams. Carpool spaces are available on a first-come, first-served basis Mondays through Fridays from 6:00 a.m. to 5:00 p.m.

To qualify for the program, all of the following requirements must be met:

- Students must be registered for the quarter in which they are requesting the carpool permit
- Two or more students must register as a "carpool"
- All carpool participants must be present at time of registration and be currently registered as students
- All students must have a valid driver's license
- Carpool registration must be filled out completely and correctly

Parking Permit Information

Parking permit costs for faculty and the total number of permits issued for 2015-2016 are included below:

Parking Permit Costs

Quarterly Permits	\$11.74
Annual Permits	\$35.23 (per year)
Permanent Permits	\$35.23 (per year)
Additions Permits	\$1.00 (per vehicle)

Number of Permits Issued in 2015-16:

Quarterly Permits	194
Annual Permits	199
Permanent Permits	482
Total permits	875

C-TRAN Bus Ridership Data

Bus ridership counts were provided by C-TRAN to gauge increases or decreases in ridership during 2015 and 2016. The data indicated that bus ridership was higher in fall 2015 compared to spring 2016. The data (ons and offs) came from the following bus stop locations:

- Ft. Vancouver Way at Gaiser Hall
- Ft. Vancouver Way at O'Connell Sports Center (southbound and northbound)
- Ft. Vancouver Way at 1900 Block
- McLoughlin at Ft. Vancouver Way (eastbound and westbound)
- McLoughlin at Clark College (eastbound and westbound)

The Vine Bus Rapid Transit Service launches in January, 2017. This new service will likely increase the frequency of headways along major routes. Tracking ridership data for this new service will be important, as the data can be used to confirm potential transit mode share increases during the evaluation component of a transportation options pilot program.

Student Makeup

The 2016-2017 breakdown of the student population by gender, students of color, and average age is included in the table below:

Student Demographics

Students	11,313
FTEs (Full-time equivalent students)	8,029
Female	57%
Students of color	37%
Full-Time Students	50%
Average Age	26
Average Credits	10.6

Mode Choice

Transportation Survey Results

An online transportation survey was conducted during this assessment to capture information about mode choice, gauge interest in potential transportation options program offerings, explore barriers and benefits to using transportation options, and collect demographic information. The Clark College survey was sent to all students, faculty, and staff (for a total of approximately 12,000 people contacted) on Monday, October 17 and was open until October 28. Survey participation was incentivized through a \$100 Fred Meyer gift card and \$50 bookstore gift card for the grand prize, and a \$25 Fred Meyer gift card for second prize. A total of 1,930 responses were collected from the survey, representing a 16% response rate.



Mode Choice

FIGURE 1: PRIMARY MODE TO CAMPUS

Seventy-one percent of students, faculty, and staff primarily drive alone to campus. Carpooling (13%) and bus (13%) are the next most common modes for commuting to campus, followed by bicycling (1%), walking (1%), and 2% reporting "other." A transportation options program will target students, faculty, and staff who primarily drive alone to campus in an effort to change their travel habits, in addition to supporting those who already use transportation options.

Figure 1: Primary Mode To Campus

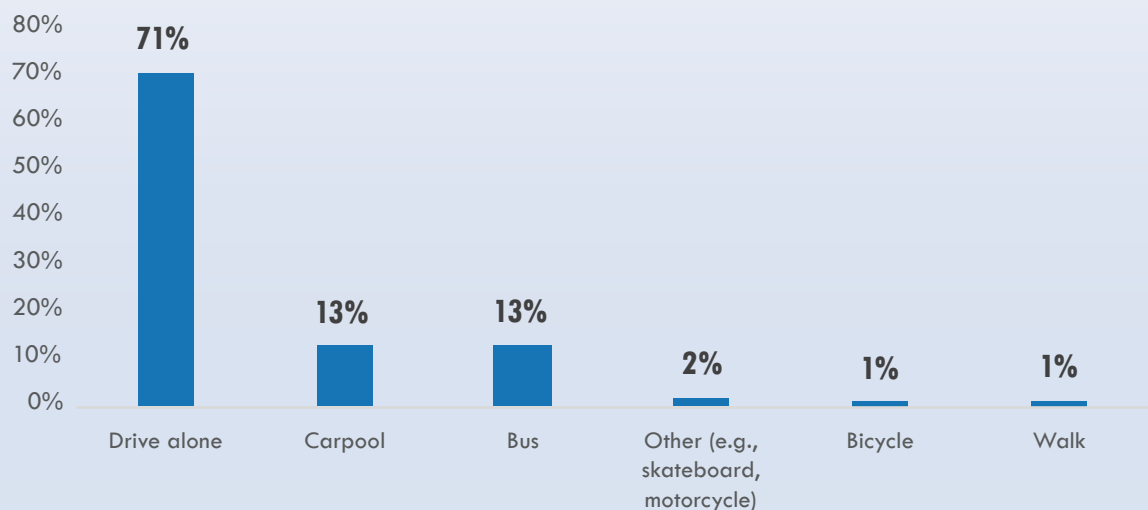
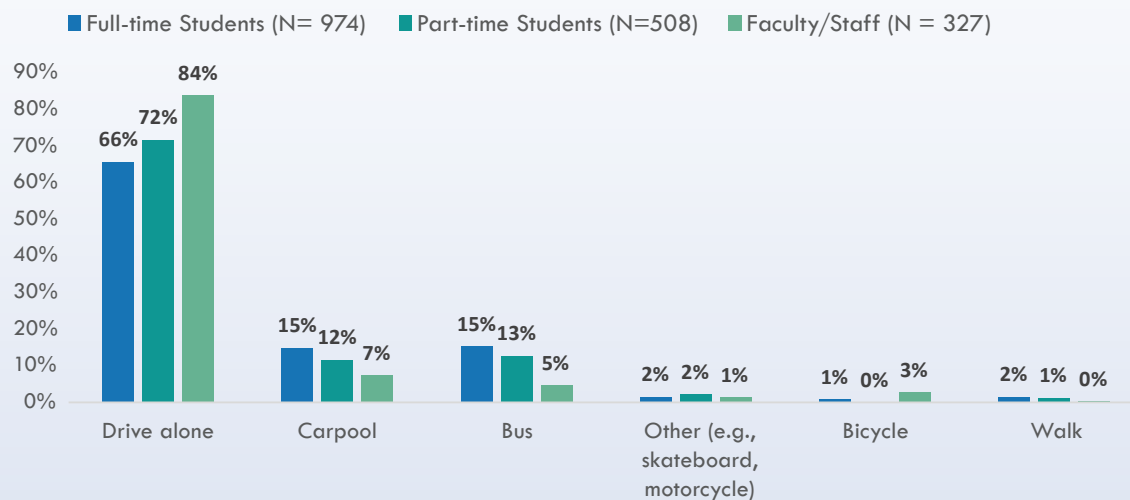
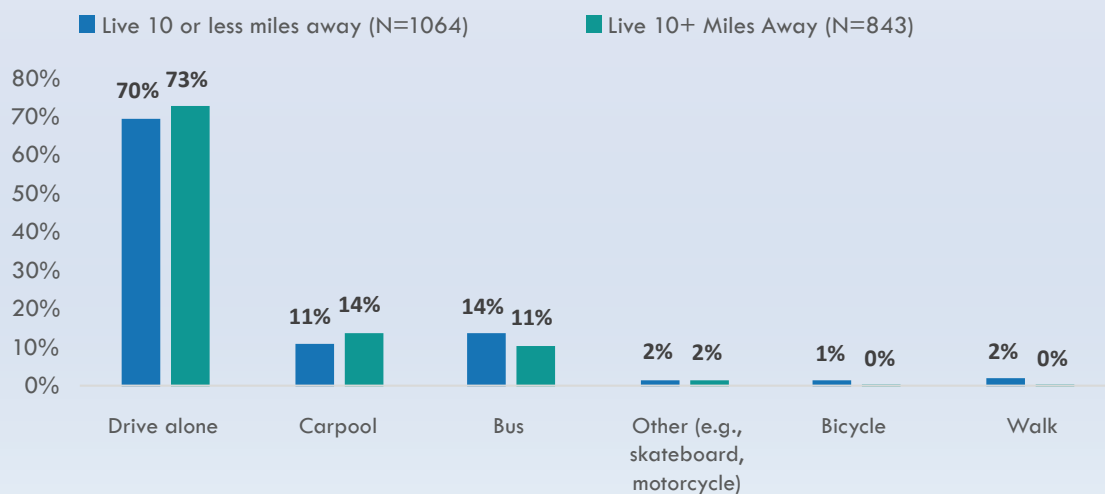


FIGURE 2: PRIMARY MODE TO CAMPUS BY STUDENTS AND FACULTY

When broken out into full- and part-time students and faculty/staff, the data shows that faculty/staff drive alone and bicycle to campus more often compared to students. Furthermore, faculty/staff do not carpool and ride the bus as often as students. This data indicates that messages used during a transportation options program should be tailored to each of these different audiences. For example, faculty and staff would receive a unique set of communications to change their travel behaviors. Furthermore, faculty and staff who already use transportation options can be champions for the program and become role models for students.

FIGURE 3: PRIMARY MODE TO CAMPUS BY DISTANCE

The primary mode to campus question was also analyzed by distance from campus. The results show that students, faculty and staff living closer to campus bus, bicycle, and walk to campus more frequently compared to those living more than 10 miles from Clark College. The group with the most potential for transportation behavior change is full-time students living within 10 miles of campus. As such, messaging around physical activity and the convenience of bicycling and riding the bus might resonate best with this audience. Messages around carpooling would likely resonate best with students living more than 10 miles from campus without close proximity to a bus stop.

Figure 2: Primary Mode To Campus By Students And Faculty**Figure 3: Primary Mode To Campus By Distance**

Mode Choice

FIGURE 4: SECONDARY MODE TO CAMPUS – ALL RESPONDENTS

When asked about a secondary, or back-up mode to campus, students, faculty, and staff indicated a preference for driving alone (39%) but also use other transportation options. Carpooling is the second highest option used (35%), followed by bus (12%), other (9%), bicycle (3%), and walking (3%). Data from this question shows that back-up modes such as carpooling, bus, bicycling, and walking have potential to replace drive-alone trips. Students, faculty, and staff already have experience using these modes and a transportation options pilot program will encourage greater use of non-drive-alone trips to campus on a regular basis.

FIGURE 5: SECONDARY MODE BY GROUPS

The secondary mode question was also analyzed among full- and part-time students and faculty/staff. Results show that faculty/staff choose driving alone, bicycling, walking, and use other modes more frequently than students.

FIGURE 6: DISCRETIONARY TRIPS

Discretionary trips such as shopping, errands, and recreation for students and faculty/staff indicate that over two-thirds drive alone for those types of trips. Carpooling and taking the bus are the second most common modes used for discretionary trips across all groups. A transportation options pilot program will encourage the use of transportation options for both commute and discretionary trips. Students, faculty, and staff who drive alone to campus can make small steps to use transportation options for other types of trips such as walking to the park and running errands, and recreation-based trips. Positive experiences gained using transportation options for discretionary trips where there are fewer constraints (e.g., time, carrying heavy books) will help program participants think about how they can successfully use those modes to commute to campus.

Figure 4: Secondary Mode To Campus – All Respondents

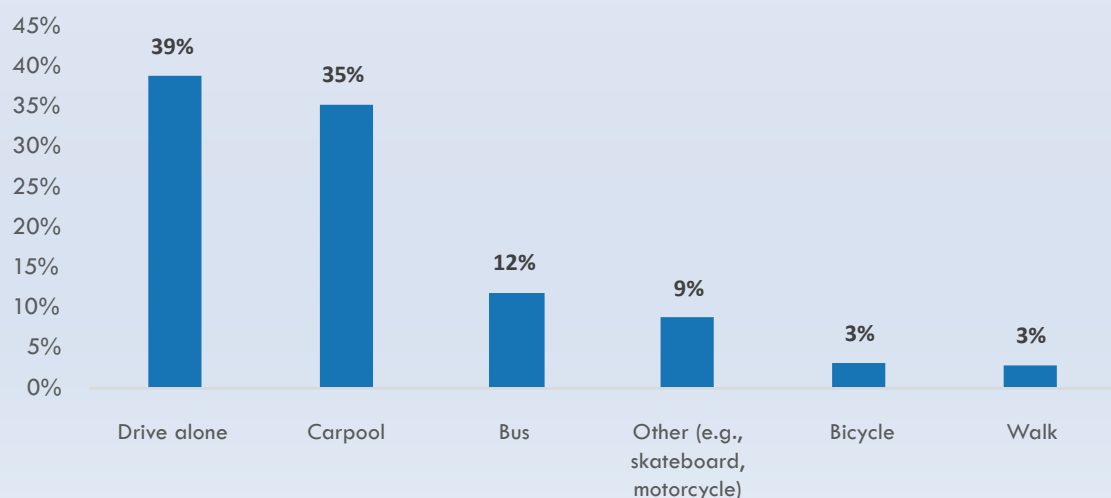
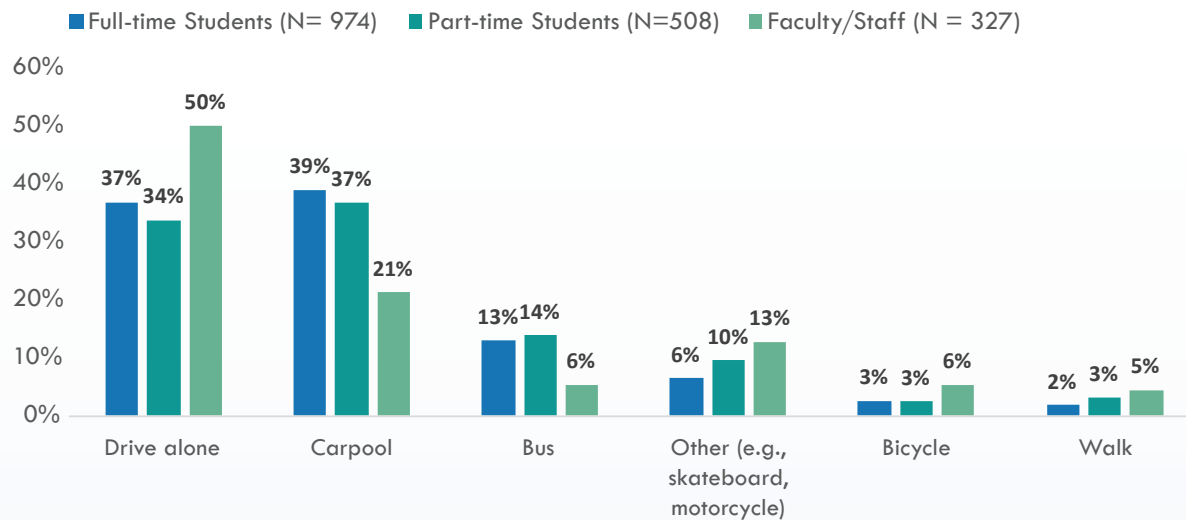
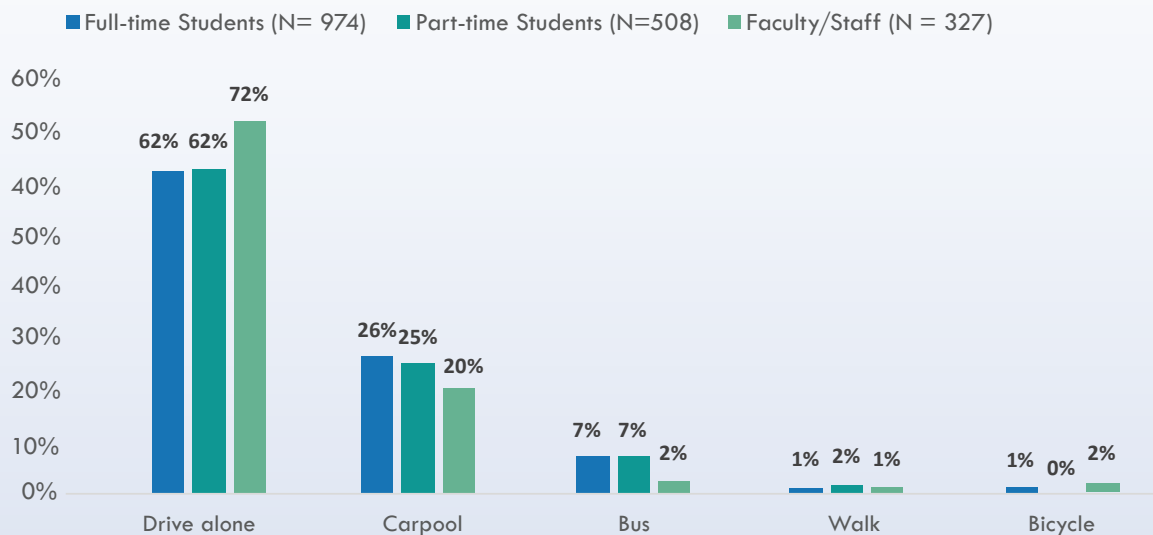
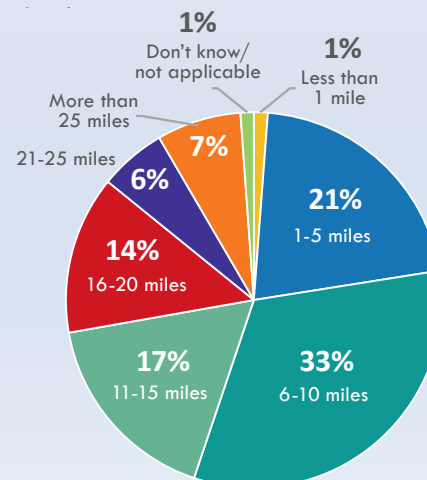


Figure 5: Secondary Mode By Groups**Figure 6: Discretionary Trips****FIGURE 7: COMMUTE DISTANCE FROM HOME**

The survey data indicates that more than half (54%) of students, faculty, and staff live within 10 miles of campus. This group would be the primary target audience for a transportation options pilot program, as they live close enough to campus to ride the bus, bicycle, and walk without facing major barriers such as geography, time, and convenience.

Figure 7: Commute Distance From Home

Program Resources

Students, faculty, and staff were asked a series of questions to determine the likelihood of ordering transportation materials and participating in program activities.

FIGURE 8: ENCOURAGEMENT TO USE TRANSPORTATION OPTIONS MORE OFTEN

Results indicate rewards (35%), carpooling assistance (31%), premium carpooling parking spaces (28%), discounted bus passes (25%), and transportation options information (18%) were viewed as the most attractive program offerings that would encourage students, faculty and staff to use transportation options more frequently. Additional responses showed more secure bike parking (7%), information about bike commuting (5%), and events (4%) would also be helpful.

Figure 8: Encouragement To Use Transportation Options More Often

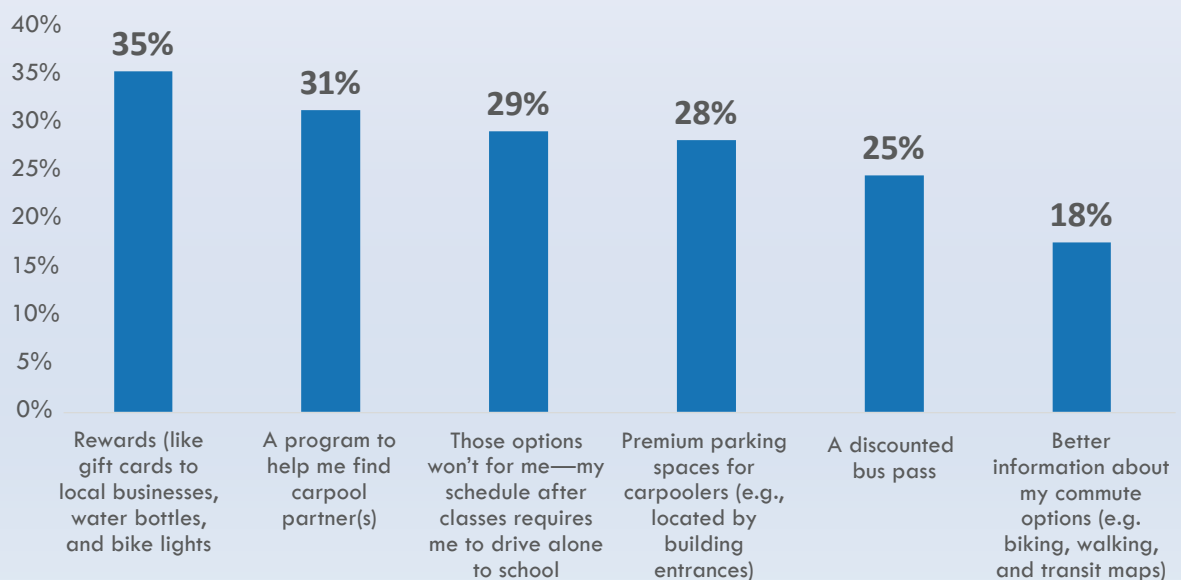


FIGURE 9: LIKELIHOOD OF ATTENDING EVENTS

Thirty-four percent of students, faculty, and staff are either very (6%) or somewhat likely (28%) to attend campus-led transportation events. These results are indicative of a community-college setting where many students are employed and have obligations outside of school. Best practices from Atla Planning + Design's campus-specific transportation options programs indicate events should be held on campus and take no longer than 30 minutes to complete.

Figure 9: Likelihood of Attending Events

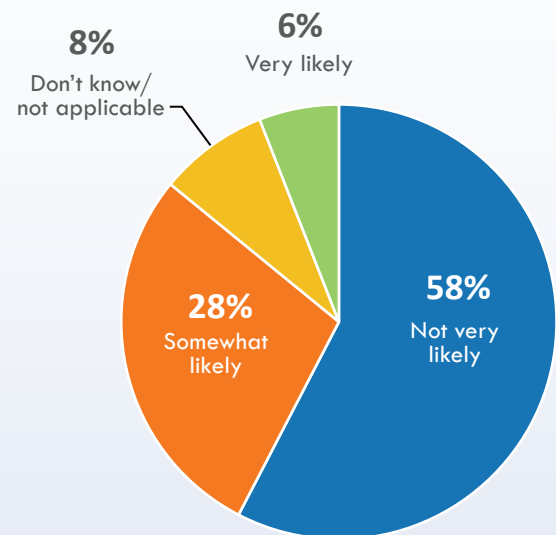
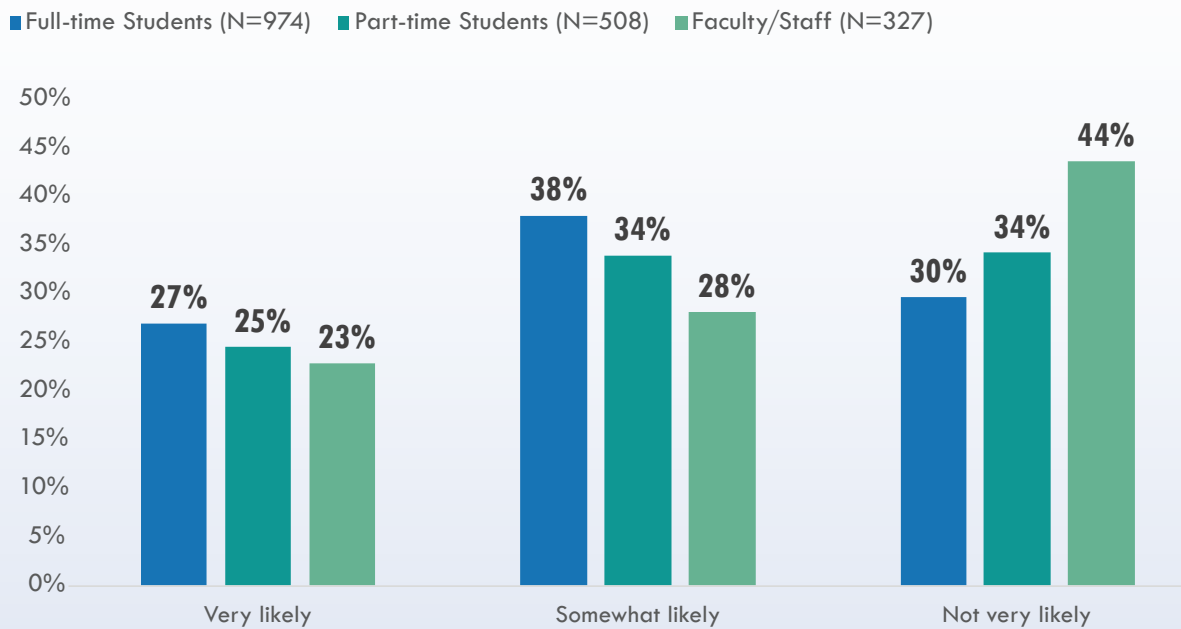
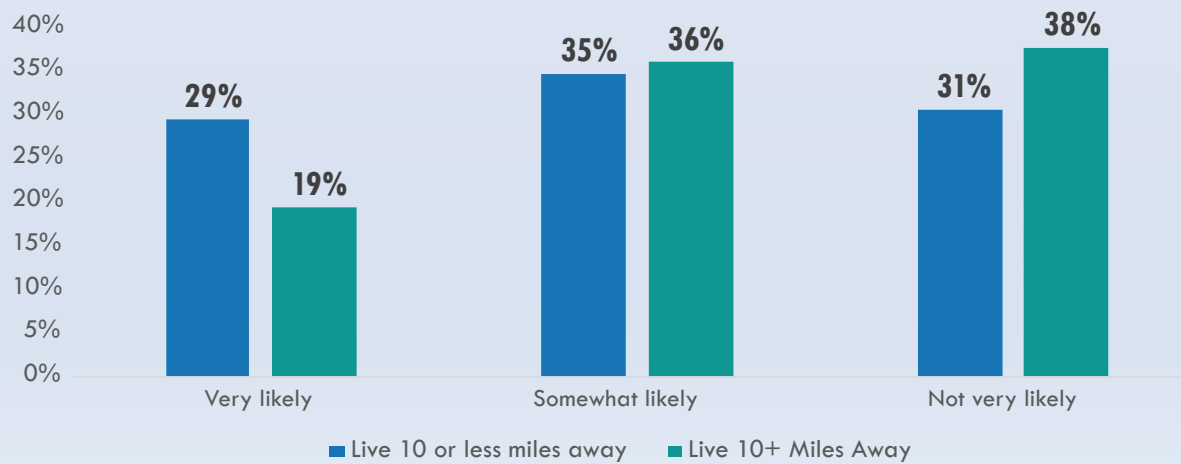


FIGURE 10: LIKELIHOOD OF ORDERING TRANSPORTATION RESOURCES BY GROUP

The survey data shows that full-time students have the most interest in ordering free transportation materials, followed by part-time students, and faculty/staff. This information is helpful for targeting specific groups that have the most potential to order transportation options information.

FIGURE 11: LIKELIHOOD OF ORDERING TRANSPORTATION RESOURCES BY DISTANCE

Students, faculty, and staff who live fewer than 10 miles from campus are more likely to order free transportation resources compared to those who live more than 10 miles from campus. This group would become the main target audience for a transportation options pilot program, as transit, bicycling, and walking are more feasible options.

Figure 10: Likelihood Of Ordering Transportation Resources By Group**Figure 11: Likelihood of Ordering Transportation Resources By Distance**

Bicycling

Bicycling

Eight percent of students, faculty, and staff sometimes ride a bike to campus. A summary of the top reasons for bicycling and not bicycling to campus are referenced below; respondents were allowed to select more than one answer.

Top reasons for bicycling to campus:

- Health/exercise (78%)
- Saving money (47%)
- Reduce carbon footprint (37%)

Top reasons for NOT bicycling to campus:

- Live too far (67%)
- Time/convenience (51%)
- Weather (51%)

Ways to improve satisfaction with bike commuting:

- Bike lanes separated from traffic (40%)
- Car drivers being more aware of people who bicycle (40%)
- More bike lanes (40%)
- More secure bike parking (35%)

Students, faculty, and staff were asked if they ever ride a bicycle to campus. The 8% who said "Yes" were asked about benefits associated with bicycling to campus and what would make them more satisfied with their current bike route. Those who said "No" were asked about barriers that discouraged them from riding a bicycle to campus. The same skip logic sequence was used for the bus and carpooling questions presented later in this report.



FIGURE 12: RIDING A BIKE TO CAMPUS BY GROUPS

When broken out into groups, faculty and staff bicycle to campus more often than full-time and part-time students. Over one-quarter of faculty/staff who responded to the survey live within 5 miles of campus, which is an easy bicycling distance and helps explain why faculty/staff have a preference for bicycling compared to the other groups.

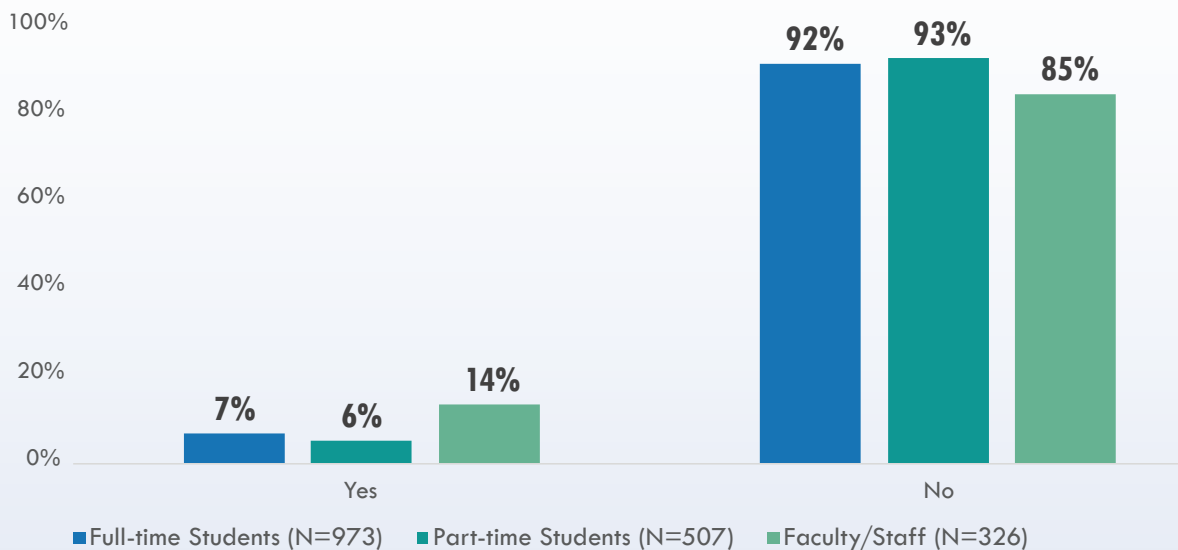
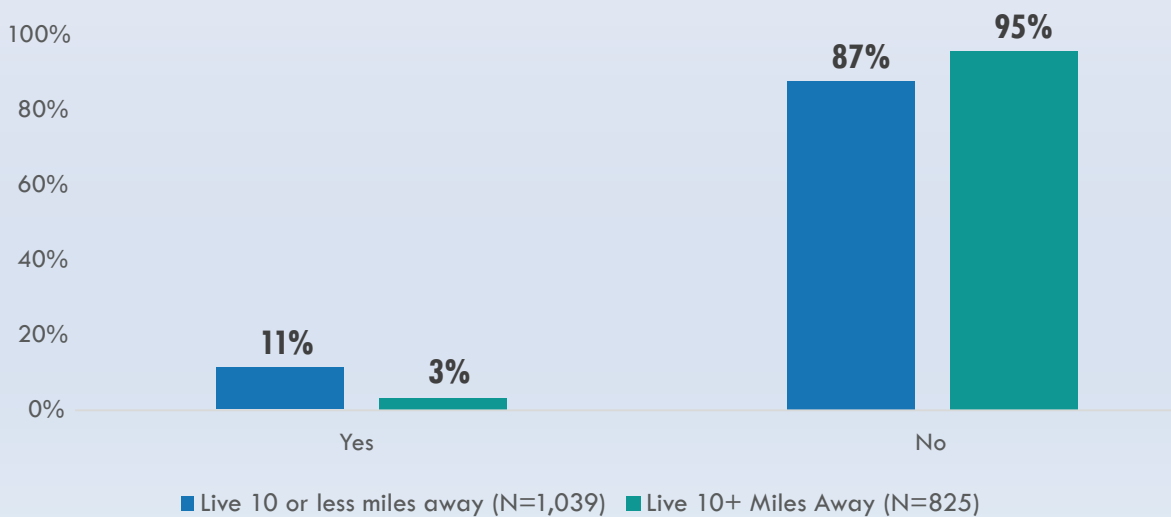
Figure 12: Riding A Bike To Campus By Groups**Figure 13: Riding A Bike To Campus By Distance**

FIGURE 14: REASONS FOR RIDING A BIKE TO CAMPUS - BENEFITS

The top reasons for riding a bicycle to campus include health/exercise (79%), saving money (48%), environmental reasons (37%), no access to a car (30%), and don't want to deal with parking (30%). Respondents were allowed to select more than one answer for this question. The information obtained from this question will be used to develop messaging around the benefits of bicycling to support those who are already doing that behavior and motivate those who are thinking about bicycling to campus but haven't yet committed to that behavior.

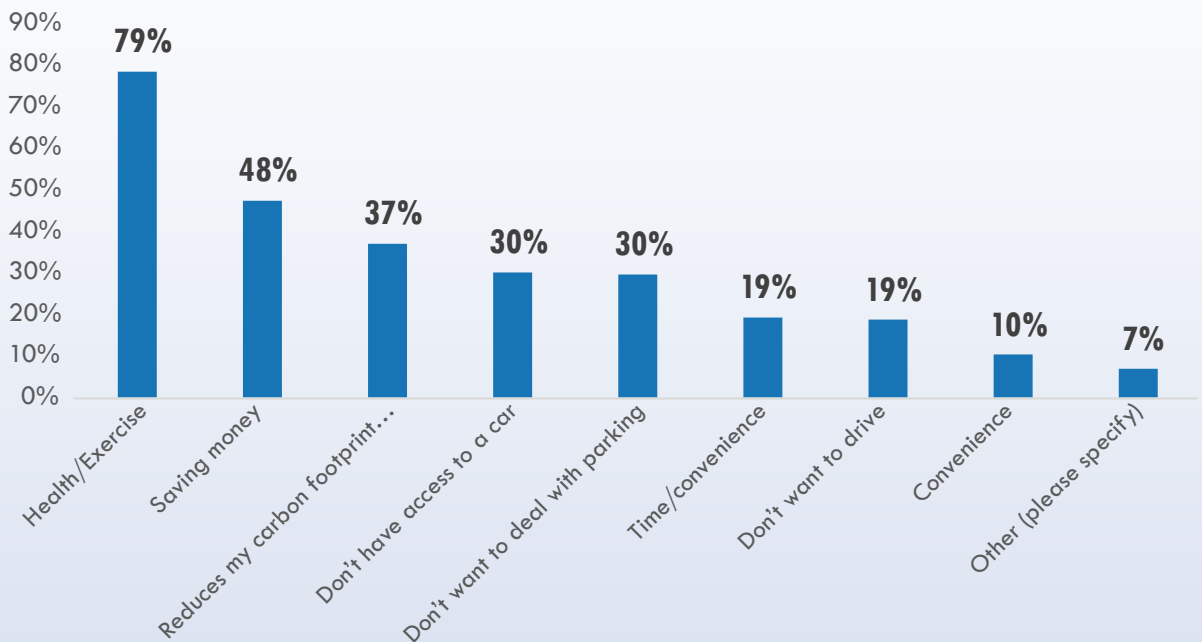
Figure 14: Reasons For Riding A Bike To Campus - Benefits

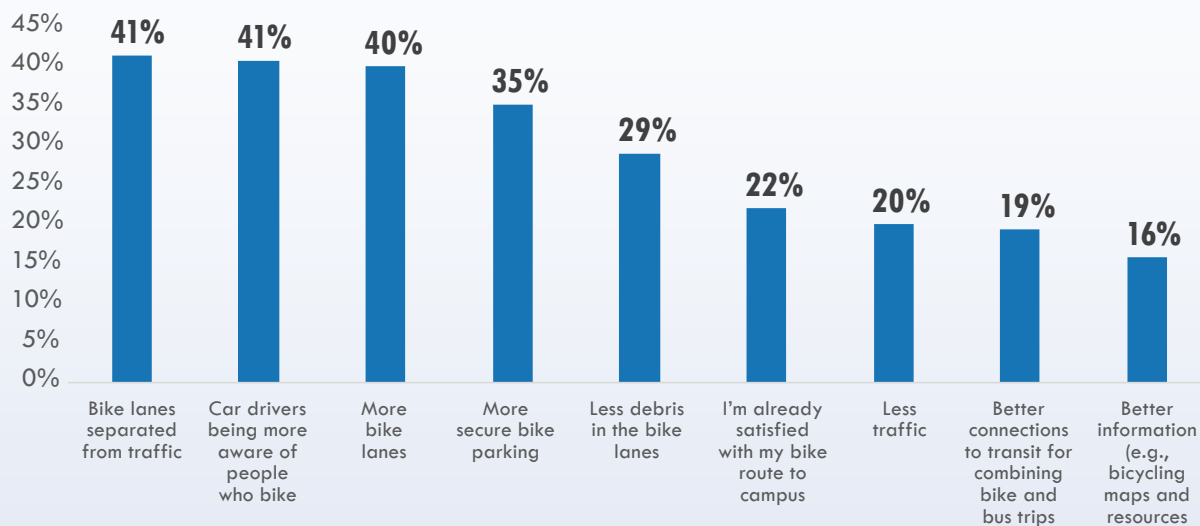
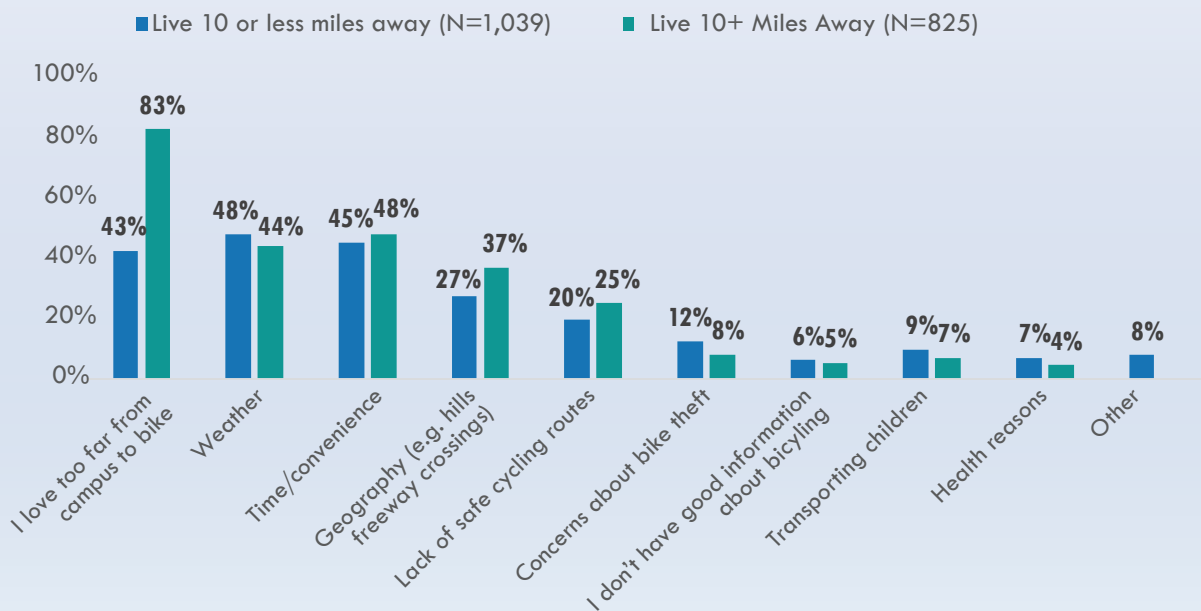
FIGURE 15: SATISFACTION WITH CURRENT BIKE ROUTE

The top reasons for improving current bike routes to campus include separating bike lanes from traffic (41%), car drivers being more aware of bicyclists (41%), more bike lanes (40%), and increased availability of secure bike parking (35%).

FIGURE 16: REASONS FOR NOT RIDING A BIKE TO CAMPUS - BARRIERS

Of the 92% of students, faculty, and staff who indicated they don't ride a bike to campus, the top

reasons stated were distance from campus, weather, time/convenience, and lack of safe bicycling routes. Respondents living less than 10 miles from campus showed fewer barriers to bike commuting compared to those living more than 10 miles from campus. This question was also analyzed among the different groups (e.g., full-time and part-time students and faculty/staff) but the data showed little variation between responses. Time/convenience, geography, and lack of safe bicycling routes were the top three reasons for not riding a bike to campus among all three groups.

Figure 15: Satisfaction With Current Bike Route**Figure 16: Reasons For Not Riding A Bike To Campus - Barriers**

Riding the Bus

Riding the Bus

Twenty-three percent of students, faculty, and staff sometimes ride the bus to campus. The top reasons for riding and not riding the bus to campus are summarized below:

Top reasons for riding the bus to campus:

- Affordable cost of a bus pass (63%)
- Don't have access to a car (52%)
- Saving money (52%)
- Not having to deal with traffic and parking (40%)

Top reasons for NOT riding the bus to campus:

- Time/convenience (74%)
- Too far to walk to the bus stop (36%)
- Never ridden the bus before (26%)

FIGURE 17: AWARENESS OF A DISCOUNTED C-TRAN TRANSIT PASS

Awareness of the discounted bus pass is high at 75%. A transportation options pilot program can help grow this number through increased communications about the bus pass offering.

FIGURE 18: PROXIMITY OF A BUS STOP TO HOME

More than half of surveyed students, faculty, and staff indicated they live within a half-mile of a bus stop, which makes transit a good alternative to driving alone. Those living further away from the bus stop also have the option of putting their bikes on the rack in front of the bus, allowing them to combine bus and bike trips.

Figure 17: Awareness Of A Discounted C-TRAN Transit Pass

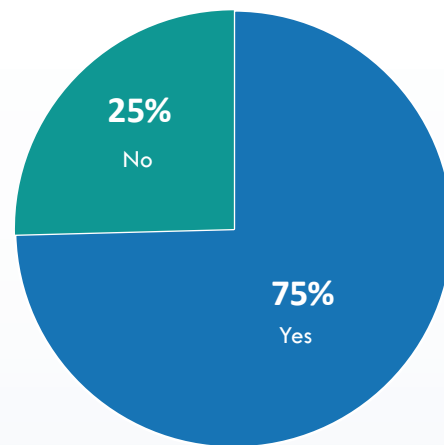


Figure 18: Proximity Of A Bus Stop To Home

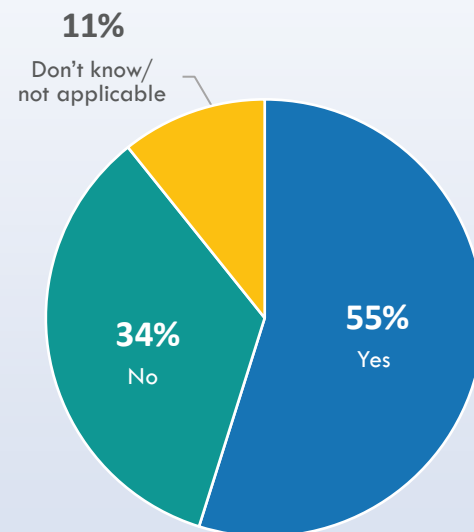
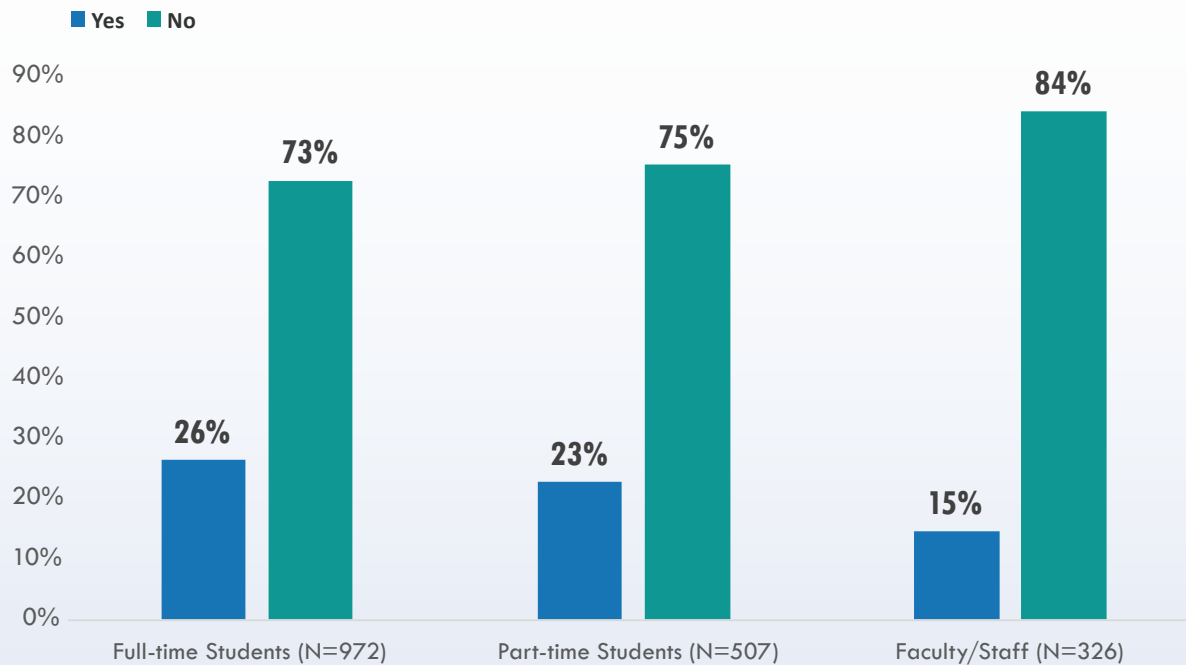
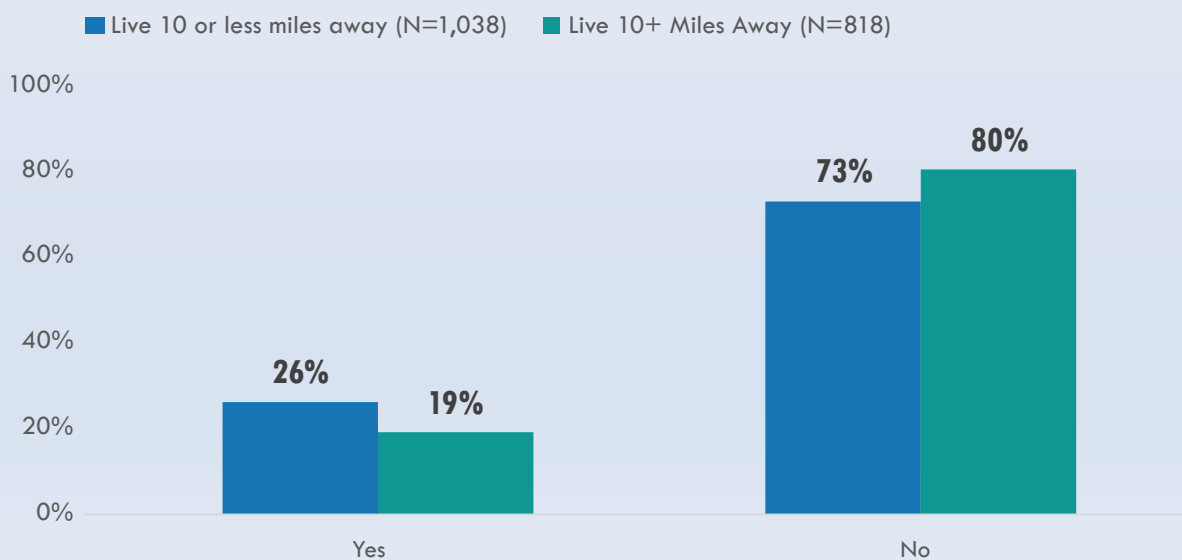


FIGURE 19: RIDING THE BUS TO CAMPUS BY GROUPS

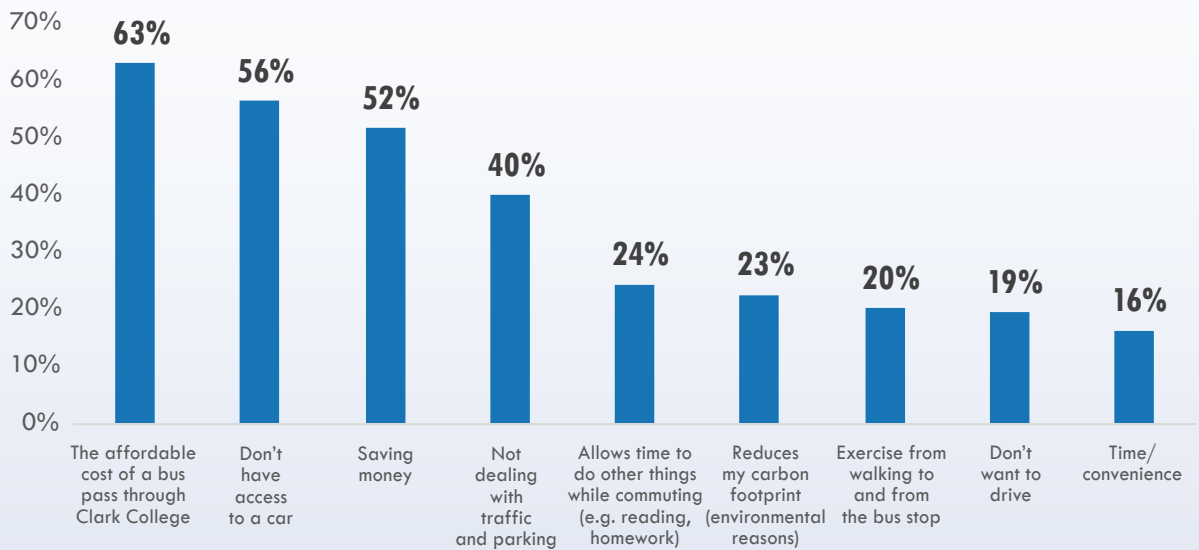
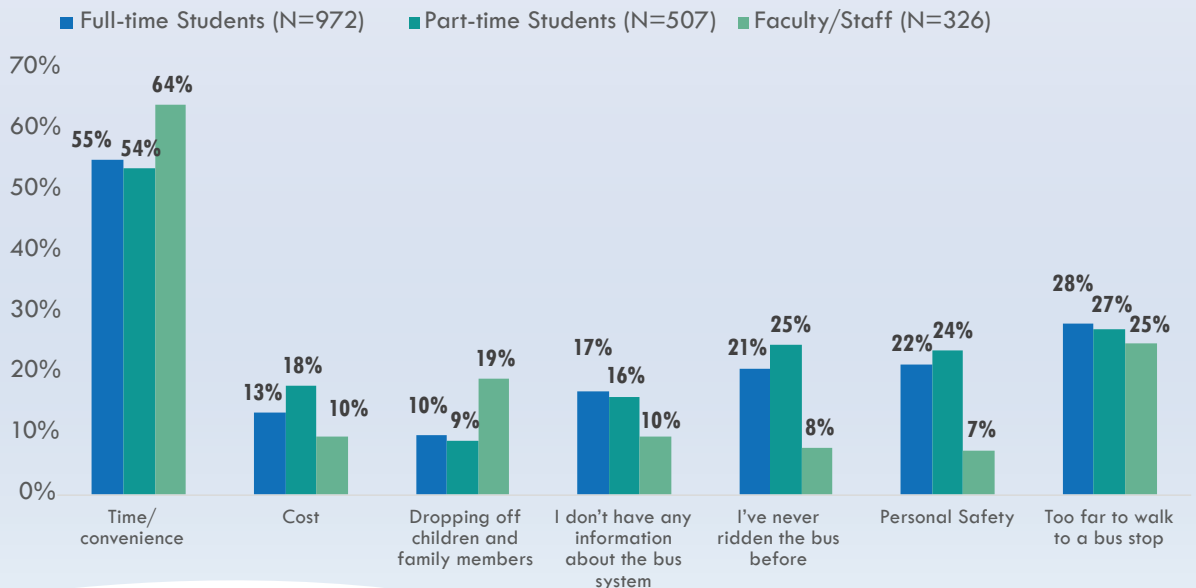
When broken out into groups, faculty/staff do not ride the bus as often as full- and part-time students. The mode choice figures presented in the beginning of this section showed a preference for driving alone and bicycling among faculty/staff.

Figure 19: Riding The Bus To Campus By Groups**Figure 20: Riding The Bus To Campus By Distance**

Riding the Bus

FIGURE 21: REASONS FOR RIDING THE BUS - BENEFITS

The top reasons stated for riding the bus include an affordable bus pass option (63%), lack of access to a car (56%), saving money (52%), and not dealing with traffic and parking (40%). Respondents were allowed to choose more than one response for this question. It is important to note that the 56% who indicated “no access to a car” are likely transit-dependent and rely on that service to get them to and from campus. Thus, it is important for equity reasons to help these students access campus services via non-driving modes of transportation.

Figure 21: Reasons For Riding The Bus - Benefits**Figure 22: Reasons For Not Riding The Bus - Barriers**

Carpooling

Thirty-one percent of students, faculty, and staff sometimes carpool to campus and 36% of students are aware of the Clark College carpool parking program. The main reasons for carpooling and not carpooling to campus are presented below:

Top reasons for carpooling to campus:

- Time/convenience (59%)
- Enjoy the company of others (58%)
- Saving money (56%)
- Don't always have access to a personal vehicle (35%)

Top reasons for NOT carpooling to campus:

- Difficulty coordinating with other peoples' schedules (56%)
- Time/convenience (51%)
- Difficulty finding people with whom to carpool (50%)
- Need to drive my own car during the day (33%)

FIGURE 23: CARPOOLING TO CAMPUS BY GROUPS

The survey data shows that full-time students (36%) carpool more frequently compared to part-time students (30%) and faculty/staff (17%). Promoting carpool matching through Rideshare Online and other means (e.g., cluster mapping exercises, email communications) will be a primary offering during a transportation options program, with a particular focus on those who live more than 10 miles from campus and cannot easily access transit.

Figure 23: Carpooling To Campus By Groups

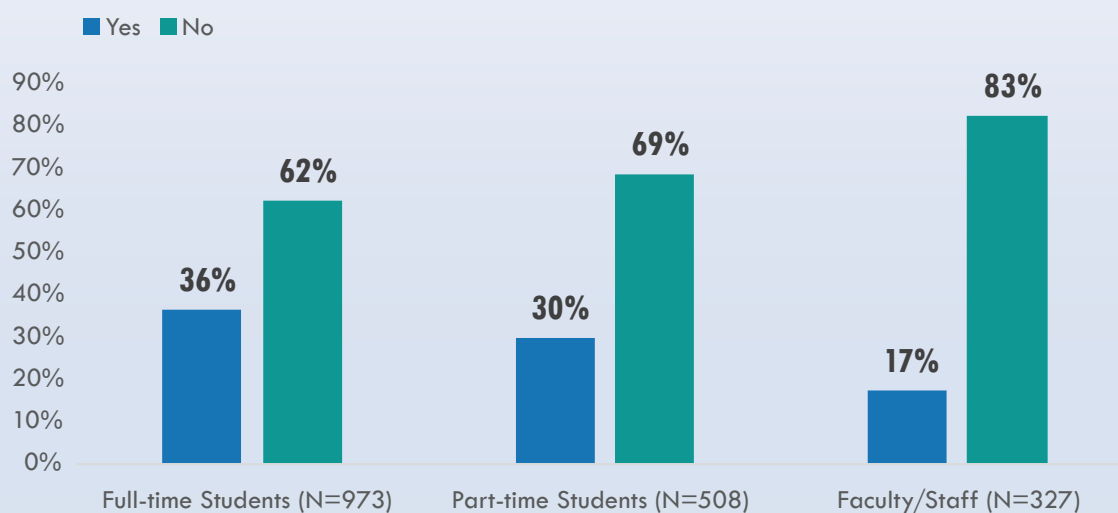


FIGURE 24: CARPOOLING TO CAMPUS BY DISTANCE

Students, faculty, and staff living more than 10 miles from campus carpool more frequently compared to those living closer to campus. A transportation options pilot program will use this information to promote carpooling options to students, faculty, and staff who live too far from campus to bicycle or walk.

FIGURE 25: REASONS FOR CARPOOLING TO CAMPUS - BENEFITS

The top reasons for carpooling among students, faculty, and staff include time/convenience (59%), enjoying the company of others (58%), saving money (56%), and don't always have access to a personal vehicle (34%). Communicating these benefits will help students, faculty, and staff see the value in choosing to carpool to campus.

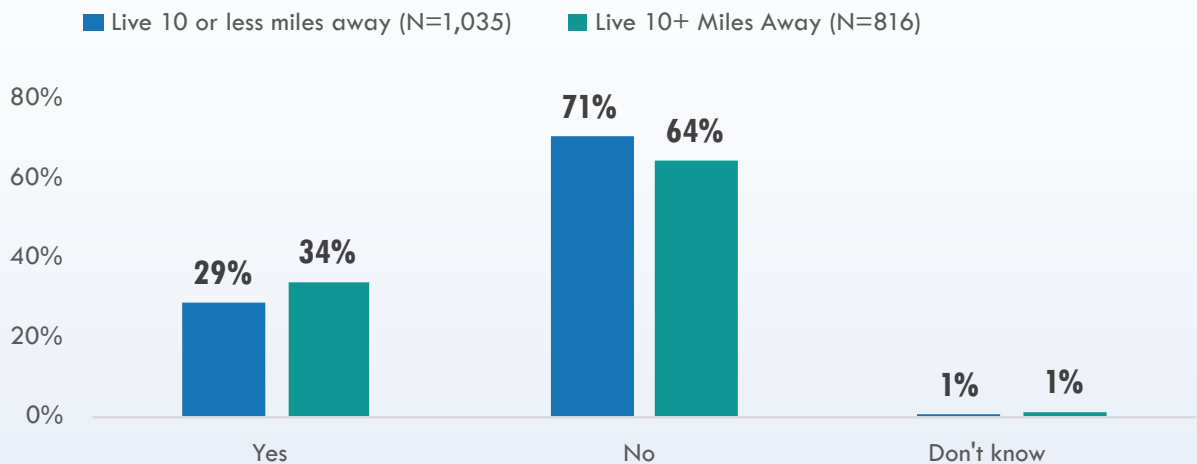
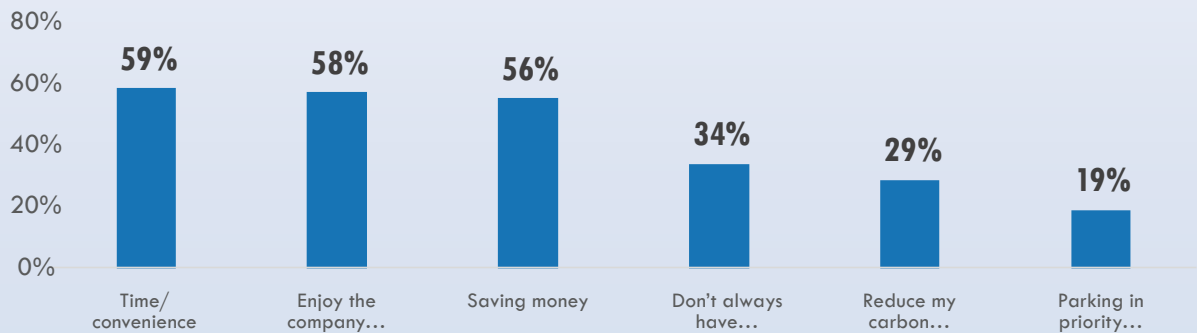
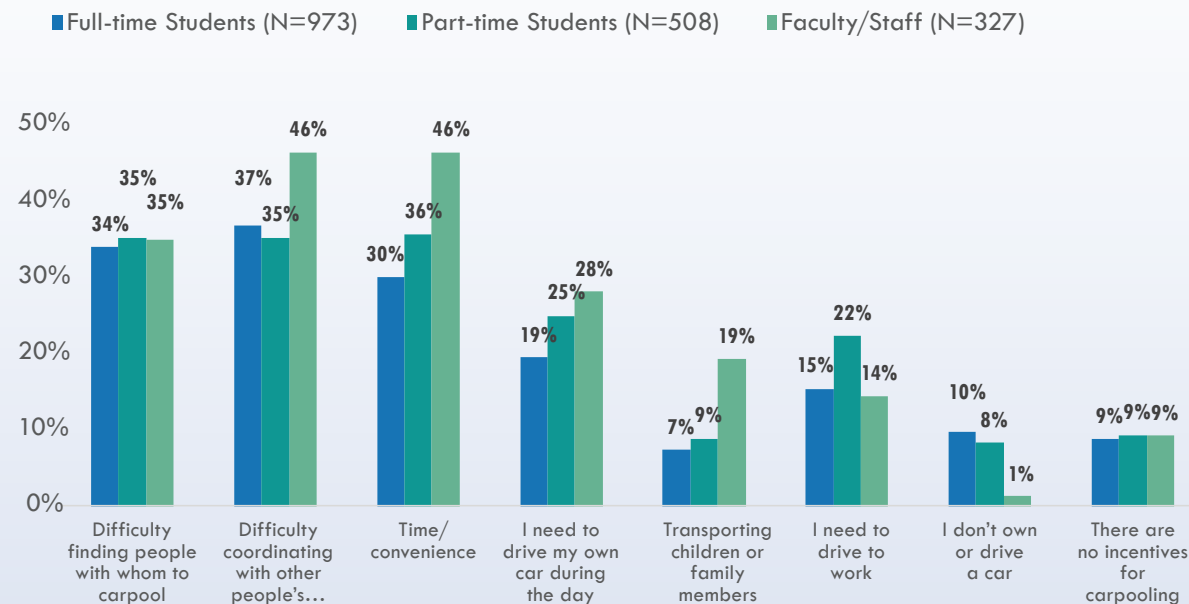
Figure 24: Carpooling To Campus By Distance**Figure 25: Reasons For Carpooling To Campus - Benefits**

FIGURE 26: REASONS FOR NOT CARPOOLING TO CAMPUS - BARRIERS

Barriers associated with carpooling among the different groups include difficulty finding car-pool partners, coordinating schedules, time/convenience, and needing to drive a car for work, errands, and transporting children. A transportation options pilot program will help students, faculty, and staff overcome these barriers by offering information about the student carpool parking program, promoting a carpool matching website (Rideshare Online), and rewarding students who choose to carpool to campus.

Figure 26: Reasons For Not Carpooling To Campus - Barriers

Demographics

Demographics

The demographic makeup of respondents is summarized below:

- Full-time students (52%); part-time students (32%); faculty (6%); staff (14%)
- 84% attend the main campus; 7% attend both the Main and Columbia Tech campuses
- 70% are currently employed
- Age: under 18 (20%); 18-29 (45%); 30-44 (20%); 45-64 (13%); 65+ (2%)
- Gender: Male (28%); Female (70%)
- 82% have access to a private automobile most days; 43% have access to a bicycle
- 55% have a bus stop within five blocks (one-half mile) from their residence
- 72 different zip codes for home addresses were reported, with the top five zip codes being 98682, 98661, 8604, 98662, and 98684.

Figure 27: Age Of Respondents

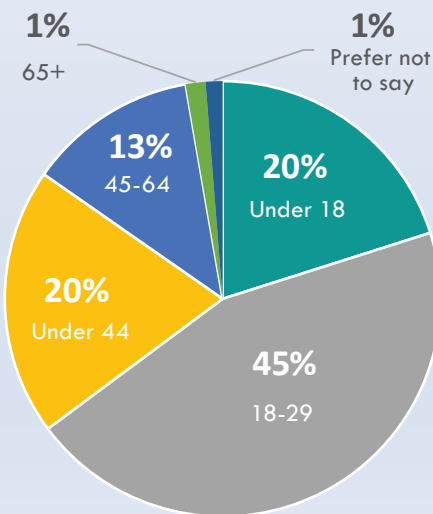


Figure 28: Gender Of Respondents

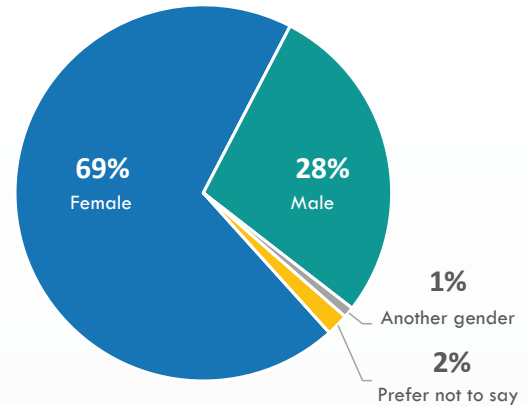


Figure 29: Access To A Private Automobile

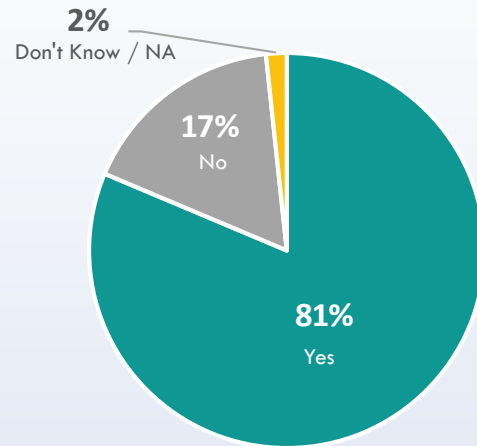
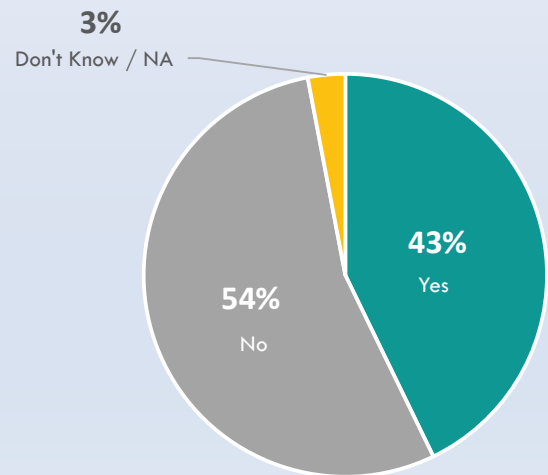


Figure 30: Access To A Bicycle



Student, Faculty, and Staff Feedback

Survey respondents had an opportunity to provide comments and suggestions about improving their travel experiences to and from campus. Many students wanted information about the carpool parking program and the discounted bus passes. Students also expressed frustration with congestion, needing to park in lots far from campus, and a lack of information about their transportation options. Overall, students were interested in wanting to try out new transportation options, especially if they are rewarded for changing their transportation habits. Below are statements made by students, faculty, and staff about how their travel experiences to campus could be improved.

"If Clark College can do more to plan for people who have to take the bus to school, that would be good."

"I think carpool incentives are a great idea."

"People who want to learn how to use the bus system (but never have) might need help learning how to use it."

"The discounted bus pass was really convenient and a big help!! I will definitely be taking advantage of it again in the future!"

"I would really like to ride the bus but I don't have much information about how to use the city bus, routes, stops, etc."

"I think there needs to be a better distribution of information on this topic."

"I would like more information on how to get a carpool pass."

"I think having friends that have the same schedule and live near me would help me improve my gas prices thanks to being able to carpool."

"The discounted bus pass was really convenient and a big help – I will definitely be taking advantage of it again in the future!"

"Clark College could inform students about the bus discounts and help students find people to carpool with."

"Please provide more transportation information to students."

"Incentives and more information around transportation would be nice."

"I am aware there are biking trails throughout Vancouver but I'm not sure where they are or if they run close to the school."

"I would take the bus if I knew how the bus system worked."

"I ride C-TRAN, and when I can afford to get a car, I wouldn't drive it to campus due to parking."



Conclusion

Conclusion

This assessment collected data pertaining to mode choice, transportation information preferences, barriers and benefits for using transportation options, and demographic information among students, faculty, and staff at Clark College. Further analysis identified full-time students living within 10 miles of campus as the priority target audience—that group has the most potential to change their transportation behavior. The high response rate and numerous comments about ways to improve travel experiences to and from campus suggests the importance of college-related transportation issues.

The Alta Planning + Design consultant team recommends the City of Vancouver proceed with a funding request to RTC to implement a transportation options pilot program at Clark College during the 2020-2021 school years. The information presented in this assessment is valuable for segmenting different audiences (e.g., students and faculty/staff) and developing key messages that resonate with these each of these audiences.

A transportation options pilot program will help Clark College and the City of Vancouver accomplish transportation and sustainability-related goals by reducing the number of drive-alone trips to and from campus and increasing active transportation and shared-mode trips such as bicycling, walking, transit, and carpooling. Furthermore, a program will promote C-TRAN's The Vine BRT service and will offer opportunities for enhanced partnerships and communications with C-TRAN.

As Clark College grows and attracts a more diverse group of students, a transportation options program will help alleviate congestion around the college, decrease demand for parking, increase awareness of the existing student bus pass and carpool program, and help students who don't own automobiles access important campus services and amenities. Interim steps will be taken by City of Vancouver staff to work in partnership with Clark College to begin planning a transportation options pilot program. Additionally, the City of Vancouver will work with Clark College and C-TRAN to provide transportation options resources to students, faculty, and staff.





Staff Report 180-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 11/26/2018
12/3/2018

SUBJECT Comprehensive Plan, Zoning Map and Text Changes

Key Points

- Changes consist of:
 - Two privately requested Comprehensive Plan and zoning map changes;
 - Thirty-seven staff-identified Comprehensive Plan and zoning map corrections, primarily to park sites so that map designations reflect the properties' current usage;
 - Two related Comprehensive Plan text changes to reflect current capital projects for purposes of allocation of REET funds;
 - Twenty zoning code text changes.
- All changes were unanimously recommended by the Planning Commission. Testimony was offered on only two.

Strategic Plan Alignment

N/A

Present Situation

The Four Seasons Residential map change proposal is from Community Commercial (CC) and Mixed Use (MX) zoning to R-22 and R-18 on approximately 11 acres near the intersection of NE 112th Avenue and 28th Street. A Development Agreement (DA) is included to ensure future development complies with applicable standards and addresses issues raised by the very small single family lot development envisioned. Neighbors to the southwest testified with concerns that future development would block their direct access to nearby commercial uses. A condition was added to the DA ensuring pedestrian access through the southwest portion of the site. See pages 1 and 4-6 of November 5 City Council work shop memorandum.

The second private map change request, Delta Management, is for a Light Industrial (IL) to General Commercial (GC) zone change on 0.3 acres on the south side of Columbia House Blvd near Grand Avenue. The proposal site is surrounded on three sides by undeveloped industrially-zoned property already owned by the applicant. See pages 2 and 7 of the November 5

memorandum.

The 37 staff-identified map corrections are addressed in page 8 of the memorandum. The Comprehensive Plan text changes are addressed on page 9.

The 20 zoning code text changes are primarily updates to reflect application submittal changes, and to other code corrections and updates. See pages 3 and 11-34. Advance written testimony was submitted for one change, regarding requirements for subdivision applications. Staff modified the proposal before the Planning Commission hearing to require surveyor preparation of existing conditions plans only, and to make no changes regarding as-built plans submittals. No testimony was offered at the hearing.

Two of the zoning text changes drew no testimony but have modest policy implications: First, a proposed change would allow affordable housing projects in most commercial zones under limited circumstances without providing first floor retail as currently required. Second, an update to review criteria for map and text changes would shift some initial recommendation authority between the Planning Commission and Hearings Examiner, although final decisions would continue to rest with the City Council.

Advantage(s)

1. The proposed Four Season Residential map change would likely result in relatively less expensive workforce housing at a site near 112th Avenue and 28th Street well suited to high densities.
2. The proposed map corrections would bring Comprehensive Plan and zoning designations into consistency with property use.
3. Proposed Comprehensive Plan text change would reflect current projects for purposes of REET fund allocations.
4. Most of the proposed code changes update outdated standards. A change allowing affordable housing projects in commercial zones without first floor retail implements a specific recommendation of the Affordable Housing Task Force.

Disadvantage(s)

1. The Four Seasons Residential rezone would foreclose possible future high wage employment or apartment development, although the mid-term market viability of either appears limited.
2. The proposed code change allowing affordable housing in commercial zones may add some pressure on commercial land supplies, but applicability requirements in the code change will limit likely impacts.

Budget Impact

No direct impacts

Prior Council Review

- A City Council workshop on all items was held on November 5, 2018.
- Code change allowing affordable housing in commercial zones was further discussed under

City Manager Communications on Nov. 19, 2018.

- One item, the Delta Plaza rezone, was originally submitted in 2017 and withdrawn during Council review because purchase of the property and an associated Boundary Line Adjustment had not been finalized.

Action Requested

On Monday, November 26, 2018, approve ordinances on first reading, setting date of second reading and public hearing for Monday, December 3, 2019.

Bryan Snodgrass, Principal Planner, 487-7946

ATTACHMENTS:

- ▢ Ordinance - Four Seasons Residential Map Amendment and Development Agreement
- ▢ Ordinance - Delta Management Map Amendment
- ▢ Ordinance - City-Sponsored Map Corrections
- ▢ Ordinance - Comprehensive Plan and Zoning Code Text Amendments
- ▢ Memo - November 5 Council Memorandum with Planning Commission staff reports and minutes

ATTACHMENT A - ORDINANCE – Four Seasons Residential Comprehensive Plan and zoning map change and Development Agreement

11/26/18

12/03/18

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for certain properties, authorizing the City Manager to enter into a Development Agreement governing future development of the property, providing for severability, and providing for an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, an application for a property-specific changes to Comprehensive Plan and zoning map designations was submitted to the City of Vancouver pursuant to the Annual Review program; and

WHEREAS, in reviewing the application, City staff supported the proposed changes but determined that a Development Agreement, attached hereto as Exhibit A, was warranted to ensure future development complied with all applicable standards and addressed concerns raised by the type of future development envisioned; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes and Development Agreement at a duly advertised work session on August 28, 2018, and public hearing on September 25, 2018, and, in consideration of cumulative impacts of all the proposed Comprehensive Plan changes, voted unanimously to recommend approval of the Comprehensive Plan and zoning map and text amendments and Development Agreement described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 5

ORDINANCE - 1

2018, first reading on November 26, a public hearing on December 3, following which the Council wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on August 13, 2018 for the proposed Comprehensive Plan and zoning text and map changes, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria for Comprehensive Plan and Zoning Plan Map and Text Amendments (VMC 20.60 and 20.285) and consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW; and

WHEREAS, the City Council finds the proposed Development Agreement is consistent with development regulations and will ensure future development complies with all applicable standards and addresses concerns raised by the type of future development envisioned.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the September 25, 2018 public hearing, are hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan Map Amendments. The Vancouver Comprehensive Plan Land Use Map, established as part of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended to change the Comprehensive Plan Land Use Map designation on Clark County Assessor tax lots 162742034, 16742026, 162742028, 162742030, 162742032, 162742014, and 162742012 from Commercial to Urban High Density.

ORDINANCE - 2

Section 3. Zoning Code Map Amendments. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change the zoning map designation from Community Commercial to R-22 on Clark County Assessor tax lots 162742034, 16742026, 162742028, 162742030, 162742032, 162742014, which are located southwest of the intersection of NE 28th Street and NE Four Seasons Lane; and from Mixed Use to R-18 on tax lot 162742012, which is located southwest of the intersection of NE Angelo Drive and NE 114th Avenue.

Section 4. Development Agreement. The Development Agreement, attached hereto as Exhibit A, is approved and the City Manager is authorized to execute the Agreement.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018

Anne McEnery Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

ORDINANCE - 4

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for certain properties, and authorizing the City Manager to enter into a Development Agreement governing future development of the property; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

DEVELOPMENT AGREEMENT

EFFECTIVE DATE: _____, 2018

PARTIES: Ginn Development LLC
7223 NE Hazel Dell Ave.
Vancouver, WA 98665
Hereinafter: "GINN"

City of Vancouver
P.O. Box 1995
Vancouver, WA 98668-1995
Hereinafter: "CITY"

RECITALS:

Pursuant to City of Vancouver LUP-69300, "GINN" has requested Comprehensive Plan and zoning map designation changes from Commercial and CC to Urban High Density/R-22 on tax lots 162742034, 16742026, 162742028, 162742030, 162742032, 162742014, located southwest of the intersection of NE 28th Street and NE Four Seasons Lane; and from Commercial and MX to Urban High Density/R-18 on tax lot 162742012, located southwest of the intersection of NE Angelo Drive and NE 114th Avenue.

NOW THEREFORE, The Parties agree as follows:

1. **Recital.** The recitals are hereby incorporated into the Parties Agreement and shall bind the Parties as to the terms of this Agreement.
2. **Purpose.** The purpose of this Development Agreement is to ensure that future development conforms with applicable provision of the Vancouver Comprehensive Plan, Vancouver Municipal Code Title 20, and the 112th Avenue Corridor Subarea Plan, and address issues raised during the Comprehensive Plan and zoning map change review.
3. **Term.** The initial term of this Development Agreement shall be for twenty (20) years from the effective date of this Agreement, which may be extended by mutual agreement between the Owner and the City and approved by the City Council in accordance with state law.
4. **Conditions.**
 - 4.1 Future Development Review.** Future development shall conform to any requirements of the development review process, which shall include but not be limited to the following:
 - a. A comprehensive parking study that examines public safety and mobility implications based on reasonable assumptions of residents or visitors use of garages, driveways, alleys or streets for parking. Based on the results of the parking study, the City may require the developer to provide additional parking spaces above current parking standards.
 - b. Compliance with applicable fire access requirements, including implications for any homes proposed for alley access only.
 - c. Compliance with transportation standards, including a traffic analysis demonstrating consistency with intersection performance and capacity standards, and revisions to the proposed street network if necessary to meet those standards.
 - d. Provisions to ensure home frontages are as envisioned in the applicant's concept plan and supporting materials submitted, particularly on 28th Street and the associated planter strip, plantings, and detached sidewalk.
 - e. Provisions to ensure compliance with applicable 112th Corridor Subarea Plan Design Guidelines, such as F.2 limitations on fence height to 36 inches as applied particularly to 28th Street, and internal pedestrian connections.
 - f. Options to facilitate variety and/or openings in any proposed extended and unbroken rows of housing, along 28th Street and within the development.

ORDINANCE - 6

g. If multi-family densities are proposed to be achieved through single family structures, design provisions shall be incorporated to achieve subarea plan building design guidelines overall intent of reducing scale and adding visual interest, particularly on 28th Street. Homes in the development should be comparable in terms of articulation and design quality to Four Seasons North Illustrative Concept materials submitted on July 25, 2018.

h. Provisions to facilitate tree retention consistent with the 112th Corridor Subarea Plan.

i. A requirement to record against the properties covenants, conditions and restrictions that will impose a design review process to ensure all landscaping and building on the proposed development complies with design restrictions and maintenance requirements set forth in the final land use decision approving development of the subject property and that will require future property owners to maintain all private common open areas through a Homeowners Association.

j. A requirement to ensure pedestrian access is provided from NE 25th Avenue envisioned in the southeastern portion of the rezone site to the NE Angelo Drive roundabout.

5. **Successors.** This Development Agreement and all of its provisions shall be binding on the Parties and any and all of their assigns and successors in interest for the Term set forth above.

6. **Enforcement.** This Development Agreement may be enforced by the City through any remedy provided by law or in equity.

7. **Severability.** If any provision of this Development Agreement, or the application of the provision to any person or circumstance, is declared invalid, then the rest of the agreement or the application of the provision to other persons or circumstances shall not be affected.

8. **Authority.** Those signatories who sign on behalf of a limited liability company are expressly vested by the governing documents of such limited liability company which they purport to represent with the authority to bind such limited liability company in the manner in which such signatories have purported to bind their principal herein.

9. **Controlling Law.** In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington shall control, and all signatories hereto, do hereby submit themselves personally to the jurisdiction of the courts of the State of Washington, and do hereby agree that any action arising hereunder may be instituted in Clark County Superior Court, if the parties are served including anywhere not within the State of Washington, by any method authorized by Washington Law.

10. **Required Public Hearing.** This Development Agreement is authorized by a Resolution of the City Council of the City of Vancouver following a hearing as required by RCW 36.70B.170.

11. **Extensions of Time for Performance.** Notwithstanding anything to the contrary contained in this Agreement, neither party shall be deemed to be in default where delays and performance or failure to perform are due to war, insurrection, strike or other labor disturbances, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, extended appeals by third parties or similar basis for excused performance which are not within the reasonable control of the party to be excused. Upon the request of either Party, an extension of time for such cause shall be granted in writing for the period of the forced delay, or longer, as may be mutually agreed upon.

12. **Vesting.** The Parties agree that the development of the Property and this Development Agreement vests as to the permitted use, land use ordinance, regulation, and development standards in effect in Title 20 VMC as of the earlier of the date of any fully complete land use application being processed for approval with this Development Agreement, or the date of the execution of this Development Agreement. "Vesting" shall mean that that the Property is entitled to be eligible to receive land use approval of development proposals ("implementing land use approval(s)") that are consistent therewith, in accordance with the zoning, development and land use ordinances in effected upon the date of the vesting of this Development Agreement without any such application being subject to changes in ordinance, regulation, and development standards and regulations that are enacted or implemented subsequent to the date of vesting of this Development Agreement. Further, if an implementing land use approval has become final (not appealed), which is at variance with such ordinance, regulation, and development standards and regulations with the agreement of the applicant(s), the ordinance, regulation, and development standards and

regulations manifested in such implementing land use approval(s) shall become vested under this Development Agreement. This Development Agreement and the development standards in, and terms of, this Development Agreement govern during the term of this Development Agreement and may not be subject to an amendment to a zoning ordinance, land use regulation, or development standard adopted after the effect date of this Development Agreement except with the agreement of the applicant or owner; provided that an applicant or owner of the Property may elect to waive vesting as to an ordinance, requirement, condition or standard and proceed under any ordinance, requirement, condition or standard more recently in effect by the City of Vancouver as allowed under VMC 20.250.040. This vesting shall continue beyond the term of this Development Agreement as to any fully complete implementing land use application in process or granted by the City during the term of this Development Agreement, for the normal term of approval of any such application or approval. Any permit or approval issued by the City, including any implementing land use approval, after the vesting of this Development Agreement must be consistent with this Development Agreement. Nothing contained herein shall preclude the City from exercising any and all rights it has under RCW 36.70B.170 to address issues of public health and safety.

13. **Exception to Vesting/Serious Threat to Public Health.** Nothing contained in this Development Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70.170(4) to address issues of public health and safety.

14. **Construction.** This Development Agreement sets forth the entire agreement of the parties. This Agreement shall be construed as a whole. No amendment, change or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties. To the extent of any conflict with any City regulations which may otherwise govern the Property, the terms and conditions of this Development Agreement shall prevail.

15. **Binding Effect.** This Development Agreement, or a summary therefore, shall be recorded against the Property and shall run with the land subject only to the express conditions or limitations of this Agreement, and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Upon assignment of this Development Agreement or the conveyance of any parcel of the Property to which this agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Agreement as they relate to such parcel.

16. **Cooperation.** Each party shall take such action (including, but not limited to the execution, acknowledgement and delivery of documents) as may reasonably be requested by the other party for the implementation or continuing performance of this Development Agreement. In the event of any administrative, legal or equitable action or proceeding instituted by any person or party to this Agreement challenging the validity of any provision of this Agreement, or any subsequent action taken consistent with this Agreement, the parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. Each party shall select its own legal counsel and retain such counsel at its own expense.

17. **Effective Date.** This Development Agreement will become effective on signature by the City of Vancouver and Ginn Development LLC or successor.

Development Agreement by ordinance after a public hearing.

DATED THIS ____ day of _____, 2018

[Signature page to follows]

CITY OF VANCOUVER:

By:

Eric J. Holmes, City Manager

Dated: _____

Attest:

_____,
City Clerk

STATE OF WASHINGTON)

: ss.)

County of Clark)

I certify that Eric J. Holmes appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the CITY OF VANCOUVER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this ____ day of _____, 2018

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

GINN DEVELOPMENT LLC:

By: Patrick Ginn, Owner

Dated: _____

STATE OF WASHINGTON)

: ss.)

County of Clark)

I certify that Patrick Ginn appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this ____ day of _____, 2018

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

ATTACHMENT B - ORDINANCE – Delta Plaza Comprehensive Plan and zoning map change

11/26/18

12/03/18

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for a site specific property, providing for severability, and providing for an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, an application for a property-specific change to Comprehensive Plan and zoning map designations was submitted to the City of Vancouver pursuant to the Annual Review program; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised public hearing on October 10, 2017, and voted unanimously to recommend approval of the Comprehensive Plan and zoning map amendment described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 5 2018, first reading on November 26, and a public hearing on December 3, and in consideration of cumulative impacts of all the proposed Comprehensive Plan changes, wish to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determination of Non-significance (DNS) were issued on September 8, 2017 for the proposed Comprehensive Plan and zoning map changes, and no SEPA comments or appeals were received; and

ORDINANCE - 1

WHEREAS, the City Council believes that the adopted Comprehensive Plan Map and Land Use and Development Code requires revision in order to allow for re-designation of the subject property to recognize changing circumstances; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria for Comprehensive Plan and Zoning Plan Map and Text Amendments (VMC 20.60 and 20.285) and consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the October 10, 2017 public hearing, are hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan and Zoning Code Map Designation Amendments The Vancouver Comprehensive Plan Land Use Map designations established by the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, and the City of Vancouver Zoning Map established under VMC 20.130.020 are amended to change Comprehensive Plan Land Use Map designation from Industrial to Commercial and the VMC Title 20 zoning map designation from Light Industrial to General Commercial on a 0.3 acre parcel east of the intersection of Grove St and Columbia House Blvd, which is assigned Clark County Assessor parcel number 31041000.

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part

ORDINANCE - 2

of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 5. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018

Anne McEnerny Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

ORDINANCE - 3

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for one property, providing for severability, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

ATTACHMENT C - ORDINANCE – City-identified Comprehensive Plan and zoning map changes

11/26/18

12/03/18

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for 37 site specific properties, providing for severability, and providing for an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, in 2018 City staff identified 37 properties in which Comprehensive Plan or zoning designations were inconsistent with the their current and envisioned future uses. Thirty six of these properties are publicly owned and intended for continued recreational or public facility usage, but include residential, commercial, or industrial Comprehensive Plan or zoning designations. One property is a private single-family home, but includes both multi-family and single family designations effectively splitting the parcel; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised work session on August 28, 2018, and public hearing on September 25, 2018, and voted unanimously to recommend approval of the Comprehensive Plan and zoning map amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 5 2018, first reading on November 26, a public hearing on December 3, and in consideration of cumulative impacts of all the proposed Comprehensive Plan changes, wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determination of Non-significance (DNS) were issued on August 13th and 20rd, 2018 for the proposed Comprehensive Plan and zoning map changes, and no SEPA comments or appeals were received; and

WHEREAS, the City Council believes that the adopted Comprehensive Plan Map and Land Use and

ORDINANCE - 1

Development Code requires revision in order to allow for redesignation of individual properties to recognize changing circumstances as appropriate, streamline certain review procedures, implement new policies, and to correct minor inconsistencies and omissions; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria for Comprehensive Plan and Zoning Plan Map and Text Amendments (VMC 20.60 and 20.285) and consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the September 25, 2018 public hearing, are hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan and Zoning Code Map Designation Amendments. The Vancouver Comprehensive Plan Land Use Map designations, and Figure 1-6 of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, and the City of Vancouver Zoning Map established under VMC 20.130.020, are amended as follows:

Park Sites					
Name	Clark County Assessor Parcel Identification Number	Previous Zoning Map Designation	Previous Comp. Plan Designation	Current Zoning Map Designation as Amended	Current Comp. Plan Designation as Amended
Bagley	30790354, 30790355	R18	PF	P	OS
Behrens Woods	91800000, 91810000, 91820000	Park	UL	P	OS
Brickyard	135000	R18	UH	P	OS
Burnt Bridge Creek Greenway	29374030, 100444000, 100448000, 151582000	R9	UL	GW	OS
Burnt Bridge Creek Greenway	29467000, 29467000	GW	P/OS/IND	GW	OS
Burnt Bridge Creek Greenway	37919100	R6	UL	GW	OS
Burnt Bridge Creek Greenway	163214000	GW/R9	P/OS/UL	GW	OS
Burnt Bridge Creek Greenway	986034260	GW/R18	P/OS/UH	GW	OS
Burton Ridge	163472000	Park	UL	NA	OS
Burton Ridge North	108491648, 108491650, 108491652, 108491654	R9	UL	P	OS
Diamond	163963054, 163963056	R9	UL	P	OS
East Biddle Lake	122591000	R4	UL	NA	OS
East Image	164126000	R9	UL	P	OS
Ellsworth Springs	112862000	R-22	UH	P	OS

ORDINANCE - 2

Endeavor	162659021	Park	UH	P	OS
Firstenburg Rec. Center	165180000	IL	IND	P	OS
Fisher Basin	177463000, 177487000	Park	UL	P	OS
Fisher's Creek	126838000	Park	UL	P	OS
General Anderson	37912533	R6	P/OS	P	OS
George & Hazel Stein	111011444, 165498000	R6	UL	P	OS
Gretchen Fraser	114790000	CC	UH	P	OS
Hanna Acres	177227190, 177227192	Park	UL	P	OS
Henry J Biddle Nature Preserve	112539062, 112539064, 112539066, 112539068, 112539070, 112539072, 112539074, 112539076, 112539078, 112539080, 112539082, 167414004	R4	UL	NA	OS
Kelley Meadows	105240000, 105522616	R9	UL	P	OS
Kevanna	159749002	R6	UL	P	OS
Lauren	163724000	Park	UL	P	OS
Marine	37910176	WX	COM	P	OS
Marine	37917211	Park/IL	PF/P/OS/IND	P/IL	OS/PF
Marine	502388000, 502389000	IH	IND	P	OS
Marine	503080000	IL	POS/IND	P	OS
Marine	503091000	NA/IL	P/OS/IND	P	OS
Marine	503110000	WX	COM	P	OS
Mims Marsh	122571000	R4	UL	NA	OS
North Image	109590000	R9	UL	P	OS
North Image	109720000	Park	UL	P	OS
Park Sites (Cont.)					
Orchards West	159568000	Park/R22	P/OS/UH	P	OS
Peter S Ogden	109785000	R6	PF	P	OS
Sam Brown	37912622	R6	UL	P	OS
Sam Brown	37912623	R6	UL	P	OS
Summers Walk	177017000	Park	UL	P	OS
The Downs	108805000, 108806000	R30	UH	P	OS
Tranquility	165408000, 165490000	Park	UL	NA	OS
Vancouver Lake Lowlands	147354000, 152595000	IL	IND	NA	OS
Vancouver Waterfront	986038098, 986038099	CX	COM	P	OS
Village Woods	126790000	R9	UL	NA	OS
Wildwood	114783534	R9	UL	P	OS
Public Facilities Site					
4205 E 5 th Street	37910108, 37910106	P/OS	IL	PF	IL
Private Homesite					
2409 Carlson Road	30239041	UL/UH	R-9/R-18	UL	R-9

Section 3. Instruction to City Planning Official. The planning official shall update the Comprehensive Plan Land Use Designation Map and the Zoning Map established under VMC Chapter 20.130 in accordance with this Ordinance.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order

or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption.

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018

Anne McEnerny Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for 37 properties, providing for severability, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

**ATTACHMENT D - ORDINANCE – COMPREHENSIVE PLAN AND ZONING CODE
TEXT AMENDMENTS**

11/26/18

12/03/18

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending text of Vancouver Comprehensive Plan Chapter 5 and Appendix D, and Vancouver Municipal Code 20.160, 20.210, 20.220, 20.270, 20.285, 20.310, 20.320, 20.410, 20.420, 20.430, 20.440, 20.450, 20.690, 20.885, 20.890, 20.895, 20.910, 20.945; providing for severability; and establishing an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, the City Council wishes to amend the Comprehensive Plan to recognize that the City's current and future capital projects include parks acquisition, improvement of existing parks, and remodeling of the 2018 Grand Boulevard building; and

WHEREAS, the adopted Land Use and Development Code under VMC Title 20 requires revision in order to allow for re-designation of individual properties to recognize changing circumstances, streamline certain review procedures, implement new policies, and to correct minor inconsistencies and omissions; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed changes at duly advertised work sessions on June 26, August 28 and September 11, 2018, and duly advertised public hearings on July 24, August 28, September 11 and September 25, 2018, and at those hearings, in consideration of cumulative impacts of all the proposed Comprehensive Plan

ORDINANCE - 1

changes, voted to recommend approval of the Comprehensive Plan and zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 5 2018, a first reading of the proposed ordinance on November 26, and a public hearing on December 3, 2018, following which the Council agrees with the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determinations of Non-significance (DNS) were issued on August 13 and 20, 2018, for the proposed Comprehensive Plan and zoning text changes, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the July 24, August 28, September 11 and September 25, 2018 public hearings, are adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan Text Changes.

A. The last row of Table 5-1, under Chapter 5 of the Vancouver Comprehensive Plan 2011-2030, adopted by Ordinance M-3994, is amended as follows:

General government	•City of Vancouver (Administrative Offices, Support Facilities; <u>community service facilities</u>) •Clark County (unincorporated urban area, urban correctional facilities, law enforcement and emergency response support services)*
--------------------	--

B. The section titled “Real Estate Excise Tax (REET),” on the first page, second column, of

Appendix D to the Vancouver Comprehensive Plan 2011-2030 is amended as follows:

Real Estate Excise Tax (REET). State statute authorizes the City to impose two taxes of ¼% each on the sale of real estate within the city limits. The proceeds of the tax must be used for capital purposes as allowed by State law and as directed by the City Council. The City has implemented both taxes. The proceeds from one ¼% REET are dedicated to the City’s pavement management program in Transportation. Proceeds from the other ¼ % REET from 2005 through 2009 were split between parks and recreation and transportation. A total of 70% of the proceeds was dedicated to parks and recreation, largely funding the debt service for bonds issues to remodel Marshall and build Firstenburg Community Centers and the remaining 30% was dedicated to funding neighborhood traffic safety projects. Beginning in 2009 this funding source continues to fund debt service on the two recreation community centers, but the remaining balance has been or will be allocated between funding the debt service on the Waterfront Access Project (20%), reduced in scope neighborhood traffic safety program, (6% of revenue) and, if any funds remain, parks capital programs, including parks acquisition and improvement of existing parks, and remodeling of the 2018 Grand Blvd. building.

Section 3. Zoning Code Text Changes.

A. VMC 20.160.020, which was adopted by Ordinance M-3643, and last amended by

Ordinance M-4187, is amended as follows:

20.160.020 Listing of Use Classifications.

A. *Residential use types.*

1. *Household Living.* Living facilities for small groups (households) of people who are related or unrelated, featuring self-contained units including facilities for cooking, eating, sleeping, and hygiene. Tenancy is longer than 30 calendar days. Household structures include single-family detached and attached dwellings; duplexes; multi-family dwellings; and modular and manufactured housing units. Most types of senior housing, (e.g.,

congregate care or assisted living) are considered to be household living if residents live in self-contained units, even if there are also shared facilities within the building. The maximum number of people who may reside in any given dwelling unit shall be determined by the City Adopted Building Code.

2. *Group Living.* Living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment of residents. Larger group living facilities may also be characterized by shared facilities for eating, hygiene and/or recreation. Examples include nursing/convalescent homes, residential care homes or centers; single-room occupancy (SROs) facilities; sororities/fraternities and convents/monasteries. Tenancy is typically 30 days or more. Excludes detention and post-detention facilities (see 20.160.020(E)(5) VMC, Detention Facilities).

3. *Transitional Housing.* Public or non-profit living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment of residents where tenancy is typically less than 30 days. Examples include: homeless shelters and drug/alcohol treatment facilities. Can include associated soup kitchens or other on-site food preparation and service. These uses are subject to the standards and review criteria of VMC 20.870, Human Service Facilities. Excludes private, for-profit-short-term housing (see 20.160.020(C)(1) VMC, Commercial Lodging); and detention and post-detention facilities (see 20.160.020(E)(5) VMC, Detention Facilities).

4. *Home Occupation.* Commercial, office or other economic activity wholly contained within the residence or accessory building within which it is located, and is clearly subordinate to the primary residential use.

5. *Medical Center Residential.* Extended stay facilities and medical center uses that typically occur in a residential setting, if approved through a Public Facilities Master Plan pursuant to VMC 20.268. Examples include extended stay housing for employees and patient families and midwifery practices that occur in a single-family residential scaled structure. Maximum occupancy and other parameters may be determined through the master plan review process.

B. *Civic use types.*

1. *Basic Utilities.* Unstaffed community infrastructure, including but not limited to water tanks, sewer pump stations, telephone exchanges, and electric power substations. Excludes facilities that include offices, service centers and/or material storage (See 20.160.020(C)(6) VMC, Office, and 20.160.020 (D)(1) VMC, Industrial Services).

2. *Colleges.* Institutions of higher education. Accessory uses may include classrooms, laboratories, theaters, auditoriums, libraries, dormitories, eating facilities, bookstores, other small-scale retail, general offices, and parking. Excludes private, profit-making trade, and vocational schools (see 20.160.020(C)(4)(b) VMC, Personal Services). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

3. *Community Recreation.* Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; boat launches; golf courses, and shooting ranges. Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes such facilities when collocated in a public park (see 20.160.020(B)(9) VMC, Parks/Open Space); and certain types of indoor recreational facilities (see 20.160.020(C)(3)(b) VMC, Indoor Entertainment.)

4. *Cultural Institutions.* Public or non-profit cultural facilities including libraries, museums, historic sites, and galleries.

5. *Day Care.*

a. *Child Care.* As defined by the Revised Code of Washington (RCW) State Statute:

1. *Family Child Day Care Home.* A facility where a person regularly providing care during part of the twenty-four-hour day to twelve or fewer children in the family abode of the person or persons under whose direct care the children are placed.

2. *Child Care Center.* A person or agency that provides care for thirteen or more children during part of the twenty-four hour day.

b. *Adult Day Care.* Provision of daytime services, including respite, recreational, social and therapeutic activities, to disabled and/or elderly adults in a group setting. Categories include:

1. *Residential Adult Day Care.* Provision of adult day care services for six or fewer handicapped and/or elderly adults, with or without compensation, in the home of the provider.

2. *Institutional Adult Day Care.* Provision of adult day care services for seven or more handicapped and/or elderly adults either in a residential or institutional, e.g., nursing home, setting.

6. *Emergency Services.* Public safety facilities including police and fire stations, and emergency communications, but not including ambulance services.

7. *Human Service Facilities.* Any office, store, assembly place or facility, the general purpose of which is to provide human need services directly and at no or reduced cost to individuals who do not have the means, ability or opportunity to obtain such services themselves. Offices or clinics where medical, dental, psychological or other such essential human services are provided shall not be considered human service facilities unless low or no cost services are provided to more than 50% of patients or clients. Human Service Facilities that provide on-site food, shelter and/or sleeping accommodations or beds are contained in 20.160.020(A)(3) VMC Transitional Housing.

8. *Medical Centers.* Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm. Usually developed in campus setting. Accessory uses may include diagnostic and treatment facilities; laboratories; surgical suites; kitchen/food service facilities; laundry; housekeeping and maintenance facilities; administrative offices; and parking. Medical centers may also include free-standing offices for hospital-based and/or private-practice physicians and other allied health care professionals; these medical office buildings are regulated as offices. (see 20.160.020(C)(6)(b) VMC) Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

9. *Parks/Open Space.* Lands that are maintained in a natural state and/or developed that are designed for public active and passive recreation. Examples include parks, public squares, recreational trails and nature preserves. Does not include areas in active cultivation (see 20.160.020(E)(1), Agriculture/Horticulture); or cemeteries (20.160.020(E)(2) VMC, Cemeteries).

a. *Neighborhood parks.* Small parks usually no greater than five acres designed to serve the immediate neighborhood. Access is on foot or bicycle with little or no on-site parking provided. Accessory uses may include low-impact outdoor playing/practice fields (without associated parking), playgrounds, sports courts, picnic areas, educational/interpretive facilities, walking/jogging paths, rest rooms, and seating areas. May collocate with schools.

b. *Community parks.* Larger parks typically 15 acres or larger designed to serve a larger geographic area than a neighborhood park. Access is on foot and by bicycle, transit, and vehicle. May contain one or more Community Recreation uses as defined in 20.160.020(B)(3) VMC. Other accessory uses may include walking/jogging trails; picnic shelters; outdoor performance facilities; off-leash dog, bicycle, and skateboard parks; sports courts, community gardens; bicycle, pedestrian, and transit amenities; educational/interpretive facilities; viewpoints; concessions; rest rooms; caretaker and maintenance facilities; and parking. May collocate with schools.

c. *Regional parks.* Any park greater than 100 acres designed to serve regional needs. Accessory uses include any of the facilities found in neighborhood and community parks.

d. *Trails.* Publicly accessible walking, jogging or bike trails that extend beyond the boundaries of a single subdivision or development project. Accessory uses may include signage/maps; interpretive centers; viewpoints; and trailhead facility, restrooms, and parking. Does not include trails or portions of trails created as part of Neighborhood, Community and Regional Parks.

10. *Postal Service.* Refers to postal services and processing as traditionally operated by the U.S. Postal Service. Such facilities include customer sales, mail sorting, and fleet truck storage. Excludes profit-making parcel post or mail services (see 20.160.020(C)(4)(b) VMC, General Retail, Personal Services).

11. *Religious Institutions.* Permanent places of religious worship that may include related accessory uses that are clearly incidental and secondary to religious worship, congregation, and teaching such as administrative offices; child care centers/pre-schools; classrooms for religious instruction; auditoriums; social halls; rectories; and gymnasiums, playgrounds and other recreational facilities.

12. *Schools.* Public and private pre-school, kindergarten, elementary, middle, and high schools. Accessory uses include administrative offices; classrooms and laboratories; kitchen/cafeterias; auditoriums; gymnasium, swimming pools; playing fields and related indoor and outdoor physical education facilities; and storage and maintenance facilities. The programs and activities of other public and non-profit organizations including those associated with adult education, after-school care, recreation and social services may collocate in a school facility. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

13. *Social/Fraternal and Clubs/Lodges.* Non-profit organizations with social, philanthropic and/or recreational functions and activities.

14. *Transportation Facilities.* Bus, trolley, street car; light and heavy rail transit stops and stations; water taxi and ferry stations; and accessory bicycle parking. Excludes airports (see 20.160.020(E)(2) VMC, Airports/Airparks); public streets and sidewalks; and heavy and light rail maintenance/switching yards (see 20.160.020(D)(3) VMC, Railroad Yards); and heliports (see 20.160.020(E)(7) VMC, Heliports). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

15. *Park & Ride Facilities.* Park & Ride facilities means parking facilities that serve motorists transferring to or from urban public transportation vehicles or private car-pool vehicles.

C. *Commercial use types.*

1. *Commercial Lodging.* Residential facilities such as hotels, motels, rooming houses and bed-and-breakfast establishments where tenancy is typically less than one month. May include accessory meeting, convention facilities, and restaurants/bars.

2. *Eating and Drinking Establishments.* Establishments that sell prepared food and beverages for consumption on site or take-away including restaurants, delicatessens, bars, taverns, brew pubs, and espresso bars.

3. *Entertainment-Oriented.*

a. *Adult Entertainment.* Facilities including adult motion picture theaters; adult video/book stores; and topless, bottomless, and nude dance halls which include materials and activities characterized or distinguished by an emphasis on matters depicting specified sexual activities or anatomical areas.

b. *Indoor Entertainment.* Commercial indoor facilities such as ~~skating rinks~~, bowling alleys, arcades, trampoline or bounce house facilities, shooting ranges, movie, and live performance theaters.

c. *Major Event Entertainment.* Facilities such as auditoriums, stadiums, arenas, amphitheaters, convention centers, and race tracks which provide athletic, cultural or entertainment events and exhibits for large groups generally exceeding 1,000 spectators.

4. *General Retail.*

a. *Sales-Oriented.* Establishments which provide consumer-oriented sales, leasing and rental of consumer, home and business goods including art; art supplies; bicycles; clothing; dry goods; electronic equipment; fabric; gifts; groceries; hardware; household products; jewelry; pets and pet products; pharmaceuticals; plant; printed materials; stationery; and videos. Excludes large-scale consumer products (see 20.160.020(C)(4)(d) VMC, Bulk Sales); and those sold primarily outdoors (see 20.160.020(C)(4)(e) VMC, Outdoor Sales).

b. *Personal Services.* Establishments which provide consumer services such as banks and credit unions; barber and beauty shops; automated teller machines (ATMs) and related automated vending facilities; pet grooming; laundromats and dry cleaners; copy centers; photographic studios; specialized instructional schools; trade/vocational schools; massage therapy; acupuncture; and mortuaries.

c. *Repair-Oriented.* Establishments which engage in the repair of consumer and business goods including television and radios; bicycles; clocks; jewelry; guns; small appliances and office equipment; tailors and seamstresses; shoe repair; locksmiths; and upholsterers.

d. *Bulk Sales.* Establishments which engage in the sales, leasing and rental of bulky items requiring extensive interior space for display including furniture, large appliances, and home improvement sales.

e. *Outdoor Sales.* Establishments that engage in sales requiring outdoor display and/or storage including lumberyards and nurseries.

5. *Motor Vehicle Related.*

a. *Motor Vehicle Sales/Rental.* Includes car, light and heavy truck, mobile home, boat and recreational vehicle sales, rental and service.

b. *Motor Vehicle Servicing/Repair.* Free-standing vehicle servicing and repair establishments including quick and general vehicle service, car washes and body shops not an accessory to new vehicle sales.

c. *Vehicle Fuel Sales.* Establishments engaging in the sale of gasoline, diesel fuel, and oil products for cars, trucks, recreational vehicles, and boats.

d. *Electric Vehicle (EV) Basic Charging Station.* A slow to medium level charging station for electric vehicles that is typically accessory to another use, such as single family residences, apartments, and businesses. Level 1 (120 volt AC) is considered slow charging. Level 2 (208 or 240 volt AC) is considered medium charging.

e. *Electric Vehicle (EV) Rapid Charging Station.* An industrial grade electrical outlet that allows for faster charging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. Such stations are also known as Level 3 facilities and are considered fast or rapid charging (480-volt AC), and are generally available to the public.

f. *Electric Vehicle (EV) Battery Exchange Station.* A facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully-charged battery. Such exchange stations may use a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW.

6. *Office.*

a. *General Office.* Government, business and professional offices that operate during typical weekday hours. Examples include local, regional, state, and federal offices and agencies; veterinary clinics; medical and dental laboratories; blood collection centers; offices for attorneys, architects, accountants, engineers, stockbrokers, real estate agents, mortgage bankers, insurance brokers, and other consultants; headquarters offices; sales offices; radio, and television studios. Also includes painting, landscaping, building and janitorial contractors where the indoor storage of materials and equipment are incidental to the office use. If this storage exceeds 50% of occupied space, such uses are classified as Industrial Services [see 20.160.020(D)(1) VMC]. Offices that are part of and are located within a firm in another use category are considered accessory to the firm's primary activity. Also excludes medical office and related facilities [see 20.160.020(C)(6)(b) VMC].

b. *Medical Office.* Offices for physicians, dentists, chiropractors, and allied health care professionals; free-standing outpatient health care facilities; urgency clinics; naturopathic, and homeopathic facilities; and home health organizations that provide on-site services to patients and that generally operate during typical peak weekday hours.

c. *Extended Office.* Offices that operate during non-traditional hours including evenings, nights, and weekends. Examples include taxis and other vehicles for hire, funeral homes and accessory crematoria, telemarketing/service centers and internet communication centers. Accessory uses may include fleet vehicle parking, communication switching and other equipment and limited storage of goods.

7. *Non-Accessory Parking.* Any private or public vehicle and bicycle parking, either paid or free, which is not accessory to a primary use. Includes public and private parking structures and lots; and free-standing fleet vehicle parking lots.

8. *Self-Service Storage.* Commercial operations that provide rental of storage space to the public. The storage areas are designed to allow private access by the tenant for storing or removing personal property. These facilities do not include moving and storage companies where there is no individual storage or where employees are primary movers of the goods to be stored [see 20.160.020(D)(5) VMC, Warehouse/Freight Movement].

9. *Marina.* A facility that provides secure moorings for recreational or commercial boats.

10. *Artisan and Specialty Goods Production.* Small scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production aims at direct sales rather than the wholesale market. This small-scale manufacturing use is intended to be allowed where compatible with the commercial and residential fabric of the City Center. An allowance for public viewing or customer service space is required with artisan and specialty goods production. This use category includes the following uses: Sugar and confectionary, fruit and vegetable preserving and specialty foods, bakeries and tortilla manufacturing; artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products; microbreweries, microdistilleries, and wineries. Refer to Commercial Use Table 20.430.1 and Special Limitations 20.430.050.

D. *Industrial use types.*

1. *Industrial Services.* Includes the repair and servicing of industrial and business machinery, equipment and/or products. Examples include welding shops; machine shops; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire recapping and retreading; truck stops; building, heating, plumbing or electrical contractors; exterminators; janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use [see 20.160.020(C)(6)(a) VMC]; fuel oil distributions; solid fuel yards; laundry, dry-cleaning and carpet cleaning plants; and photo-finishing laboratories.

2. *Manufacturing and Production.* Includes production, processing, assembling, packaging or treatment of semi-finished or finished products from raw materials or previously prepared materials or components. Manufacturing production is intended for the wholesale market rather than for direct sales. ~~For specific list of activities in this category, see NAICS assignment adopted by reference to this title, Table 20.440-2 and/or Commercial Use Table 20.430-1.~~

3. *Railroad Yards.* A terminus of several light or heavy railroad lines where the loading, unloading, transshipment, switching, maintenance, and storage of rail cars is undertaken.

4. *Research and Development.* Facility featuring a mix of uses including office, research laboratories, and prototype manufacturing. If the use contains no on-site manufacturing component, then it is considered General Office (see 20.160.020(C)(6)(a) VMC).

5. *Warehouse/Freight Movement.* Uses involved in the storage and movement of large quantities of materials or products indoors and/or outdoors; associated with significant truck and/or rail traffic. Examples include free-standing warehouses associated with retail furniture or appliance outlets; household moving and general freight storage; cold storage plants/frozen food lockers; weapon and ammunition storage; major wholesale distribution centers; truck, marine and air freight terminals and dispatch centers; bus barns; grain terminals; and stockpiling of sand, gravel, bark dust or other aggregate and landscaping materials.

6. *Waste-Related.* Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material. Examples include: recycling/garbage transfer stations; landfills; composting, energy recovery and sewage treatment plants; and hazardous waste handling and transfer facilities that do not treat or dispose of hazardous waste, as that term is defined in the Code of Federal Regulations, Title 40, Part 261. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act. Hazardous waste or disposal facilities are not included in this classification and are therefore not permitted in the City of Vancouver.

7. *Wholesale Sales.* Involves sales, leasing or rental of equipment or products primarily intended for industrial, institutional or commercial businesses. Businesses may or may not be open to the general public, but sales to the general public are limited. Examples include the sale or rental of machinery, equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, and building hardware.

8. *Major Utility Facilities.* Those facilities which have a substantial public impact, including but not limited to: sewage treatment plants and lagoons; electric generation facilities including biomass and coal energy generating facilities; and essential public facilities as defined in Chapter 20.855 VMC, Essential Public Facilities.

E. *Other use types.*

1. *Agriculture/Horticulture.* Open areas devoted to the raising of fruits, vegetable, nuts, nursery stock and/or flowers, including community gardens; may include on-site sales of products grown on the site. Excludes nurseries (see 20.160.020(C)(4)(e) VMC, Outdoor Sales).

2. *Airports/Airparks.* Includes aircraft runways, landing strips and uses supporting airport operations such as control towers, hangars, and fuel storage facilities. Also includes uses incidental to airports such as aerial mapping; air cargo warehousing and distribution, airport pilot training schools; aircraft sales and repair; aviation clubs and museums; and public transportation transfer areas. Such a facility that has “regional” or “state-wide” significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

3. *Animal Kennel/Shelters*. Animal kennel and shelter facilities for the overnight boarding of dogs, cats and other domestic pets. Excludes dog day care (see 20.160.020(E)(6) VMC, Dog Day Care); and veterinary clinics (see 20.160.020(C)(6)(a) VMC, General Offices).

4. *Cemeteries*. Facilities for storing human remains. Accessory uses may include chapels, mortuaries, crematoria, mausoleums, administrative offices, maintenance facilities, and parking.

5. *Detention and Post-Detention Facilities*. Uses which have the characteristics of Group Living but are devoted to the housing, training and supervision of those under judicial detention. Examples include prisons; jails; probation centers; juvenile detention homes; and related post-incarceration and half-way houses. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

6. *Dog Day Care*. Dog Day Care shall mean any premises containing four or more dogs, which are five months or older, where these domestic animals are dropped off and picked up daily for temporary care on site and where they may be groomed, trained, exercised, and socialized, but are not kept or boarded overnight, bred, sold or let for hire. Excludes Animal Kennel/Shelters (See 20.160(E)(3) VMC, Animal Kennel/Shelters).

7. *Heliports*. Public or private facilities designed for the landing, departure, storage, and fueling of helicopters.

8. *Mining*. Uses that mine or extract mineral or aggregate resources from the ground for off-site use. Accessory uses may include storage, rock crushing, sorting, and transfer facilities.

9. *Rail Lines/Utility Corridors*. The regional corridors in public or private ownership dedicated for use by rail lines; above-grade or underground power or communication lines; water, sewer and storm sewer lines or similar services.

10. *Temporary Uses*

11. *Wireless Communication Facilities*. Includes publicly- and privately-owned towers and related transmitting equipment for television; FM/AM radio; cellular and two-way radio and microwave transmission; and related ancillary equipment buildings. Does not include radio/television transmission facilities that are part of the public safety network (see 20.160.020(B)(6) VMC, Emergency Services). Does not include amateur (ham) radio antennas or towers.

B. VMC 20.210.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4147, is amended as follows:

20.210.020 Types of Development Applications.

A. *General.* All development applications shall be decided by using one of the following procedure types. The procedure type assigned to each action governs the decision-making procedure for that application, except to the extent otherwise required by applicable state or federal law.

B. *Types defined.* There are four types of decision-making procedures, as follows:

1. Type I procedure. Type I procedures apply to ministerial permits. Type I applications are decided by the planning official without public notice prior to the decision and without a public hearing. If any party with standing appeals a planning official's Type I decision, the appeal of such decision will be heard by the Hearings Examiner, with further appeal to the Superior Court pursuant to applicable law.
2. Type II procedure. Type II procedures apply to quasi-judicial permits and actions that contain some discretionary criteria. Type II applications are decided by the planning official with public notice and an opportunity for comment. If any party with standing appeals a planning official's Type II decision, the appeal of such decision will be heard by the Hearings Examiner, with further appeal to the Superior Court pursuant to Section 20.210.130 VMC.
3. Type III procedure. Type III procedures apply to quasi-judicial permits and actions that predominantly contain discretionary approval criteria. Type III applications are decided by the Hearings Examiner or Planning Commission, depending on the permit. If any party with standing appeals a Hearings Examiner's or Planning Commission's Type III decision, the appeal of such decision will be heard by City Council pursuant to Section 20.210.130 VMC, with further appeal to Superior Court.
4. Type IV procedure. Type IV procedures apply to legislative matters, planned unit developments, and rezones. Legislative matters involve the creation, revision or large-scale implementation of public policy. Type IV applications are considered initially by the Planning Commission or Hearings Examiner with final decisions made by the City Council, automatically or on appeal.

C. *Summary of permits by type of decision-making procedure.* Table 20.210.020 – 1 VMC summarizes the various development applications by the type of decision-making procedure.

Table 20.210.020 – 1. Summary of Development Applications By Type of Decision-Making Procedure

Type	Development Application	Cross Reference	Review Body
I	Accessory Dwelling Units	20.810	Planning Official

Type	Development Application	Cross Reference	Review Body
	Boundary Adjustments	20.310	Planning Official
	Conditional Use—Minor Modification	20.245	Planning Official
	Critical Areas Permit (Type I)	20.740.040B	Planning Official
	Design Review (without Site Plan Review)	20.255	Planning Official
	Historic Property Certificate of Appropriateness/Administrative Review	17.39.080	Planning Official
	Interpretations – Quasi-Judicial	20.255	Planning Official
	Parking/Loading – Reduction of Minimum Ratios, Joint Parking	20.945	Planning Official
	Planned Developments – 1 Year Extension	20.260	Planning Official
	Site Plan Review – Minor Projects Below Type II Site Plan Review Thresholds	20.270	Planning Official
	Site Plan Review – Extension/Phasing	20.270	Planning Official
	Shoreline Permit Exemption	20.760	Planning Official
	Subdivision/Short Subdivision – Phasing, 1 st Extension	20.320	Planning Official
	Temporary Use	20.885	Planning Official
	Tree Plan/Removal – without Site Plan Review	20.770	Planning Official
	Type I Variance	20.290	Planning Official
II	Adult Entertainment Uses	20.820	Planning Official
	Critical Areas Permit (Type II)	20.740	Planning Official
	Critical Areas Permit - Minor Exception	20.740.070	Planning Official
	Human Services Facilities – Collocation	20.870	Planning Official
	Planned Developments – Detailed Plan, 2-Year Extension	20.260	Planning Official

Type	Development Application	Cross Reference	Review Body
	Public Facility Master Plans – Concept Plan Subsequent Phases & Extensions	20.268	Planning Official
	Shoreline Substantial Development Permit	20.760	Planning Official
	Short Subdivision – Preliminary Plat	20.320	Planning Official
	Site Plan Review	20.270	Planning Official
	Subdivision – 2 nd Extension	20.320	Planning Official
	Type II Variance	20.290	Planning Official
III	Conditional Uses – Initial, Major Modifications	20.245	Hearings Examiner
	Critical Areas Permit-Reasonable Use Exception	20.740.080	Hearings Examiner
	Historic District Nomination	17.39.070	Clark County Historic Preservation Commission
	Historic District or Property Designation Removal	17.39.070	Clark County Historic Preservation Commission
	Historic Register Nomination	17.39.070	Clark County Historic Preservation Commission
	Historic Property Certificate of Appropriateness Public Review	17.39.080	Clark County Historic Preservation Commission
	Human Service Facilities – Initial, Spacing Modification	20.870	Hearings Examiner
	Public Facility Master Plans - Initial Approval	20.268	Hearings Examiner
	Shoreline Conditional Use Permit (recommendation to State Department of Ecology)	20.760	Hearings Examiner

Type	Development Application	Cross Reference	Review Body
	Shoreline Substantial Development Permit	20.760	Hearings Examiner
	Shoreline Variance (recommendation to State Department of Ecology)	20.760	Hearings Examiner
	Subdivisions - Preliminary Plat	20.320	Hearings Examiner
IV	Annexations	20.230	Planning Commission City Council
	Development Agreements	20.250	Planning Commission, <u>if Agreement is part of proposal before the Commission</u> City Council
	Habitats of Local Importance	20.740	Planning Commission City Council
	Interpretations—Codification	20.255	Planning Commission City Council
	Planned Developments, greater than 25 acres in size	20.260	Planning Commission, <u>except Hearing Examiner for Planned Developments 25 acres or smaller in size</u> City Council
	Planned Developments, 25 acres or less	20.260	Hearings Examiner City Council
	<u>Master Plans in the Riverview Gateway and Section 30 subareas</u>	<u>20.680,</u> <u>20.690</u>	<u>Planning Commission</u> <u>City Council</u>
	Comprehensive Plan or zoning Text/Map Amendment — Legislative	20.285	Planning Commission, <u>except review of VMC 20.180, Fees</u> City Council
	Zoning Map Amendments, greater than 25 acres in size	20.285	Planning Commission, <u>except Hearings Examiner review in</u>

Type	Development Application	Cross Reference	Review Body
			<u>cases of stand-alone zone changes from one single or multi-family residential designation to the next most or least dense that also involve a concurrent subdivision proposal.</u> City Council
	Zoning Map Amendments 25 acres or less	20.285	Hearings Examiner City Council

D. *Concurrent review.* When the city must approve more than one application for a given development, all applications required for the development pursuant to this chapter may be submitted for review at one time. When more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all of the applications are subject to the highest type of procedure that applies to any of the applications; provided, however that each development application shall only be subject to the relevant criteria applicable to that particular development application. For example, a development proposal that includes a Type II application and a Type III application shall be wholly subject to the procedures applicable to a Type III application, but the Type II portion of the development proposal shall be decided according to the relevant approval criteria applicable to the Type II application.

E. *Assignment of procedure type.* Applications shall be processed according to the assigned review type in the above table. If the Vancouver Municipal Code does not expressly provide for review using one of the four types of decision-making procedures, and another specific procedure is not required by law, the planning official shall classify the application in question as one of the four types of decision-making procedure using the following criteria:

1. The act of classifying an application shall be a Type I decision;
2. Questions about what procedure is appropriate shall be resolved in favor of the decision-making procedure providing the greatest opportunity for public notice; and
3. The planning official shall classify the application by determining whether the application is similar in nature and degree to another type of application that has been classified by type as listed in Table 20.210–1 VMC and under the same approval criteria applicable to the type of application most similar in nature and degree to the application.

F. *Comprehensive Plan Amendments.* New development applications or pre-applications which are inconsistent with the Comprehensive Plan shall not be accepted by the City, until the Planning Commission recommends approval of a Comprehensive Plan amendment or in the event that Planning Commission recommends denial, until the effective date of final action by the City Council approving the Comprehensive Plan amendment on appeal.

C. VMC 20.220.010, which was adopted by Ordinance M-3691, and last amended by Ordinance M-3931, is amended to read as follows:

VMC 20.220.010 Planning Commission

A. *Establishment.* Pursuant to Article XI, Section 11 of the Washington State Constitution and Section 8.01 of the City Charter, a Vancouver Planning Commission shall be established and maintained consisting of seven residents of the city or Vancouver Urban Growth Area to be appointed by the Mayor with the approval of the City Council.

B. *Representative membership.* In selecting members for appointment to the Planning Commission, the Mayor and City Council shall seek to provide representation to a wide variety of neighborhoods, businesses and other interests concerned with the land use, development and quality of life in Vancouver. No more than one member of the Planning Commission may represent the unincorporated urban growth area intended to annex and develop as a part of the City of Vancouver.

C. *Authority and responsibilities.*

1. The Planning Commission shall have such powers and perform such duties as are prescribed by Chapter 35.63 RCW, other applicable state law, and the city code. The Planning Commission shall review and make recommendations to City Council on planned developments greater than 25 acres in size, amendments to the comprehensive land use plan, amendments to the zoning map of 25 acres or greater in size, and implementing standards and regulations that are generally legislative in nature.

2. The Planning Commission is specifically responsible for the following:

- a. Formal review of actions listed under Chapters 20.210 and 20.285 VMC, and review of SEPA appeals filed pursuant to such actions.
- b. Informal or advisory review of studies, analysis or reports related to land use matters as directed by City Council.
- c. Other duties related to land use matters as directed by City Council, provided they are not inconsistent with state law.

D. VMC 20.270.040, adopted by Ordinance M-3643, and last amended by Ordinance M-4179, is amended as follows:

20.270.040 Submission Requirements.

Unless waived in writing and in advance by the Planning Official, an applicant shall submit all of the following items with an application for a Type I or Type II site plan review:

A. *General.*

1. A completed application form provided by the Planning Official, ~~and 10 copies of the information required.~~
2. ~~Site Plan Review drawings shall be on sheets not larger than 24"x 36" unless approved otherwise by the Planning Official. Site plans drawings shall include the following: shall be drawn at a scale of 1" equals 60' or larger, e.g., 1" equals 30'. Building elevations and floor plans shall be drawn at a scale of 1/4" or 1/8" equals 1'.~~
 - a. An existing conditions plan described in Subsection (B) below.
 - b. A site plan described in Subsection (C) below.
 - c. A preliminary stormwater and erosion control plan or plans described in Subsection (D) below.
 - d. Architectural plans and elevations described in Subsection (E) below.
 - e. A landscape plan described in Subsection (F) below.
 - f. ~~8 1/2 x 11 inch reduced copies of all plans.~~
3. ~~A site plan review application also shall include a n~~ A narrative describing the development including uses proposed for the site, hours of operation, hours and frequency of deliveries, and construction schedule.
4. Payment of all applicable review fees.
5. Certified mailing list (not applicable for Type I applications). Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor, ~~a title company~~. For non-owner occupied

properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies).

6. The location of natural conditions, such as:

- a. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, spring seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas.
- b. Geological hazard areas such as slopes in excess of 15% unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity.
- c. Existing vegetation including stands of trees and individual trees with a caliper greater than 6", additional information necessary to comply with VMC 20.770 Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat.

B. *Existing conditions plan.* An existing conditions plan shall include the following information:

1. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a given radius of the site.
2. The site size, dimensions and orientation relative to north.
3. The location, name and dimensions of all streets adjoining the site indicating whether privately or publicly owned.
4. The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space, and utilities.
5. Elevation of the site at 2' contour intervals for grades 0% to 10% and at 5' contour intervals for grades more than 10%.
6. The approximate location of significant natural conditions, such as
 - a. The 100-year floodplain.
 - b. The location of drainage patterns and drainage courses.
 - c. Slopes in excess of 15%.
 - d. Unstable ground, e.g., land subject to slumping, slides or movement.
 - e. High seasonal water table or impermeable soils.
 - f. Areas having severe soil erosion potential.
 - g. Areas having severe weak foundation soils.
 - h. Significant wildlife habitat or vegetation.
 - i. Rock outcroppings.

j. Information necessary to comply with Chapter 20.770 VMC, Tree Conservation, where applicable.

C. *Proposed site development plan.* The proposed site plan shall be drawn at the same scale as the existing conditions plan and shall include the following information:

1. The proposed site and its dimensions and area, orientation relative to north.
2. Abutting properties or, if abutting properties extend more than 100' from the site, the portion of abutting properties within 100' of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
3. The location and dimensions of proposed development, including the following:
 - a. Streets and other rights-of-way and public or private access easements on and adjoining the site;
 - b. Vehicle, pedestrian and bicycle parking and circulation areas, including handicapped parking stalls and disembarking areas, accessible route of travel, proposed ramp and signage as required by WAC 51-40;
 - c. Loading and service areas;
 - d. Active or passive recreational or open space features;
 - e. Above-ground utilities;
 - f. Existing structures to be retained on the site and their distance from property lines;
 - g. Proposed structures on the site, including signs, fences, etc., and their distance from property lines;
 - h. The location and type of proposed outdoor lighting and existing lighting to be retained; and
 - i. The size and location of solid waste and recyclables storage areas.
4. Summary table which includes parcel zone, total site area, gross floor area by use, (i.e., manufacturing, office, retail, storage), itemized number of full size, compact and handicapped parking stalls and the collective total number, total lot coverage proposed, including residential density calculations.

D. *Grading, Erosion Prevention, and Stormwater plans.*

1. Grading Plan indicating areas of soil protection and compaction prevention.
2. Erosion Prevention measures as required in VMC 14.24, and
3. Stormwater Site Plan as required in VMC 14.25, including identification of areas and types of vegetation preserved as part of low impact development plan.

E. *Architectural plans and elevations.* The following architectural plans and elevations shall be provided:

1. Floor plans showing at least the gross square footage of each structure and outdoor activity area proposed on the site, including existing structures and outdoor activity areas to be retained.
2. A description of the proposed and potential uses of each structure or portions of a structure and each outdoor activity area.
3. Typical elevation drawing of each structure.
4. Identify locations of walls, exits and openings.

F. *Landscape plan.* The landscape plan shall be drawn at the same scale as the existing conditions plan, or a larger scale if necessary. A landscape plan shall show the following:

1. The location, species and size, i.e., diameter and/or height, of existing landscape material, identifying the material to be removed and to be retained;
2. The location, species, size at planting and spacing of proposed plant materials;
3. The proposed landscape area of the site (i.e., in terms of square feet and a percentage of the net site area);
4. The location, height and material of fences, buffers, berms, walls and other proposed screening;
5. The location and dimensions or area of terraces, decks, shelters, play areas and open spaces;
6. Surface water management features that are integrated with landscape, recreation or open space areas including stormwater facility planting plans and areas of vegetation preserved as part of a low impact development plan; and

G. *Tree, Vegetation, and Soil Plan.* As required by 20.770 VMC Tree, Vegetation, and Soil Conservation. Tree plan may be combined with the landscape plan.

~~H. *Sign plan.* Sign drawings are optional. If submitted, sign drawings shall be reviewed for compliance with Chapter 20.960 VMC Signs.~~

~~I-H. *Other.* Other information shall be provided as needed to show the development complies with other applicable standards and with conditions of approval of related SEPA determinations and land use actions and permits.~~

~~J-I. *Fees payable.* Applicable fees as specified in Table 20.180-1, Planning Fees, shall be paid at the time of application for Site Plan Review.~~

E. VMC 20.285.010, adopted by Ordinance M-3643, is amended as follows:

20.285.010 Purpose.

~~The purpose of This Chapter is to set forth the~~ provides standards and processes governing for the review of amendments to maps or text of the Comprehensive Plan and Title 20 Development Code text and maps. These will be referred to as “text and map amendments.” It is recognized that Such amendments may be periodically necessary ~~from time to time~~ to reflect changing ~~community~~ conditions and needs and desires or to address legal considerations, mistakes and/or to address changes in the law.

F. VMC 20.285.020, adopted by Ordinance M-3643, is amended as follows:

20.285.020 Applicability.

A. Types of proposals. The following types of proposals are reviewed under this chapter:

1. ~~Map changes to~~ Amendments to the Comprehensive Plan or to VMC Title 20 zoning designations applying to one or more properties, comprehensive plan designations, including associated zoning map changes, if any.
2. Development Agreements that are included with property specific Comprehensive Plan or zoning map changes being reviewed under this chapter.
3. Text changes to the comprehensive plan or to VMC Title 20 zoning code, except fees under VMC 20.180. including the capital facilities plan and other elements adopted as part of the comprehensive plan.
2. Amendments to zoning, land use or environmental standards:
 - a. ~~Area wide residential zoning map changes which are consistent with the current comprehensive plan map designation but characterized by one of the following:~~
 1. Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one year period shall be considered to constitute a single project;
 2. Involve a change in single family residential designations of at least two classification levels, such as from R-9 to R-4; and/or
 3. Involve a designation change from R-4 to R-2, or vice versa.
 - b. Text changes to zoning, land use or environmental regulations.
3. ~~Review of appeals of the zoning administrator pursuant to VMC 20.210 and of appeals of stand alone administrative variance decisions pursuant to 20.210.~~
4. ~~Review of planned development pursuant to VMC 20.260.~~
5. ~~Development proposals reviewed pursuant to criteria of VMC 20.430, Waterfront Mixed Use (WX) or VMC 20.430.060, Mixed Use (MX). Appeal provisions shall be as specified by VMC 20.210.~~
4. 6. Other development proposals which the City Manager or designee determines warrant consideration under this chapter by virtue of their size, complexity, or impact on area wide planning policies.

G. VMC 20.285.030, adopted by Ordinance M-3643, is amended as follows:

~~20.285.030 Initiation of Amendments.~~

~~A. Unless otherwise provided for herein, proposed amendments may be initiated by any of the following:~~

- ~~1. Property owner(s) or their representatives;~~
- ~~2. Any citizen, agency, neighborhood association or other party; or~~
- ~~3. City staff, Planning Commission or council.~~

A. Proposals reviewed under this chapter may be initiated by property owners or their representatives, the City of Vancouver, or private citizens or groups as follows:

1. Map Changes. Property owners or any individual, group or organization may initiate Comprehensive Plan and associated zoning map designation changes applying to one or more properties, through submittal of an Annual Review application and associated fees specified in VMC 20.180. Stand-alone zoning changes not requiring a Comprehensive Plan change shall be subject to zone change application and associated fees per VMC 20.180.

2. Text Changes. Property owners or any individual, group, or organization may initiate Comprehensive Plan or zoning code text changes through submittal of a text change application and associated fees per VMC 20.180.

3. City Initiated Map or Text Changes. The City of Vancouver, on its own behalf or on behalf of an outside individual or group, may initiate Comprehensive Plan or zoning map and/or text changes. City initiation of outside requests for amendments, shall be at City discretion, and generally limited to proposals that are limited in scope and/or clearly warranted in terms of policy implications, and subject to the following:

a. Private parties shall submit a written summary of the amendment proposed to Community and Economic Development Department staff, an indication of why it is needed, and the potential land use impacts if approved. No application fees shall be assessed.

b. City staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be scheduled for public hearing review, deferred to future work programs, or discontinued. Requesting parties of discontinued proposals shall have the option of submitting formal applications under this chapter.

H. VMC 20.285.040, adopted by Ordinance M-3643, is amended as follows:

~~20.285.040 Types of Amendments.~~ Review Process

- ~~A. Legislative. For the purpose of this Chapter, the text and/or map amendment of the Comprehensive Plan is to be undertaken legislatively. These changes are processed collectively during the annual update of the Comprehensive Plan. A text and/or map amendment of this Title is legislative if it affects an entire class of properties or development projects, with some exceptions described in Section (C) below.~~
- ~~B. Quasi-judicial. For purposes of this Chapter, a quasi-judicial amendment of this Title is one that amends the zoning designation of a specific property owner or development of 25 or fewer acres or the approval of a Planned Unit Development. When such an amendment also requires a change of plan designation on the Comprehensive Plan, a concurrent request for a legislative map change is required and both amendments will be processed as a legislative amendment.~~
- ~~C. Exceptions. Amendments to the Zoning Map that would ordinarily be considered quasi-judicial actions will be processed as legislative actions in the following circumstances:~~
- ~~1. Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one year period shall be considered to constitute a single project; and/or~~
 - ~~2. Involve a change in single-family residential designations of at least two classification levels, such as from R-9 to R-4 or from R-2 to R-6; and/or~~
 - ~~3. Involve a designation change from R-4 to R-2, or vice versa.~~
- A. Overall Timing. Except as noted herein, all Comprehensive Plan map or Comprehensive Plan text amendments will be reviewed concurrently and not more than once per calendar year. Site specific zoning map amendments applying to properties proposed for Comprehensive Plan map changes shall also be submitted at that time. All other zoning map or zoning text amendments may be reviewed independently and more frequently than once per year.
- B. Pre-Application. Comprehensive Plan or zoning map amendments proposed by private parties shall require a pre-application conference. The conference shall be scheduled upon receipt of a complete Map Amendment Pre-application Form. Based on the information provided, the pre-application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre-application conferences are non-binding, and do not vest the development rights of the proposals involved. Pre-application conferences shall not be required for city initiated map amendments, or text amendments initiated by any party.
- C. Review Body.

1. All proposed Comprehensive Plan or zoning map or text changes shall be initially reviewed by the Planning Commission unless noted herein.
2. Stand alone zoning map changes that propose to shift from one residential zoning designation to the next most or least intensive designation, and are accompanied by a proposed subdivision, shall be reviewed by the Hearings Examiner.
3. Development Agreements accompanying a proposed zoning map change shall be reviewed by the body reviewing the map change.

D. Hearings Process. The Planning Commission at a duly advertised public hearing shall develop and forward a recommendation for approval, approval subject to modifications or conditions, or denial to the Vancouver City Council. The Vancouver City Council shall hold a duly advertised, open record public hearing to make final decisions on the Planning Commission recommendation.

E. Timing Exceptions. The following Comprehensive Plan changes may be reviewed more frequently than once per year.

1. The initial adoption of a subarea plan.
2. The adoption or amendment of a shoreline master program pursuant to RCW 90.58.
3. The adoption or amendment of the capital facilities or transportation element of the Comprehensive Plan is undertaken concurrently with a related budget action.
4. The adoption of Comprehensive Plan amendments necessary to enact a Planned Action under RCW 43.21C.031(2).
5. Comprehensive Plan amendments concurrent and related to an annexation.
6. Corrections of scrivener or mapping errors. Scrivener or mapping errors are defined as minor map or text errors in the comprehensive plan or development regulations which were clearly unintended and inconsistent with the record of their original adoption, as determined by the City. Correction of such errors shall be submitted by the City only, at no charge to parties demonstrating the error.
7. Emergency comprehensive plan amendments, defined as a change of community wide significance, and including but not limited to the following:
 - a. Action necessary to address threats to public health or safety.
 - b. Action necessary to ensure that the goals and policies of the comprehensive plan are not substantially obstructed.
 - c. Action necessary to respond to an order from the Growth Management Hearings Board or competent court of law.

F. Periodic comprehensive plan updates. At least once every eight years or as otherwise provided by state law, the City shall initiate a periodic review of the overall comprehensive plan and land use regulations. Within the calendar year of such review the City may alter the procedural requirements herein, although other approval criteria of this chapter shall still apply.

I. VMC 20.285.050, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

20.285.050 Approval Process—General—Approval Criteria – Comprehensive Plan and Concurrent Zoning Map Amendments

~~A. Legislative amendments. Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 20.285.070 VMC. The review authority shall be as follows:~~

- ~~1. The Planning Commission shall make a recommendation to the City Council on all applications for comprehensive plan map and text amendments and those zone change applications for parcels greater than 25 acres which do not involve comprehensive plan map amendments.~~
- ~~2. The Planning Commission shall make a recommendation to the City Council on a zone change
—application that also involves a concurrent application for a Comprehensive Plan Map amendment.~~
- ~~3. The Planning Commission shall make a recommendation to the City Council for changes in the text of the Title 20 of the Vancouver Municipal Code, unless such change relates merely to development review fees.~~

~~B. Quasi-judicial amendments. Quasi-judicial zoning map amendments shall be undertaken by means of a Type IV procedure, Section 20.210.070 VMC, using standards of approval contained in Section 20.285.040 VMC below. The review authority shall be as follows:~~

- ~~1. The Hearings Examiner shall make a recommendation to the City Council on zone change applications for parcels 25 acres or less in size which do not involve comprehensive plan map amendments.~~
- ~~2. Exception from Consolidated Review. Applications reviewed under this chapter shall be considered exempt from RCW 36.70B.120 requirements which mandate consolidation of all related project permits into a single application review if requested by the applicant. Projects involving a Comprehensive Plan amendment and associated change of zone shall not be processed under concurrent review under VMC 20.210.020D.~~

A. Overall Proposed map amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

1. How the proposal is more consistent than the existing designation with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan, and
2. How the proposal is more consistent than the existing designation with each of the following objectives as applicable:
 - a. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;
 - b. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;
 - c. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;
 - d. Conserve or enhance significant natural or historical features;
 - e. Provide adequate provision of transportation, water, sewer, and other public services;
 - f. Provide significant family wage employment opportunities and broadening of the Vancouver economy;
 - g. Provide for the formation and enhancement of neighborhoods and communities; and
 - h. Provide affordable or below market-rate housing opportunities.

2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.

3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.040, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.

- J. VMC 20.285.060, adopted by Ordinance M-3643, and last amended by Ordinance M-3959, is amended as follows:

20.285.060-Comprehensive Plan Map Amendments and Large Scale Rezones Approval Criteria – Stand Alone Zoning Map Amendments

~~A. Approval process for Comprehensive Plan map amendments and rezones of more than 25 acres~~

~~1. Overall. All proposed map amendments to the comprehensive plan will be reviewed concurrently and not more than once per calendar year, except as noted herein. Zoning map amendment proposals which do not include corresponding comprehensive plan changes may be reviewed separately from one another, and at any time.~~

~~2. Pre-application. All proposed map amendments shall require a pre-application conference. The conference shall be scheduled upon receipt of a complete Map Amendment Pre-application Form. Based on the information provided, the pre-application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre-application conferences are non-binding, and do not vest the development rights of the proposals involved.~~

~~3. Application. A completed Map Amendment Application Form may be submitted at any time. Comprehensive plan amendments will be collected and reviewed concurrently with the next scheduled comprehensive plan review (VMC 20.285.120.C)~~

~~4. Public Hearings before Planning Commission. All fully complete applications received in a timely manner shall be scheduled for review at a public hearing or hearings before the Planning Commission as scheduling allows. The Planning Commission shall issue a recommendation for approval, approval subject to recommended modifications or conditions of approval, continuance, or a decision for denial. Denials shall be considered final unless appealed.~~

~~5. Public Hearings before City Council. An open record public hearing or hearings shall be scheduled before City Council to review Planning Commission approval recommendations, or denial decisions which have been appealed. At the hearings council shall issue a final decision for approval, approval with conditions, continuance, denial, or remand of the proposed amendment.~~

~~B. Approval criteria for Comprehensive Plan map amendments and rezones of more than 25 acres~~

1. Overall. Proposed amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

- a. ~~How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation, and~~
- b. ~~How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.~~

~~1. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;~~

~~2. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;~~

~~3. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;~~

~~4. Conserve or enhance significant natural or historical features;~~

~~5. Provide adequate provision of transportation, water, sewer, and other public services;~~

~~6. Provide significant family wage employment opportunities and broadening of the Vancouver economy; and~~

~~7. Provide for the formation and enhancement of neighborhoods and communities.~~

~~2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.~~

~~3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.030, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.~~

~~4. Required Findings. No amendment to comprehensive plan or zoning maps shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~

A. Zoning Map amendments not involving associated Comprehensive Plan Map amendments shall demonstrate the following:

1. How the proposal is more consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan than the existing designation, and
2. That a change in circumstances has occurred since the existing designation was established.

K. VMC 20.285.070, adopted by Ordinance M-3643, and last amended by Ordinance M-3959, is amended as follows:

~~20.285.070 Comprehensive Plan Text Amendments.~~ Approval Criteria – Comprehensive Plan or Zoning Code Text Amendments

~~A. Approval process for Comprehensive Plan text amendments.~~

~~1. Initiation. All proposed text amendments to the comprehensive plan shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.~~

~~2. Private party requests.~~

~~Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved, paying all applicable fees.~~

~~3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or council. All proposed text amendments to the comprehensive plan will be reviewed concurrently and not more than once per calendar year, except as noted herein.~~

~~B. Approval criteria for Comprehensive Plan text amendments.~~

~~1. Proposed plan text changes shall be considered based on the following:~~

- ~~a. The proposed change is consistent with the applicable provisions of the Growth Management Act, state and federal law, or other legal mandates; and~~
- ~~b. The proposed change is consistent with the applicable provisions of the Community Framework Plan, Countywide Planning Policies, and the Vancouver Comprehensive Plan; and~~
- ~~c. The proposed change is necessary to further the public interest based on present needs and conditions.~~

A. Text amendments to the Comprehensive Plan or Title 20 zoning standards shall demonstrate the following:

- 1. The proposal is consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan, and
- 2. The proposal is necessary to further the public interest based on present needs and conditions.

L. VMC 20.285.080, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

~~20.285.080-Small Scale Rezones-Notice Provisions.~~

~~A. Approval process for rezones of 25 acres or less and Planned Unit Developments
All proposals for amendments to the zoning map for parcels of less than 25 acres in size and for approval of Planned Unit Developments shall be processed in accordance with the procedures set forth for a Type IV process in VMC 20.210. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~

~~B. Approval criteria for rezones of 25 acres or less and Planned Unit Developments
Zone change proposals submitted without an associated comprehensive plan change shall demonstrate consistency with the Comprehensive Plan and that a substantial change in circumstances has occurred since the original designation. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~

~~C. Required Findings for rezones of 25 Acres or less and Planned Unit Developments~~

~~No zone change shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~

A. Notice indicating the time and place of public hearings for review of proposed amendments pursuant to this chapter shall be provided as follows:

1. For all amendments subject to this chapter, published notice within a newspaper of record at least 10 calendar days prior to the hearing.
2. For site specific map amendments, the following additional notice shall be provided:
 - a. Written notice mailed at least 10 calendar days prior to the public hearing to property owners and residents located within 500 feet of subject properties, as determined by records of the county assessor.
 - b. If located within or adjacent to an officially recognized neighborhood, notice shall also be sent to the neighborhood association president or chair.
 - c. A sign or signs on or adjacent to the proposal site posted at the site at least 10 calendar days prior to the hearing.
 - d. Written or posted notice may be foregone at the Planning Official's discretion for map amendments which are limited to minimal adjustment of Comprehensive Plan or zoning designation borders within a property, or other corrections which do not increase the potential of additional land use development impacting the surrounding area
3. For text amendments, written notice mailed at least 10 calendar days to individuals, groups, or agencies which are deemed necessary and appropriate by the City or which have requested notice of the particular action.
4. With the exception of newspaper publication, failure to provide notice to any person or group subject to this chapter shall not automatically invalidate the proceedings associated with the proposed action.

M. VMC 20.285.085, adopted by Ordinance M-3730, is repealed.

N. VMC 20.285.090, adopted by Ordinance M-3643, is amended as follows:

20.285.090 ~~Zoning Code Text Amendments~~ Appeals of Final Decisions

~~A. Approval process for Zoning Code text amendments~~

~~1. Initiation. All proposed text amendments to the development or zoning regulations shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.~~

~~2. Private party requests. City staff shall submit proposals from private individuals or groups as follows:~~

~~a. Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved. No fees shall be assessed.~~

~~b. Staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be further reviewed by staff and submitted as a formal proposal, which shall be deferred to future work programs, and which shall not be considered. Decisions to defer or not consider private requests shall be considered final unless appealed as provided herein.~~

~~3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of subsections of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or council. Proposed text amendments to zoning or development regulation amendments which do not include corresponding comprehensive plan changes may be reviewed separately from one another, at any time.~~

~~B. Approval criteria for Zoning Code text amendments. Proposed zoning or development regulation text changes shall be considered based on the following:~~

~~1. The proposed change is consistent with the comprehensive plan; and~~

~~2. The proposed change is necessary to further the public interest based on present needs and conditions.~~

Final decisions of the City Council may be appealed to the Washington Growth Management Hearings Board or Superior Court where appropriate, in accordance with provisions and timelines set forth by state statute and regulations. Where state statute or regulations do not provide timelines, an appeal must be submitted within 30 calendar days of the final council decision. Aggrieved parties shall

exhaust local administrative remedies prior to state or federal administrative or judicial review of the City Council decision.

O. VMC 20.285.100, adopted by Ordinance M-3643, is amended as follows:

20.285.100 ~~Notice Provisions.~~ Amendments within the Unincorporated Vancouver Urban Growth Area.

~~A. Notice indicating the time and place of public hearings for review of proposed amendments pursuant to this chapter shall be provided as follows:~~

- ~~1. Published within a newspaper of record at least 10 calendar days prior to the hearing.~~
- ~~2. For quasi-judicial map amendments, written notice mailed at least 10 calendar days prior to the public hearing to property owners and residents located within 500 feet of subject properties, as determined by records of the county assessor. If located within or adjacent to an officially recognized neighborhood, notice shall also be mailed to the neighborhood association president or chair.~~
- ~~3. For quasi-judicial map amendments, sign or signs posted at the site at least 10 calendar days prior to the hearing.~~
- ~~4. For text amendments, written notice mailed at least 10 calendar days to individuals, groups, or agencies which are deemed necessary and appropriate by the City or which have requested notice of the particular action.~~

~~B. With the exception of newspaper publication, failure to provide notice to any person or group subject to this chapter shall not automatically invalidate the proceedings associated with the proposed action.~~

A. Comprehensive plan and regulation map or text amendments within the Vancouver Urban Growth Area outside of City limits are the jurisdictional responsibility of Clark County. The City shall review notice provided from Clark County on such amendments, and shall reciprocally provide notice to Clark County of proposed amendments within City limits.

B. The City shall not support amendments which raise inconsistencies with this chapter, capital facilities plans or adopted population projections.

P. VMC 20.285.110, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

20.285.110 ~~Appeal Provisions.~~ Record of Amendments.

~~A. Final decisions of the City Council may be appealed to the Western Washington Growth Management Hearings Board or Superior Court where appropriate, in accordance with provisions and timelines set forth by state statute and regulations. Where state statute or regulations do not provide timelines, an appeal must be submitted within 30 calendar days of the final council decision. Aggrieved parties shall exhaust local administrative remedies prior to state or federal administrative or judicial review of the council decision.~~

The Planning Official shall maintain a record of amendments to the text and map of this Title in a format convenient for the use of the public.

Q. VMC 20.285.120, adopted by Ordinance M-3643, is repealed.

R. VMC 20.285.130, adopted by Ordinance M-3643, is repealed.

S. VMC 20.285.140, adopted by Ordinance M-3643, is repealed.

T. VMC 20.310.040, adopted by Ordinance M-3643, is amended as follows:

20.310.040 Submittal Requirements

Applicants shall submit the following documentation as part of a request for a Boundary Adjustment compliance check:

A. Completed application form including signatures of all property owners involved in boundary line adjustment.

~~B. Site plan. One site plan drawn to scale on 8 ½" x 11" paper, Survey. The proposed boundary line adjustment shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW), clearly showing the following:~~

1. The dimensions of the existing property/properties involved
2. The location of any improvements (structures, septic system, etc.)
3. The location and dimension of any access or utility easements
4. The dimensions of the proposed new lot lines
5. North arrow
6. Zoning of each involved property

~~C. Quarter section map. One (1) copy of the quarter section map with the properties highlighted. (This can be obtained from the Clark County Assessor's Office.)~~

~~D. C. Recorded deed.~~ ~~One (1) -~~ Copy of all property owners' recorded deeds, verifying current ownership.

~~E. D.~~ Sales history. Complete sales history of all parcels since 1969. Sales history is comprised of copies of all deeds or real estate contracts showing previous owners or divisions for the properties involved. It is used to verify the legal creation of the parcel and is available from either a title company or the Clark County Assessor's Office. This is not required if the request involves lots within a subdivision which have not been altered or further divided.

~~F. E.~~ Letter of intent. Letter of intent explaining the purpose of the request. The letter should also include information that may be helpful in evaluating the request.

~~G. F.~~ Existing conditions or related development restrictions. Copies of existing conditions of approval, covenants, restrictions and/or easements.

~~H. G.~~ Application fee. Application fee as contained in Chapter 20.180 VMC.

~~I. Signatures of authorized parties.~~ Signatures of all property owners authorizing the proposed adjustment of their property lines as certified by a Notary Public.

U. VMC 20.320.020, adopted by Ordinance M-3643, and last amended by M-4034, is amended to read as follows:

20.320.020 Approval Process.

A. *Decision-making process*

1. *Short subdivisions.* The Planning Official shall approve, approve with conditions or deny an application for a short subdivision preliminary plat by means of a Type II procedure, pursuant to 20.285.050 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development, and 20.927 VMC if a qualifying narrow lot development.

2. *Subdivisions.* The Hearings Examiner shall approve, approve with conditions or deny an application for a subdivision preliminary plat by means of a Type III procedure, pursuant to 20.210.060 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development or 20.927 if a narrow lot development.

B. *Term of preliminary plat approval.* Approval of a preliminary short subdivision or

subdivision shall be valid for a period of seven years, except as provided by RCW 58.17.140(3)b, subject to verification of utility availability, during which time an application for final plat meeting all the requirements of this Chapter and all conditions of preliminary plat approval shall be made; provided, that extensions of preliminary short subdivision or subdivision plat approval may be granted in accordance with the procedures and criteria set forth in Section (D) below.

C. *Phasing.* The developer may develop the short subdivision or subdivision in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and approved by the Review Authority, except that the Planning Official may approve a phasing plan for an approved short subdivision or subdivision by means of a Type I procedure, governed by 20.210.040 VMC Type I Applications upon finding that:

1. The phasing plan includes all land identified within the legal notice of the approval hearing;
2. The sequence of phased development is identified by map;
3. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation etc.; and
4. The Director of Public Works and Transportation Manager have approved the necessary documents to determine that all streets, sanitary and storm sewers, water and other public improvements, including but not limited to drainage improvements, and erosion control measures are assured.

D. *Extensions.* Extension requests shall be reviewed in accordance with the following criteria:

1. An initial one-year extension request, which has been filed at least 30 days prior to the expiration of the seven-year period, shall be reviewed by the Planning Official by means of a Type I procedure, as governed by Section 20.210.040 VMC, upon showing that the applicant has attempted in good faith to meet the conditions for the final plat within the seven-year period.
2. Two additional two-year extension requests may be granted by the Planning Official by means of a Type II procedure, as governed by Section 20.210.050 VMC, providing the applicant demonstrates compliance with all of the following criteria:
 - a. The applicant has pursued compliance with all conditions of preliminary plat approval and submitting the final plat in good faith; and
 - b. There have been no changes to the Comprehensive Plan, zoning ordinance,

development standards or other applicable codes that are inconsistent with the approved preliminary plat.

3. Short subdivisions or subdivisions that have been approved for phased development pursuant to Subsection (C) above may receive subsequent two-year extensions in accordance with the criteria of Subsection (D)(2) above so long as at least one phase received final plat approval and was properly recorded within four years prior to each such subsequent extension request.

E. *Transportation concurrency.* The approval of extensions notwithstanding, the applicant shall comply with the provisions of Chapter 11.95 70 VMC, Transportation Concurrency.

F. *Land transfer agreements.* Agreements to transfer land prior to final plat are authorized, provided, that the performance of an offer or agreement to sell, lease or otherwise transfer a lot, tract or parcel of land following preliminary plat or short plat approval is expressly conditioned on the recording of the final plat or short plat containing the lot, tract or parcel and shall comply with the requirements of 58.17.205 RCW.

V. VMC 20.320.030, adopted by Ordinance M-3643, and last amended by M-4179, is amended to read as follows:

20.320.030 Preliminary Plat Application Requirements.

A. *Application/fees.* The applicant must submit a completed application form as prescribed by the Planning Official with applicable fee per VMC 20.180.~~The applicant shall provide one original and eight copies of the application for a completed application form provided by the planning official, and copies of the information required. A preliminary plat of a short subdivision or subdivision consisting of the following information:~~

- ~~1. Subdivision or short subdivision name that must be other than the name of an existing subdivision, addition or plat recorded in Clark County Washington;~~
- ~~2. Name, mailing address, and telephone number of the owner and/or developer;~~
- ~~3. Name, mailing address, telephone number, and signature of person preparing the application~~
- ~~4. Date;~~
- ~~5. Location, including ¼ of ¼ section, section, township, range and, as applicable, donation land claim and/or subdivision;~~
- ~~6. Total parcel area in acres and square feet;~~
- ~~7. Comprehensive Plan and zoning designations;~~
- ~~8. Existing and proposed land uses;~~

9. ~~Number and size of residential, commercial and industrial lots;~~
10. ~~Names of all utility purveyors;~~
11. ~~Signatures of all property owners; and~~
12. ~~Fee, as governed by Chapter 20.180 VMC.~~

B. Submittal Requirements. Preliminary plat information. ~~The applicant shall provide one original and eight copies of the following information. Drawings shall be on sheets not larger than 24" X 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Plans for the preliminary plat will not be accepted if they are not collated and folded. Applications for preliminary short subdivisions or subdivisions shall be on a scale legible for digital reproduction and shall include the following:~~

1. Existing conditions plan. ~~The preliminary plat application shall include the following information: on one or more to-scale drawings: The existing conditions plan, shall include pertinent survey data compiled as a result of a survey made by or under the supervision of a licensed land surveyor in the state of Washington and shall include the following information:~~
 - a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a 500' radius of the site;
 - b. The site size, dimensions and orientation relative to true north;
 - c. Remaining easements
 - d. The location, name and dimensions of public and private streets adjoining the site, identifying whether the streets are public or private;
 - e. Location, dimension, and purpose of existing easements;
 - f. The location of existing structures and other improvements on the site, including buildings, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;
 - g. Elevation of the site at 2' contour intervals for grades 0% to 10% and at 5' contour intervals for grades more than 10%;
 - h. The location of natural conditions such as:
 1. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, springs, seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas;
 2. Geological hazard areas such as slopes in excess of 15%, unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity;
 3. Existing vegetation including stands of trees and individual trees ~~with a caliper greater than 6"~~, additional information necessary to comply with VMC 20.770 Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat. (PMC to check with Charles)

2. Preliminary plat. ~~The proposed preliminary plat shall include the following: The proposed preliminary plat shall include the following information presented on one or more drawings. Plans shall be on sheets not larger than 24" x 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Other scales may be used with the approval of the Planning Official. Plans for the preliminary plat will not be accepted~~

~~if they are not collated and folded.~~

- a. The proposed site and its dimensions and area.
- b. Proposed lots, tracts and easements, including dimensions, individual lot areas and total acreage.
- c. Abutting properties or, if abutting properties extend more than 100' from the site, the portion of abutting properties within 100' of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
- d. The location and dimensions of development, including but not limited to the following:
 1. Streets and other rights-of-way and public or private access easements on and adjoining the site;
 2. Vehicle, and bicycle parking and pedestrian bicycle and vehicular circulation areas;
 3. Loading and service areas;
 4. Active or passive recreational or open space features;
 5. All utilities;
 6. Existing structures to be retained on the site and their distance from proposed property lines;
 7. Proposed structures on the site, including signs and fences, and their distance from property lines if known at time of land division;
 8. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division.; and
 9. Boundary delineation of any wetlands including required buffers and shoreline setback lines if applicable

3. *Narrative.* ~~A Preliminary plat application~~ The narrative shall include the following:

- a. A comprehensive narrative addressing how the development complies with preliminary plat approval criteria 20.320.040 and the technical standards in Section 20.320.0870 VMC; other applicable standards of this Title and the policies of the Comprehensive Plan outlined by staff as being applicable to the proposed

development;

b. Description of the uses proposed for the site;

c. Phasing plan, if applicable;

~~d. Construction schedule;~~

~~e. d.~~ Any variances requested pursuant to the regulations in Chapter 20.290 VMC;

~~f. e.~~ Existing covenants or restrictions and easements, if applicable; and

~~g. f.~~ History of any previous subdivisions and short subdivisions of the property.

4. *Supplementary information.* ~~One original and eight copies, collated and folded,~~
~~of t~~ The following supplemental information shall also be submitted unless
otherwise indicated in parentheses:

a. Environmental checklist that complies with Chapter 20.790 VMC, SEPA
Regulations (if applicable),

b. Legal description;

~~c. Reproducible copies of all plans identified in 8 1/2 x 11" or 11" x 17"~~
~~format;~~

~~d. Assessor's map(s) showing all properties within 1,000' of the plat~~
~~boundary;~~

~~e. Results of any completed percolation tests, if applicable (four copies);~~

~~f. 1 copy of the proposed plat map, reduced to fit on either 8 1/2" X 11" or~~
~~11" X 17" paper;~~

~~g. c.~~ Geotechnical/soils survey (~~four copies~~), if applicable;

~~h. d.~~ Tree, vegetation, and soil plan that complies with the requirements of
Chapter 20.770 VMC, Tree, Vegetation, and Soil Conservation;

~~i. e~~ Preliminary grading, erosion prevention and stormwater plans

1. Grading Plan indicating areas of soil protection and compaction
prevention.

2. Erosion Prevention measures as required in VMC 14.24, and

3. Stormwater Site Plan as required in VMC 14.25

~~j. f.~~ Archaeological Pre-Determination Report, if applicable, that complies with the requirements of Chapter 20.710 VMC, Archaeological Resource Protection (~~four copies~~);

~~k. g.~~ Sales history. A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made (~~one copy~~);

~~l. h.~~ Clark County ~~Public Health Department~~ Development Review Evaluation Form or copy of application to the Clark County ~~Public Health Department~~ (~~four copies~~);

~~m. Pre-application conference notes; and~~

~~n. i.~~ Certified mailing list. Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor; ~~a title company~~. For non-owner occupied properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies).

~~o. j. Request for Certificate of Concurrence or Certificate of Concurrence Survey and applicable traffic studies. Traffic Study or Trip Generation and Distribution Report in compliance with Title 11.~~

W. VMC 20.320.050, adopted by Ordinance M-3643, and last amended by M-4179, is

amended to read as follows:

20.320.050 Final Plat Application.

A. ~~Final plat application.~~ Applications for final plat approval of a short subdivision or subdivision shall be filed with the Planning Official. Note that Tier I and Tier II and Tier I, II and III submittal requirements may be filed concurrently. Final plat application and fees. A complete application, including all supplemental documentation and correct number of copies, shall be filed with the Planning Official along with all associated fees per VMC 20.180.

B. ~~Fees, materials and reproduction.~~ The applicant shall submit the requisite fee, a completed application form and five collated and folded paper copies of the information required below. Plans for final plat will not be accepted if they are not collated and folded. Include one reduced 8 1/2" x 11" copy of all plans. Proposed final plat. The proposed final plat shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW) as it now exists or hereafter amended. The plat shall consist of one or

more pages of a size acceptable to the recording authority, and drawn to a minimum scale of one inch equals fifty feet. The drawing shall contain the following:

1. Date, north arrow and scale;
2. Name of subdivision and applicable project numbers;
3. Letter height must not be less than .08”;
4. Heavy dashed line around the exterior boundary;
5. All section, township, municipal and county lines lying within or adjacent to the subdivision;
6. Legend;
7. The location of all monuments or other evidence used as ties to establish the subdivision’s boundaries, and all permanent monuments with linear dimension, including dimensions to every curb screw;
8. The boundary of the subdivision with complete bearings and linear distances;
9. The length and bearings of all straight lines and the radii, arcs and semi-tangents of all curves;
10. The length of all lot lines, together with bearings and other data necessary for the location of any lot line in the field;
11. Identification of areas to be dedicated or reserved clearly indicated with location, size and purpose. These may include rights-of-way width, public easements, private easements, specific utility easement and type, open space tracts, wetland, etc.;
12. Numbers assigned to all lots, indication of the acreage and/or square footage of each lot, and letters assigned to all blocks within the subdivision;
13. Certification on the face of the plat by a registered land surveyor:

I, _____, registered as a land surveyor by the state of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by or under my supervision, during the period of _____ through _____; that the distances, courses and angles are shown thereon correctly, and that monuments other than those monuments approved for setting at a later date have been set and lot corners staked on the ground as depicted on the plat.

14. Signature blocks for the following:
 - a. Director of Public Works;

- b. Director of Community and Economic Development;
- c. Clark County Public Health signature or a letter from Public Health is provided confirming completion of the Public Health's Development Review Process;
- d. County assessor;
- e. Auditor's certification;
- f. Surveyor's certification, with license number, signature, date and seal.

C. Additional final plat application requirements:

- 1. Final Performance and Maintenance Bond (if applicable);
- 2. Legal description of boundary which has been certified by the land surveyor with seal and signature as being an accurate description of the lands actually surveyed;
- 3. Mathematical closures;
- 4. Certification of platting from a title company;
- 5. Dedication of Plat. A plat certificate shall be provided, including dedications, if any (RCW 58.17.165). The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, or modification showing the dedication thereon; and the acceptance by the public shall be evidenced by the approval of such plat for filing;
- 6. Treasurer's certificate;
- 7. Conditions, covenants and restrictions, notes, and/or binding agreements as required by this code, SEPA, conditions of preliminary plat approval or other law, including but not limited to the following:
 - a. Private road maintenance agreement (if applicable);
 - b. Recorded conservation covenant (if applicable);
- 8. Final tree and landscaping plan, including street trees;
- 9. Other supporting documents required pursuant to the preliminary plat decision;
- 10. Mylar Submittal. Upon compliance of the final plat and the construction plans with all preliminary plat conditions and with all applicable adopted statutes and local ordinances, the Planning Official shall request submittal of the final plat Mylar(s) for signature.

~~C. Tier I minimum submittal requirements for final plat subdivision. An application form shall be provided by the Planning Official, and shall contain the following Tier I submittal~~

requirements:

1. Mathematical lot closure calculations for each lot prepared by a surveyor licensed in the State of Washington
2. Boundary survey prepared by a surveyor licensed in the State of Washington which shows dimensions, orientation of all boundary lines and indicating all property corners;
3. Incorporation of all plat notes from decision;
4. Drafting and indexing requirements:
 - a. ~~21" x 30" sheet;~~
 - b. ~~North arrow indicated;~~
 - c. ~~Scale noted and shown graphically;~~
 - d. ~~Letter height must not be less than .08";~~
 - e. ~~Heavy dashed line around the exterior boundary;~~
 - f. ~~Legend;~~
 - g. ~~Approved Street names;~~
 - h. ~~Lot, block, street right of way, street dedication and centerline dimensions.~~
5. Title block on right or lower edge. The Title block shall appear on all sheets with the name of the business/owner with the firm and/or surveyor and telephone number.
Include sheet designation for multiple sheets.
 - a. ~~Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;~~
 - b. ~~Date;~~
 - c. ~~Acreage;~~
 - d. ~~Number of lots; and~~
 - e. ~~Zoning designation.~~
6. ~~Indexing information. Location, including 1/4 of 1/4 section, section, township, range, and as applicable, donation land claim and/or subdivision.~~
7. ~~Signature blocks.~~
 - a. ~~Director of Public Works.~~
 - b. ~~Director of Community Development.~~
 - c. ~~Mayor, for subdivisions only.~~
 - d. ~~Clark County Public Health Department signature shall be required unless a letter from the Public Health Department is provided confirming completion of the Health Department's Development Review Process.~~
 - e. ~~County Assessor.~~
 - f. ~~Surveyor's certificate with license number, signature, date and seal.~~
 - g. ~~County Auditor.~~
8. ~~Special requirements~~
 - a. ~~Identification of areas to be dedicated or reserved (rights of way, open space tracts, wetlands, etc);~~

b. ~~Special setbacks;~~
c. ~~Private easements and streets;~~
d. ~~Utility easements;~~
e. ~~Any conditions that need to be recorded with the plat denoted on the face of the plat, as indicated in the Planning Official's or Hearing Examiner's Final Order and Decision;~~

f. ~~Public and private stormwater management facilities;~~

g. ~~Identification of responsible party for maintenance of stormwater facilities;~~

h. ~~Access restrictions;~~

i. ~~Corner lot driveway locations;~~

j. ~~Parking restrictions.~~

9. ~~Survey information~~

a. ~~Monument setting;~~

b. ~~Site dimensions; and~~

c. ~~General information including property corners, lot areas, dimensions and bearings of all property lines and areas of right of way dedication.~~

D. Tier II minimum submittal requirements for final subdivision/short subdivision plat.

1. ~~Paper copies of approved engineering plans (full size and 8 1/2" x 11");~~

2. ~~Final performance and maintenance bonds:~~

d. ~~Stormwater facilities, if applicable;~~

e. ~~Street(s), if applicable;~~

f. ~~Wetland, if applicable; and~~

g. ~~Trees, if applicable.~~

3. ~~Four copies of approved street lighting plan (full size and 8 1/2" x 11");~~

4. ~~Street signing and striping plan;~~

5. ~~Final tree and landscaping plan, including street trees, if applicable;~~

E. Tier III submittal requirements for final subdivision/short subdivision plat

1. ~~Two sets of final mylars for signatures;~~

2. ~~Three paper copies of approved as-built plans (full size and 8 1/2" x 11" PMTs);~~

3. ~~Plat certificate, including dedications;~~

4. ~~Certificate of Title;~~

5. ~~Covenants, conditions and restrictions (CC and R's), if applicable;~~

6. ~~Treasurer's Certificate;~~

7. ~~Recording fee established by the County Auditor's office and made payable to the Clark County auditor.~~

F. Legal description. The legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of

~~the lands actually surveyed.~~

X. VMC 20.320.060, adopted by Ordinance M-3643, is amended to read as follows:

20.320.060 Final Plat Approval.

A. *Final plat procedure.* ~~Three copies of the proposed final plat map with mathematical closures calculations shall be submitted to the Planning Official. The Planning Official shall forward a copy of the final plat and the mathematical closures to the Director of Public Works or assigned designee within five working days of receipt. A second copy of the plat and closure calculations shall be forward to the Clark County Surveyor for review and comment. The third copy shall be kept on file in Community and Economic Development.~~

1. An applicant requesting final approval of a plat shall submit to the Planning Official copies of the materials specified in VMC 20.320.050.
2. The Planning Official shall coordinate the final plat review among the appropriate city and/or county departments.
3. Upon consideration of the approval criteria below, the Planning Official shall forward the final plat to the Public Works Director and Community and Economic Development Director for signature.
 - a. The plat is in proper form for recording as established by the submittal requirements;
 - b. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
 - c. All required improvements have been completed or security acceptable to the City in lieu of completion guaranteeing that all required improvements will be completed;
 - d. The final plat is in conformance with conditions of preliminary plat approval;
 - e. The final plat complies with the requirement of this chapter and all applicable, adopted states and local ordinances.
4. The final plat shall be recorded with the Clark County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor.

5. Upon recording of the final plat with the Clark County auditor, the applicant shall submit two full-size copies of the actual recorded Mylar to the Planning Official.

~~1. The Director of Public Works or assigned designees shall review final plats for conformance with conditions of preliminary plat approval and the mathematical closures for compliance with the survey standards set forth in Section 20.320.080(D) VMC and return his written approval or comments for correction to the Planning Official within 10 working days. The Clark County Surveyor shall return his written approval or comments for corrections to the Planning Official within 10 working days.~~

~~2. After compliance with the procedures of Subsections (A) and (A)(1) above, the final plat application and final plat map shall be submitted to the Planning Official as set out in Section 20.320.050 VMC.~~

~~3. Public improvement plans for the design of required street, utility and other public improvements shall be submitted to the Director of Public Works or assigned designee, who shall review them for compliance with conditions of preliminary plat approval and other standards as of the date of preliminary plat approval. Approval shall be indicated by the signature of the Director of Public Works or assigned designee appearing on the public improvement plans. The Director of Public Works shall indicate on the plan that the design is approved for construction, or within 20 working days return the plan to the applicant with modifications, if necessary.~~

~~4. Upon finding that the final plat and the public improvement plans comply with all preliminary plat conditions and all applicable statutes and local ordinances, the Planning Official shall sign the final plat. In the case of subdivisions only the final plat and accompanying recommendation shall then be forwarded to the Mayor for his signature on behalf of the City Council as provided by 58.17.140 RCW within five working days.~~

~~5. Upon approval of the final plat by the City Council and after all other statutory requirements have been met, the applicant shall record the plat with the County Auditor. The applicant shall provide the Planning Official with one mylar original and two paper copies of the recorded final plat.~~

B. *Construction prior to final plat approval*

1. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Director of Public Works may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual construction and installation of such improvements occur within a period specified in the agreement by the Director of Public Works ~~and/or Transportation Division Manager~~; and completion of the improvements in accordance

with the agreement shall be enforced by the Director of Public Works and/or Transportation Division Manager by appropriate legal and equitable remedies.

2. Construction of streets and utilities shall not start prior to the approval of the civil engineering construction plans by the Director of Public Works. However, rough grading operations may proceed before the plans are approved by the Director of Public Works under the following conditions:

- a. The grading plan and erosion control plans, are submitted along with an application for the grading permit; including applicable fees;
- b. The grading plan is in conformance with the approved preliminary plat;
- c. The grading plan will not be in conflict with the street profiles and drainage structure plans;
- d. A hold harmless agreement signed by the applicant in the case of mandated change to the engineering plans associated with the plat; and
- e. These plans receive approval from the Department of Public Works and/or Transportation Division.

Y. VMC 20.320.070, adopted by Ordinance M-3643, and last amended by Ordinance M-4179, is amended to read as follows:

20.320.070 Technical Standards.

A. *Subdivision Layout and Required Improvements*

1. *Principles of acceptability.* The short subdivision or subdivision shall conform to the Comprehensive Plan. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this Title.

a. *Street improvement standards.* All proposed streets and street improvements shall comply with the provisions of Title 11 and approved transportation standards details on file with the Public Works Department.

b. *Blocks.* The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography.

c. Blocks shall not exceed 1,300' in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800'. Minimum length of a block shall not be less than 180'.

d. Easements

1. *Utility lines.* Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

2. *Watercourses.* If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15' on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.

3. *Pedestrian/bicycle ways in and through residential subdivisions.* In blocks over 800' in length, a pedestrian/bicycle way with a minimum width of 16' shall be required through the middle of the block when required by the Transportation Manager for public convenience and safety; 12' of the 16' corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200' in length, two pedestrian/bicycle ways shall be required. When required by the Transportation Manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

e. *Flag lots.* Flag lots may be permitted, provided that the minimum width of the flag stem be 15' for a single lot and 20' for a shared flag access, and it is in compliance with fire access standards contained in VMC 16.04.150. No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

f. *Lot side lines.* Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

g. *Lot frontage.* With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20'.

~~h. *Lot depth and setbacks.* Lots fronting or accessing on primary or secondary arterials shall be avoided when possible. If lots front on arterials, the lots shall have an average minimum depth of 100'.~~

~~h. i. *Parks and playgrounds.*~~ The Review Authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

~~i. j. *Narrow Lot Land Divisions.*~~ Land divisions which contain one or more residential lots having a width or less than 40 feet shall meet the development standards of VMC

20.927.040.

~~4j. 2k.~~ *Existing trees.* All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter 20.770 VMC, ~~Tree Conservation~~ Tree, vegetation & soil conservation.

2. *Procedure for installation.* In addition to other requirements, improvements installed by the developer of the short subdivision or subdivision, either as a requirement of these regulations or at his own option, shall conform to the requirements of this Title and improvement standards, specifications, inspections and procedures as set forth by the city and administered by the Department of Public Works and Community and Economic Development Department, and shall be installed in accordance with the following procedures:

a. Public work shall not commence until civil engineering plans, prepared in accordance with the requirements of the city, have been approved by the city: all required permits have been obtained and a pre-construction conference has been conducted. Public work shall not be commenced until the city has been notified in advance.

b. If work has been discontinued for any reason, it shall not be resumed until the city has been notified.

c. Public improvements shall be constructed under the inspection and to the satisfaction of the Director of Public Works or their designee. The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

d. All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the short subdivision or subdivision shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

e. A plan showing all improvements “as built” shall be filed with the Development Review Services upon the completion of the improvements.

f. *Public improvements required.* Improvements to be installed at the expense of the owner of the short subdivision or subdivision are as follows:

1. All full-width streets, sidewalks, curbs and gutters, including alleys, within or adjacent to the subdivision or short subdivision; streets adjacent but only partially within the short subdivision or subdivision; and the extension of short subdivision or subdivision streets to the intercepting paving line of existing streets with which short subdivision or subdivision streets intersect shall be graded for the full right-of-way width and improved to the city's improvement standards and specifications.

2. *Half-width roads.* In situations where the property being developed does not permit

full-width public streets, half roads having a minimum right-of-way or easement and roadway improvement width of 1/2 of the design width may be permitted when placed adjacent to adjoining property so long as there is no physical obstruction or development constraint prohibiting the completion of the street on such adjoining property; provided, that public street half-width shall be a minimum of 20' wide. Public half-width streets serving six or more parcels shall be required to dedicate additional right-of-way as necessary to provide for a minimum of 1' of right-of-way beyond the edge of the sidewalk. Further, additional right-of-way or easement may be required between the edge of the roadway and the property line for construction clearance, slopes or other features. Half-width public streets shall serve a maximum of 200 ADT. If the number of trips generated is greater than 200 ADT, the street shall be widened to full-width standards. Parking shall be prohibited along any half-width street and necessary signs and pavement markings shall be the responsibility of the developer.

3. *Bench marks.* When required, Elevation bench marks shall be established within the subdivision with elevations to U.S. Geological Survey datum.

4. Surface drainage systems shall be provided within the subdivision or short subdivision. The design of the drainage system within the short subdivision or subdivision shall be in accordance with the standards set forth by VMC 14.25, as administered by the Department of Public Works.

5. *Erosion control and stormwater quality.* Facilities shall be provided within the short subdivision or subdivision to enhance stormwater runoff and protect existing and future drainage facilities. The design of the erosion control and stormwater quality system shall be in accordance with the standards set forth by the city, pursuant to VMC 14.24 and 14.25, as administered by the Department of Public Works.

6. *Sanitary sewers.* Sanitary sewers shall be installed to serve the short subdivision or subdivision and to connect the short subdivision or subdivision to existing mains. In the event that it is impractical to connect the short subdivision or subdivision to the city trunk sewer system, the Review Authority may authorize the use of septic tanks if the lot area is adequate, taking into consideration the physical characteristics of the area determined by the County Health Department.

7. *Water system.* Water lines with valves and fire hydrants serving the short subdivision or subdivision and connecting the subdivision or short subdivision to the city mains shall be installed according to specifications of the city, pursuant to Title 14 VMC, Water and Sewer Facilities, as administered by the Department of Public Works.

8. *Sidewalks.* Sidewalks shall be installed along both sides of each street within and/or adjacent to the short subdivision or subdivision, unless exempted by approval of a Roadway Modification, by the Review Authority and along pedestrian ways of the short subdivision or subdivision. Sidewalks shall be installed according to the specifications of the city, pursuant to Title 11 VMC, Streets and Sidewalks, as administered by the Department of Public Works.

9. *Street trees.* Street trees shall be planted along both sides of each street within the

short subdivision or subdivision and along any portion of the short subdivision or subdivision that fronts upon an existing street. Street trees shall be planted 30' on-center and be of a species approved by the city Planning Official.

10. *Other.* When special conditions are encountered in the plans for improvements such as fill section requiring the placement of guardrails, ditches requiring drainage appurtenances, or other protection against erosion such as slopes requiring use of sod and/or seeding, such improvements shall be considered as an integral part of the improvement construction. Such special improvements shall be approved by the Director of Public Works or Transportation Manager prior to commencement of construction.

g. Conditions of agreements

1. Short Subdivisions or Subdivisions. Before the ~~City Council~~ Public Works and Community and Economic Development Directors approval is certified on the plat of a subdivision, the developer shall either install required improvements and repair any damage to the existing streets or other facilities damaged due to the development of a the subdivision, or at the city's discretion execute and file with the City Clerk an agreement between herself/himself and the city specifying a period not to exceed two years in which the required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the subdivider.

~~2. Short subdivisions. Before the Planning Official's approval is certified on the plat of a short subdivision, the developer shall either install the required improvements and repair any damage to the existing streets or other facilities damaged due to the development of a the short subdivision, or at the city's discretion execute and file with the City Clerk an agreement between himself and the city specifying a period not to exceed two years in which required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the developer of the short subdivision.~~

~~3.~~ 2. Escrow or other form of security acceptable to the city required – Public Improvements. The city may accept from the developer of any short subdivision or subdivision, in lieu of completion and acceptance of certain approved required public improvements prior to approval of a final plat, an escrow agreement or other form of security acceptable to the city which secures and provides for the actual construction and installation of the improvements of the conditions of plat approval and subject to the following:

a. The use of escrow in lieu of construction completion shall be limited to work items representing end-of-project issues that are generally outside the control of the developer. Examples may include; top layer of pavement, landscaping or sidewalk construction in unfavorable weather seasons; delayed delivery of long-lead-time items like street lighting or traffic signal equipment. The use of escrow shall not be approved for underground utility installation.

~~a. Use of escrow or other form of security acceptable to the city in lieu of completion and~~

acceptance of such required private improvements shall include:

- ~~1. Approved public transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;~~
- ~~2. Approved water system improvements;~~
- ~~3. Approved sanitary sewer improvements;~~
- ~~4. Approved public stormwater collection and management facilities; and~~
- ~~5. Approved landscaping and street trees, including installation and maintenance costs.~~

b. The developer shall submit a written request and the appropriate forms to the ~~Development Review Services, and~~ the Director of Public Works, or designee, for review, which shall include the following information:

1. A scheduled unit cost breakdown for project work to be completed presented as Exhibit "A", an agreement will not be accepted without an approved unit cost breakdown for the project.

2. ~~The executed~~ A draft of the escrow agreement in a form approved by the city.

3. Any other documents deemed necessary by the city.

4. Applicable processing fee.

c. Upon approval of an escrow or other form of security acceptable to the city, recording of the final plat is allowed, provided all other conditions to be met prior to final plat approval have been satisfied.

~~4.3.~~ *Escrow or other form of security acceptable to the city required – Private Improvements.* The city may accept from the developer of any subdivision or short subdivision, in lieu of completion and acceptance of certain approved required private improvements prior to approval of a final plat, an escrow agreement or other form of security, acceptable to the city, which secures and provides for the actual construction and installation of the private improvements or the performance of the conditions of agreement for plat and subject to the following:

a. Use of escrow or other form of security acceptable to the city in lieu of completion and acceptance of such required private improvements shall be limited to:

1. Approved private transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;

2. Approved private stormwater collection and management facilities;

3. Approved landscaping and trees to meet minimum on-site tree density, including installation and maintenance costs.

b. The developer shall submit a written request along with the appropriate forms to the Planning Official for review.

c. Each escrow or other form of security acceptable to the city request shall include the following:

1. A scheduled cost breakdown for project work to be completed presented as Exhibit "A", an escrow agreement shall not be accepted without an approved unit cost breakdown for the remaining improvements.

2. A draft escrow agreement in a form provided by the city.

3. An irrevocable license signed by the owner of subject property to run with the property which provides the city with the right to allow the employees, agents, or contractors of the city to go on access the subject property for the purpose of inspecting and, if necessary, doing completing the work or making the improvements covered by the escrow or other form of security acceptable to the city.

4. Any other documents deemed necessary by the city.

5. Applicable processing fee.

d. Upon approval of an escrow or other form of security acceptable by to the city, recording of the final plat is allowed, provided all other conditions required to be met prior to the final plat approval have been satisfied.

~~5.4.~~ *Amount of escrow or other form of security acceptable to the city.* Such assurance of full and faithful performance shall be for a sum approved by the Planning Official as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses.

~~6.5.~~ *Failure to carry out agreement.* In the event the developer of the short subdivision or subdivision fails to carry out provisions of the agreement and the city has unreimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the city to defray its costs. If the amount of the escrow or other form of security acceptable to the city exceeds the cost and expense incurred by the city, the city shall release the remainder and if the amount of the escrow or other form of security acceptable to the city is less than the cost and expense incurred by the city, the subdivider shall be liable to the city for the difference.

7-6. Guarantee of workmanship and materials. It shall be required that a 110% maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the city. This is provided that in the judgment of the Director of Public Works any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

8-7 Release of escrow or security. Upon completion of required improvements, the subdivider shall request in writing that the Planning Official or Director of Public Works release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

B. *Public improvements plan.* Where public improvements are required, plans for such improvements shall be submitted to the Director of Public Works. Public improvements shall be designed by or under the direct supervision of a licensed professional civil engineer as required by statute, pursuant to 18.08, 18.43, and 18.96 RCW, and shall meet, as a minimum, the requirements of Section 20.320.080(A) VMC. The engineer shall certify the plans by seal and signature. Such certification shall contain the following: (1) subdivision name; (2) name, mailing address, and telephone number of engineer preparing the plan; and (3) date, including month and year. All public improvement plans shall be submitted for review and approval by the Director of Public Works.

C. *Monument-setting.* All monuments set in subdivisions shall be at least ½" X 24" steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.

1. Centerline monument-setting After paving, except as provided in, Subsection (4) below, monuments shall be driven flush with the finished road surface at the following intersections:

- a. Street centerline intersections;
- b. Points of intersection of curves if placement falls within the paved area or otherwise, at the beginnings and endings of curves; and
- c. Intersections of the plat boundaries and street centerlines.

2. *Property line monument-setting.* All front corners, rear corners, and beginnings and endings of s curves shall be set with monuments, except as provided in Subsection (4) below. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property-line monuments may be provided by brass screws or concrete nails with the surveyor's license number at the intersections of curb lines and the projections of side property lines. If curb monuments are used, it shall be noted on the plat, and also that such is monuments are good for projection of line only and not for distance.

3. *Post-monument-setting.* All monuments for the exterior boundaries of the short

subdivision or subdivision shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to recording if the developer certifies that the interior monuments shall be set within 90 days of final short subdivision or subdivision construction inspection by the Director of Public Works, and if the developer guarantees such interior monument-setting.

a. The developer shall sign the following certification, the existence of which shall be noted on the plat, if post- monument-setting of the interior monuments is chosen:

DEVELOPER'S CERTIFICATION FOR POSTMONUMENTATION

I, certify that the post-monument-setting of the interior monuments of this plat shall be accomplished within ninety (90) days of final acceptance of subdivision construction by the Director of Public Works for the City of Vancouver, Clark County and State of Washington.
(Signature)”

b. The land surveyor who performs any post-monument-setting shall certify that the interior monuments have been set in compliance with the final plat, and shall record the following certification with the County Auditor:

“I, certify that I have set the interior monuments for (name of subdivision) a subdivision plat recorded in Book (_____), page (____), Records of Clark County, and that said monuments are set in compliance with said final plat.
Dated this (_____) day of (____), 20 ____ .
(License number, seal, and signature of surveyor).

c. If the surveyor cannot certify that the monuments are in compliance with the final plat, the discrepancy shall be resolved by filing an amended final plat in accordance with the provisions of Section 20.320.030(D)(1) VMC.

4. *Post- monument-setting bonds.* In lieu of setting interior monuments prior to final plat recording as provided in Section 20.320.080 (C)(2) VMC, the Director of Public Works may accept a bond in an amount and with surety and conditions satisfactory to him/her, or other secure method as the Director of Public Works may require, providing for and securing to the city the actual setting of the interior monuments as provided in Section 20.320.080 (C)(2) VMC and to be enforced by the Director of Public Works by appropriate legal and equitable remedies.

D. *Survey standards.* All surveys shall comply with standards set forth by state statutes, drafting standards of this Title, and WAC 332-130, except that linear closures after azimuth adjustment shall be at least a ratio of 1:10,000 for WAC 332-130-090. Where conflicts are identified, the most restrictive standard shall prevail.

1. *Elevations of vertical information.* Where required, any elevations or vertical information shall have an accuracy of third-order specifications as published by the U.S.

Department of Commerce in a bulletin entitled "Classification, Standards of Accuracy, and General Specifications of Geodetic Control Surveys," and bench marks with the datum used shall be shown on the plat.

E. *Drafting standards*

1. *Preferred scale proportions.* The preferred scale proportions for preliminary and final plat are ratios as follows:

- a. 1:600 or 1"=50'
- b. 1:1,200 or 1" = 100' and 1:2,400; or 1" = 200'; but in no case shall the proportion exceed 1:2,400.

2. *Final plat drawing requirements.* The final plat shall be drawn with ink upon three-mil mylar film, or equivalent; sheet size as required by recording agency ~~said sheets to be 30" X 24"~~, with a 1" border on each side.

3. *Lettering.* Lettering shall be at least 0.08" high, and the perimeter of the final plat shall be depicted with heavier lines (dashed) than the remaining portion of the plat.

4. *Location.* All data necessary for the location in the field of all points within the plat shall be shown. Straight lines shall be designated with bearing and distance; curves shall be designated by arc length, central angle and radius. All dimensions shall be in feet or meters, and decimals thereof to the nearest 1/100 of a foot, or 5/1,000 of a meter; except that angles shall be in degrees to the nearest second.

Z. VMC 20.320.080, adopted by Ordinance M-3643, and last amended by Ordinance M-3701, is amended to read as follows:

20.320.080 Other Provisions.

A. *Variances.* One or more variances may be requested relating to any of the design or development standards contained within Section 20.320.070 VMC except those for which variances are expressly prohibited, as listed in Chapter 20.290.010 VMC. These shall be requested concurrently subject to the procedural requirements and approval criteria contained in Chapter 20.290.040 VMC. No variances to procedural regulations are permitted.

B. *Proximity to agricultural and mineral activities*

1. All plats or development approvals under this Title issued for residential development activities within 1/4 mile of lands zoned agricultural or from existing agricultural or mineral resource operations shall be accompanied by a notice provided by the Planning Official. Said

notice shall include the following disclosure:

a. The subject property is within 1/4 mile of designated agricultural land or mineral resource land as applicable, on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery, including aircraft, during any hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.

b. In the case of subdivision plats, short subdivision plats or recorded binding site plans, such notice shall also be recorded separately with the Clark County Auditor.

2. All plats or development approvals under this Title issued for residential development activities shall provide a barrier such as fencing or vegetation between the immediately-adjacent residential lots and agricultural and mineral resource activities. A natural buffer, such as a wetland, swale or berm, may substitute for the barrier upon approval of the Planning Official. Lots with street frontage are not required to provide a barrier between residential uses and an adjacent agricultural or mineral resource activity across the street.

C. Subdivisions of commercially and industrially zoned properties

1. Preliminary plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.030 VMC and 20.320.040 VMC.

2. Final plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.060 VMC except that the final plat shall be in substantial compliance with the preliminary plat if lot sizes are within the range of lots sizes proposed for the preliminary plat, if lot sizes were shown on the preliminary plat.

~~D. Revisions of recorded plats. The subdivider shall file the final short plat or plat and attached documents for record with the Clark County Auditor. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in 58.17.215-220 RCW by a Type II or Type III process, respectively.~~

1. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in RCW 58.17 by a Type II or Type III process, respectively. If approved, the subdivider shall obtain approval of a final plat application as required by this Chapter.

2. Dedicated easements - (Alternative Process): To extinguish or alter a dedicated easement, an alternative process to the above may be used if such process was established on the recorded plat or other document creating the dedicated easement as authorized under RCW 64.04.175.

AA. VMC 20.320.090, adopted by Ordinance M-3643, is amended to read as follows:

20.320.090 Remedies and Penalties.

A. *Remedies and penalties*

1. *Rescinding of sale and recovery of costs.* Any purchaser or transferee of property divided in violation of this Chapter may rescind the sale or transfer and recover costs of investigation, suit and reasonable attorney's fee occasioned thereby, or otherwise recover any damage resulting thereby from the person or agent who illegally subdivided or short subdivided the land.

2. *Injunctive*

a. Whenever any parcel of land is divided into two or more divisions, lots, tracts or parcels of land, and any person, firm or corporation or any agent of any of them sells or transfers any such division, lot, tract or parcel without either having a final plat or short plat filed and recorded as required in this Chapter, the City Attorney shall commence an action to restrain and enjoin further divisions or sales, or transfers, and compel compliance with all provisions of this Chapter. The costs of such action shall be taxed against the person, firm, corporation or agent selling or transferring the property.

b. In the enforcement of this Chapter, the City Attorney may accept an assurance of discontinuance of any act or practice deemed in violation of this Chapter from any person engaging in or who has engaged in such act or practice. Any such assurance shall be in writing and be filed with and subject to, the approval of the Superior Court of Clark County. The violation of such assurance shall constitute prima facie proof of violation of this Title.

3. *Penalty for violation.* No land comprising any part of a proposed subdivision or short subdivision to be established henceforth in the City shall be sold or leased until such subdivision or short subdivision has been approved as provided by this Chapter, and a plat or short plat, as appropriate, has been filed and recorded. In addition, any person, being the owner or agent of the owner of such land, or who acts in any capacity in effectuating a sale or lease, who sells or leases any division, lot, tract or portion thereof shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine in any sum not to exceed \$5001,000. Each sale or lease shall constitute a separate and distinct offense for each separate land division, lot, tract or portion of said land.

BB. VMC 20.410.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4187, is amended as follows:

20.410.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.

2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.

3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.

4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in Low-Density Residential Districts is presented in Table 20.410.030-1.

Table 20.410.030 – 1. LOWER-DENSITY RESIDENTIAL DISTRICTS USE TABLE

USE	R-2	R-4	R-6	R-9
RESIDENTIAL				
Household Living	P ¹	P ¹	P ¹	P ¹
Group Living	P/X ¹	P/X ¹	P/X ¹	P/X ¹
Transitional Housing	X	X	X	X
Home Occupation	L ²	L ²	L ²	L ²
Medical Center Residential	L ²³	L ²³	L ²³	L ²³
HOUSING TYPES				
Single Dwelling, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸
Single Dwelling, Detached	P	P	P	P
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴
Duplexes ²²	L ²¹	L ²¹	L ²¹	L ²¹

USE	R-2	R-4	R-6	R-9
Multi-Dwelling Units	X	X	X	X
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹
New Manufactured Homes	L ²⁰	L ²⁰	L ²⁰	L ²⁰
CIVIC (Institutional)				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
Day Care				
- Family Day Care Home	P ⁸	P ⁸	P ⁸	P ⁸
- Child Care Center	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
- Adult Day Care	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹
Emergency Services (except ambulance services)	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Ambulance Services	X	X	X	X
Human Service Facilities	X	X	X	X
Medical Centers	X	X	X	X
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C
- Regional Parks	C	C	C	C
- Trails	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰
Postal Service	C	C	C	C

USE	R-2	R-4	R-6	R-9
Religious Institutions	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Schools	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	C ¹²	C ¹²	C ¹²	C ¹²
COMMERCIAL				
Commercial Lodging	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³
Eating/Drinking Establishments	X	X	X	X
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- Personal Services	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- Repair-Oriented	X	X	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P

USE	R-2	R-4	R-6	R-9
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	X	X	X	X
- Medical	X	X	X	X
- Extended	X	X	X	X
Non-Accessory Parking	X	X	X	X
Self-Service Storage	X	X	X	X
Marina	C	C	C	C
INDUSTRIAL				
Industrial Services	X	X	X	X
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
OTHER				
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X

USE	R-2	R-4	R-6	R-9
Cemeteries	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵
Detention & Post Detention Facilities	X	X	X	X
Dog Day Care	X	X	X	X
Heliports	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P
Temporary Uses	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶
Wireless Communication Facilities	L/C/X ¹⁷	L/C/X ¹⁷	L/C/X ¹⁷	L/C/X ¹⁷

1 Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.

2 Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

4 Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

5 Subject to the provisions of Chapter 20.880 VMC, Manufactured Home Developments. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC 20.410.050(F) – Development Standards and may continue to exist and expand within existing previously-approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

6 Subject to provisions in Chapter 20.895. 040 VMC, Community Recreation and Related Facilities

7 Libraries only permitted outright; all other cultural institutions are conditional uses.

8 Family day care homes for no more than 12 children are permitted when licensed by the State.

9 Adult day care facilities for six or fewer adults allowed as limited uses subject to compliance with the development standards governing Home Occupations, per Section 20.860.020(B)(1)-(7) VMC; facilities with 7-12 adults allowed as conditional uses; and larger facilities are prohibited.

10 Community parks that meet all of the criteria contained in Section 20.410.050(E)(1) VMC are permitted by limited uses; all others require conditional use approval. Trails are limited uses subject to the additional development standards contained in Section 20.410.050(E).

11 Schools, religious institutions, government buildings, fire stations, child care centers, and emergency services facilities that meet all of the criteria contained in Section 20.410.050(D) VMC are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with VMC 20.840, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC 20.210.050.

12 Except bus, trolley and streetcar stops, including bus shelters, which are allowed by right.

13 One and two bedroom Bed-and-Breakfast facilities are permitted outright and 3-6 bedroom Bed-and-Breakfast facilities are allowed as conditional uses, with all Bed-and-Breakfast facilities subject to provisions of Chapter 20.830 VMC, Bed-and-Breakfast Establishments. No more than six bedrooms are allowed under any circumstances. All other commercial lodging is prohibited.

14 Retail commercial uses limited to 1,500 gsf per use to a maximum of 5,000 sq. ft. in planned developments of 150 units or more. See Section 20.260.020.B.1.b(2).

15 Subject to provisions in Section 20.895.030 VMC.

16 Subject to provisions in Chapter 20.885, except sales of fireworks which is prohibited in residential zones.

17 Building-mounted antennas are allowed by conditional use on non-residential buildings in single-family residential zones subject to requirements contained in Chapter 20.890 VMC, Wireless Communications Facilities.

18 Subject to Section 20.260.020.B.1.a(2), Planned Development and subject to Section 20.910.050 VMC, zero lot line requirements.

19 A "designated manufactured home" is exempt from the development standards of 20.410.050(F) VMC and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only "new manufactured homes" that also meet the "designated manufactured home" criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this Title if within ~~(5)~~ five (5) years of the date of the original placement.

20 Subject to Section 20.410.050(F) Development Standards – Criteria for Placement of Manufactured Homes.

21 Subject to Section 20.920 Infill Development Standards.

22 Existing duplexes built on lots meeting the minimum infill lot size standards of VMC Table 20.920.060-1 shall be considered conforming uses even if not part of an infill development.

23 Medical Center Residential uses, as defined in VMC 20.160.020, are permitted outright if approved through a public facilities master plan per VMC 20.68.040.

CC. VMC 20.420.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4223, is amended as follows:

20.420.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in Higher Density residential zones is presented in Table 20.420.030–1.

Table 20.420.030–1 Higher Density Districts Use Table				
USE	R-18	R-22	R-30	R-35
RESIDENTIAL				
Household Living	P	P	P	P
Group Living	P	P	P	P
Transitional Housing	C ²	C ²	C ²	C ²

**Table 20.420.030–1
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
Home Occupation	L ³	L ³	L ³	L ³
HOUSING TYPES				
Single Dwelling Units, Attached	P ⁴	P ⁴	P ⁴	X
Single Dwelling Units, Detached	P ⁴	P ⁴	P ⁴	X ⁵
Accessory Dwelling Units	P ¹	P ¹	P ¹	P ¹
Duplexes	P ⁴	P ⁴	P ⁴	P ⁴
Multi-Dwelling Units	P ⁴	P ⁴	P ⁴	P ⁴
Manufactured Home Developments	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X
Designated Manufactured Home	L/X ²³	X	X	X
New Manufactured Home	L ²³	X	X	X
CIVIC (Institutional)				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Recreation	C ⁸	C ⁸	C ⁸	C ⁸
Cultural Institutions	P/C ⁹	P/C ⁹	P/C ⁹	P
Day Care				
- Family Day Care Home	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰
- Child Care Center	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴
- Adult Day Care	P/C ¹¹	P/C ¹¹	P/C ¹¹	P/C ¹¹
Emergency Services	C ¹²	C ¹²	C ¹²	C ¹²
Human Service Facilities	C ²	C ²	C ²	C ²
Medical Centers	C	C	C	C
Parks/Open Space				

**Table 20.420.030–1
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
- Neighborhood Parks	P	P	P	P
- Community Parks	L ¹³ /C	L ¹³ /C	L ¹³ /C	L ¹³ /C
- Regional Parks	L ¹³ /C	L ¹³ /C	L ¹³ /C	L ¹³ /C
- Trails	L ¹³ /C	L ¹³ /C	L ¹³ /C	L ¹³ /C
Postal Service	C	C	C	C
Religious Institutions	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴
Schools	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴
Social/Fraternal Clubs	C ⁶	C ⁶	C ⁶	C ⁶
Transportation Facility	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵
COMMERCIAL				
Commercial Lodging	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶
Eating/Drinking Establishments	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X
- Personal Services	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X
- Repair-Oriented	X	X	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				

**Table 20.420.030–1
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X
- Medical	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X
- Extended	X	X	X	X
Self-Service Storage	X	X	X	X
Non-Accessory Parking	X	X	X	X
INDUSTRIAL				
Industrial Services	X	X	X	X
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
OTHER				

**Table 20.420.030–1
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennel/Shelters	X	X	X	X
Cemeteries	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Detention & Post Detention Facilities	X	X	X	X
Dog Day Care	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹
Heliports	X ²⁰	X ²⁰	X ²⁰	X ²⁰
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C
Basic Utilities	P	P	P	P
Temporary Uses	L ²¹	L ²¹	L ²¹	L ²¹
Wireless Communication Facilities	L/C/X ²²	L/C/X ²²	L/C/X ²²	L/C/X ²²

1 Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

2 Subject to the provisions of Chapter 20.870 VMC Human Service Facilities.

3 Subject to the provisions of Chapter 20.860 VMC Home Occupations.

4 Provided the minimum required residential density is met, on an overall project basis.

5 Single-family dwelling units legally established prior to March 11, 2004, shall be considered permitted uses.

6 Subject to the provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

7 Subject to the provisions of Chapter 20.880 VMC, Manufactured Home Developments. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC 20.420.050(G) – Development Standards and may continue to exist and expand within existing previously-approved boundaries. An

existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. Manufactured Home Developments in the R-22, R-30, R-35 zones are allowed as a Limited Use (L) only as part of a VMC 20.260 Planned Development that meets overall minimum density standards for the applicable zone.

8 Subject to the additional provisions in Section 20.895.040 VMC.

9 Libraries permitted only; all other cultural institutions are conditional uses.

10 Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers are permitted as conditional uses, subject to the provisions of Chapter 20.840 VMC Child Care Centers, unless part of a Planned Development, in which case they are approved subject to Chapter 20.260 VMC. All Child care facilities must be licensed by the state.

11 Adult day care facilities with 12 or fewer clients are permitted outright; larger facilities are permitted as conditional uses.

12 Subject to the provisions of Chapter 20.870 VMC, Human Service Facilities

13 Community, regional parks and trails that meet all of the development standards in Section 20.420.050 (E)(1),(2) and (3), respectively, are permitted by as limited uses; all others require a Conditional Use approval.

14 Schools, child care centers, and religious institutions that meet all of the locational criteria contained in Section 20.420.050(F) VMC are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with VMC 20.840, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC 20.210.050.

15 Except bus, trolley and street car stops, including bus shelters, which are allowed by right.

16 Bed-and-breakfasts establishments as limited uses subject to provisions of Chapter 20.830 VMC Bed-and-Breakfast Establishments; all other commercial lodging prohibited.

17 New commercial uses allowed as limited uses subject to special development restrictions in Section 20.420.060VMC. Existing commercial uses permitted if legally established prior to code effective date. However, alterations and expansions shall be subject to 20.245 (Conditional Use Permits).

18 Subject to the provisions in Section 20.895.030 VMC.

19 Subject to the provisions of Chapter 20.850 VMC, Dog Day Care.

20 Except as an accessory to a medical center.

21 Subject to provisions of Chapter 20.885, except sale of fireworks prohibited in residential zones.

22 Subject to the provisions of Chapter 20.890 VMC Wireless Communications Facilities.

23 A “designated manufactured home” is exempt from the development standards of 20.420.050G VMC and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this Title if within ~~(5)~~ five (5) years of the date of the original placement.

~~**24** Subject to the provisions of Chapter 20.840 VMC, Child Care Centers.~~

DD. VMC 20.430.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4187, is amended as follows:

20.430.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in the commercial and mixed use zones is presented in Table 20.430.030–1.

Table 20.430.030 - 1. Commercial and Mixed-Use Districts Use Table

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
RESIDENTIAL								
Household Living	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁵		P ⁶	P

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
Group Living	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷		P ⁶	P
Transitional Housing	X	C ⁹	L ⁹	L ⁹	C ⁹		X	X
Home Occupation	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰		L ¹⁰	L ¹⁰
HOUSING TYPES								
Single Dwelling Units, Attached	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P
Single Dwelling Units, Detached	X	X	X	X	X		P ⁶	P
Accessory Dwelling Units	X	X	X	X	X		P ⁶	P
Duplexes	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P
Multi-Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P
Existing Manufactured Home Development	X	X	X	X	X		X	X
Designated Manufactured Home	X	X	X	X	X		X	X
New Manufactured Home	X	X	X	X	X		X	X
<u>Affordable Housing Projects</u>	<u>X</u>	<u>L⁸</u>	<u>L⁸</u>	<u>L⁸</u>	<u>L⁸</u>	<u>L⁸</u>	<u>L⁸</u>	<u>L⁸</u>
CIVIC (Institutional)								
Basic Utilities	C	C	C	P	C		C	C
Colleges	X	C	C	P	C		P	P
Community Recreation	X	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹	L ¹¹
Cultural Institutions	L ¹⁹	P	P	P	P		P	P
Day Care								
- Family Day Care Home	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³		P/L ¹³	P/L ¹³

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
- Child Care Center	L ¹³	L ¹³	L ¹³	L ¹³	L ¹³		P/L ¹³	P/L ¹³
- Adult Day Care	P/C ¹⁴	P	P	P	P		P	P
Emergency Services	X	C	P	P	C		P	P
Human Service Facilities	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹		L ⁹	L ⁹
Medical Centers	X	C	C	P	C		C	P
Parks/Open Space								
- Neighborhood Parks	P	P	P	P	P		P	P
- Community Parks	P	P	P	P	P		P	P
- Regional Parks	X	P	P	P	P		P	P
- Trails	P	P	P	P	P		P	P
Postal Service	L ¹⁹	P	P	P	P		P	P
Religious Institutions	X	P	P	P	C		P	P
Schools (not truck driving schools)	C	P	P	P	P		P	P
Social/Fraternal Clubs	C	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹	L ¹¹
Transportation Facility	P	P	P	P	P		P	P
Park & Ride Facilities								
Surface	X	L ⁴⁸	L ⁴⁸	X	X	X	X	X
Structure	X	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	X
COMMERCIAL								
Commercial Lodging	X	C	P	P	L/C ¹⁸		L/C ¹⁸	P
Eating/Drinking Establishments	L ^{19/20}	P	P	P	P		P	P
Entertainment-Oriented								
- Adult Entertainment	X	X	L ²³	X	X		X	X

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
- Indoor Entertainment	X	P/L ²⁴	P/L ²⁴	P/L ²⁴	P/L ²⁴		P/L ²⁴	P/L ²⁴
- Major Event Entertainment	X	X	P	P	C		C	X
General Retail								
- Sales-Oriented	L ¹⁹	P	P	P ²⁵	P		P	P ²⁵ , ⁴⁶
- Personal Services	L ¹⁹	P	P	P	P		P	P
- Repair-Oriented	X	P	P	P	X		P	P
- Bulk Sales	X	P	P	P	X		P	C
- Outdoor Sales	X	C	P/L ²⁶	P/L ²⁶	X		P/L ²⁶	X
Artisan and Specialty Goods Production	X	L ⁴⁰	L ⁴⁰	L ⁴⁰	X		X	X
Motor Vehicle Related								
- Motor Vehicle Sales/Rental	X	P L ²⁷	P	P	X		C ²⁷	X, L ⁴⁵
- Motor Vehicle Servicing/Repair (entirely indoors)	X	P L ²⁸	L ²⁸	L ²⁸	X		C ²⁸	X
- Vehicle Fuel Sales	X	L ²⁸	L ²⁸	L ²⁸	C		C ²⁸	X
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P	P		P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P	P		P	P
-EV Battery Exchange Stations	X	P	P	P	X		X	P
Office								
- General	L ¹⁹	P	P	P	P		P	P
- Medical	L ¹⁹	P	P	P	P		P	P

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
- Extended	X	P	P	P	X		X	X
Marina (See also VMC 20.760)	X	P	P	P	P		P	X
Non-Accessory Parking	X	C	C	C ⁴³	C		C	C ⁴³
Self-Service Storage	X	P ³	P	X	X		X	X
INDUSTRIAL								
Industrial Services	X	C	C	X	X		X	C
Manufacturing and Production	X	C/X ³⁰	P/X ³¹	P/X ⁴¹	X		C/X ³²	P ⁴¹
Railroad Yards	X	X	X	X	X	X	X	X
Research and Development	X	X	P	C	C		C	P
Warehouse/Freight Movement	X	X	X	X	X		X	X
Waste-Related	X	X	P ⁴⁷	X	X		X	X
Wholesale Sales	X	X	C	C	X		X	X
Major Utility Facilities	X	X	X	X	X		X	X
OTHER								
Agriculture/Horticulture	X	X	X	X	X		X	X
Airport/Airpark	X	X	X	X	X		X	X
Animal Kennel/Shelters	X	L ³³	L ³³	X	X		X	X
Cemeteries	X	C ³⁴	P ³⁴	C ³⁴	X		C ³⁴	X
Detention & Post Detention Facilities	X	X	C/X ³⁵	C/X ³⁵	X		X	X
Dog Day Care	L ³⁶	L ³⁶	L ³⁶	L ³⁶	L ³⁶		L ³⁶	L ³⁶
Heliports	X	X	X	C ³⁷	C ³⁷		C ³⁷	C ³⁷
Medical Marijuana	X	X	X	X	X		X	X

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴
Cooperatives								
Recreational Marijuana, Production or Processing	X	X	X	X	X		X	X
Recreational Marijuana Retail	X	L ⁴⁹	L ⁴⁹	X	X		X	X
Mining	X	X	X	X	X		X	C
Rail Lines/Utility Corridors	C	P	P	P	C		C	P
Temporary Uses	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶		L ²⁶	L ²⁶
Wireless Communication Facilities	X	L/C/X ³⁹	L/C/X ³⁹	L/C/X ³⁹	L/C/X ³⁹		L/C/X ³⁹	L/C/X ³⁹

1 Refer to Vancouver Central Park Plan District, 20.640.

2 Refer to Mixed Use standards in 20.430.060.

3 A single ground floor caretaker/security/manager residence is allowed if it is an integral part of a mini-storage building.

4 All of part of residential uses must be located above the ground floor of the structure as specified by VMC 20.430.060.B.2 with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to 20.430.020B).

5 Must have a minimum density of 10 dwelling units/net acre.

6 Allowed pursuant to mixed use standards of 20.430.060.

7 Residential Care Homes with six or fewer residents and any required on-site staff permitted by right in housing above the ground floor; all larger group home uses are permitted conditionally.

8 ~~The language for this footnote has been deleted.~~ Eligible affordable housing projects must a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40% of units affordable to households at 60% of Area Median Income or otherwise as demonstrated eligible for credits; b) Include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the Finance Commission; and c) Be located on properties whose borders are within 1000 feet of a bus rapid transit

or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

9 Subject to provisions of Chapter 20.870 VMC Human Service Facilities.

10 Subject to the provisions of Chapter 20.860 VMC Home Occupations.

11 Subject to provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

12 This footnote is repealed.

13 Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers (13 or more children) are Limited (L), subject to a Type II procedure in Chapter 20.210. Child care centers can also be approved as part of a Planned Development, VMC 20.260. In all cases child care centers must meet the standards outlined in Chapter 20.840 VMC.

14 In the CN zone, adult day care facilities for six or fewer adults allowed outright in the CN zone, all other facilities are permitted as conditional uses.

15 The language for this footnote has been deleted.

16 The language for this footnote has been deleted.

17 Transportation facilities are permitted except for large or land-intensive facilities such as park-and-ride lots and water taxi and ferry stations.

18 Bed-and-breakfast establishments are allowed as limited uses, subject to the provisions in Chapter 20.830 VMC, and all other lodging allowed as conditional uses.

19 Limited uses subject to the development standards in Section 20.430.040(D) VMC.

20 Eating and drinking establishments are permitted only in conjunction with another permitted use on site. Exclusively or predominantly drive-through eating and drinking establishments are prohibited.

22 Limited uses subject to the development standards in Section 20.430.050(B) VMC.

23 Subject to provisions in Section 20.820 VMC Adult Entertainment.

24 Provisions in Section 20.895.060 VMC apply to Indoor Target Shooting Ranges.

25 Pawnshops allowed in CX and CG Districts only. No more than four (4) pawnshop establishments allowed in the CX District.

26 Subject to provisions in Chapter 20.885 VMC Temporary Uses.

27 Sales/rental lots for motor vehicles only are subject to the following criteria: (a) the lot size is approximately 200' by 200', or 100' by 100' if a corner lot, though smaller lots will be considered if shown to meet all other requirements;

(b) reviewed and approved by the City Transportation Manager for on-site circulation, access, and parking plan; (c) located on a primary arterial with average traffic in excess of 10,000 vehicle trips per day; (d) employee/customer parking is provided at a rate of one space plus an additional space per each 5,000 sq. ft. of lot area; (e) there is no vehicle display in setback areas, and all setbacks are landscaped rather than paved.

28 Subject to provisions in Section 20.895.070 VMC, Motor Vehicle Fuel Sales and Repair.

29 The language for this footnote has been deleted.

30 Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.

31 Micro-breweries, bakeries, printing, publishing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, and manufacturing of optical, medical and dental devices, goods, and equipment allowed outright; all others prohibited.

32 Micro-breweries allowed by conditional use; all others prohibited.

33 Subject to provisions in Section 20.895.020 VMC Animal Kennel/Shelters.

34 Subject to provisions in Section 20.895.030 VMC Cemeteries.

35 Secure Transition Facilities as per 20.855.020(B)(6)(a) are prohibited.

36 Subject to the provisions in Chapter 20.850 VMC Dog Day Care.

37 Subject to provisions in Section 20.895.080 VMC Private Landing Strips and Heliports. Airpark related uses are permitted in Pearson Airpark and Evergreen Airport only.

38 The language for this footnote has been deleted.

39 Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

40 Subject to limitations in Section 20.430.050(A). Uses defined in Section 20.160.020 C 10.

41 Printing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, computer research or assembly, and manufacturing of optical, medical and dental devices, goods and equipment permitted outright; all others prohibited.

42 Ground floor residential is allowed within the CX zone with the exception of properties fronting Main Street between Sixth Street and Mill Plain.

43 Parking structures are permitted outright.

44 Allowed subject to provisions of Riverview Gateway Plan District Standards 20.680, and associated Master Plan adopted for the area of proposed development.

45 Motor vehicle rental permitted where ancillary to another use.

46 Retail uses shall not exceed 50,000 square feet in total floor space unless included in a mixed use building with other uses accounting for at least 20% of floor space, and is in full compliance with Riverview Plan District Design Guidelines.

47 Neighborhood recycling and/or yard debris collection centers which are exempt from a state solid waste handling permits are permitted; all other waste-related uses prohibited. If a neighborhood recycling and/or yard debris collection center is handling organic materials, they shall not be stored on site for a period longer than 7 days.

48 See Section 20.430.040.E, Park & Ride Facilities development standards.

49 Subject to 20.884 VMC.

EE. VMC 20.440.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-3930, is amended as follows:

20.440.020 List of Zoning Districts.

A. OCI: Office Commercial Industrial. The OCI zoning district provides appropriate locations for office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the OCI zone. In addition to mandatory site plan review, design and development standards in the OCI zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly. The OCI zone combines two zones that were referred to as the Office Campus (OC) and Industrial Commercial (MC) zones prior to March 11, 2004.

B. IL: Light Industrial. The IL zoning district provides appropriate locations for combining light, clean industries including industrial service, manufacturing, research/development, warehousing activities, and general office uses and limited retail. These activities do not require rail or marine access and have limited outdoor storage.

C. IH: Heavy Industrial. The IH zoning district provides appropriate locations for intensive industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, railroad yards, waste-related and wholesale sales activities. Activities in the IH zone include those that involve the use of raw materials, require significant outdoor storage and generate heavy truck and/or rail traffic. Because of these characteristics, IH-zoned property has been carefully located to minimize impacts on established residential, commercial and light industrial areas.

~~D. A: Airport. The A zoning district provides land use regulations for public use aviation areas that are designated as such on the Comprehensive Plan Map. This district allows for aviation use and those activities that support or are dependent upon aviation activity when such activities benefit from a location within or immediately adjacent to primary flight operations.~~

~~E~~ D. ECX: Employment Center Mixed-Use. The ECX zoning district is designed to provide for a concentrated urban mix of office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination in the Section 30 Employment Center Plan District. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the ECX zone. In addition, the ECX zoning district provides for optional Urban Neighborhood Overlay(s), allowing for two concentrated urban mixed-use commercial/residential neighborhoods. Mandatory master planning and development standards in the ECX zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly.

FF. VMC 20.440.030, which was adopted by Ordinance M-3922, and last amended by Ordinance M-4187, is amended as follows:

20.440.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (Title 14).

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in the industrial zoning districts is shown in Table 20.440.030–1.

Table 20.440.030–1. Industrial Zoning Districts Use Table

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
RESIDENTIAL				
Household Living	L ²	L ²	L ²	L ²⁸
Group Living	P ²¹ /X	X	X	P ²¹ /X
Transitional Housing	P ²¹ /X	X	X	P ²¹ /X
Home Occupation	L ³	L ³	L ³	L ³
HOUSING TYPES				
Single Dwelling, Attached	L ²	X	X	L ²⁸
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L ²	X	X	L ²⁸
Multi-Dwelling Units	L ²	L ²	X	L ²⁸
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X
CIVIC (Institutional)				
Basic Utilities	P	P	P	P
Colleges	X	X	X	C
Community Recreation	L ²⁴	P	X	L ²⁴
Cultural Institutions	X	P	X	P
Day Care				
- Child Care Center	L ⁴	L ⁴	X	L ⁴
- Adult Day Care	P	P	X	P
Emergency Services	P	P	P	P
Human Service Facilities	L ²⁵	L ²⁵	L ²⁵	L ²⁵

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
Medical Centers	C	X	X	P
Parks/Open Space				
- Neighborhood Parks	P	C	C	P
- Community Parks	C	C	C	C
- Regional Parks	C	C	C	C
- Trails	C	C	C	P
Postal Service	X	P	P	X
Religious Institutions	X	X	X	X
Schools	X	X	X	X
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	P/X ²⁶	P	P	P/X ²⁶
Park & Ride Facilities				
Surface	X	L ¹	L ³¹	X
Structure	L ³¹	L ³¹	L ³¹	L ³¹
COMMERCIAL				
Commercial Lodging	X	X	X	P
Eating/Drinking Establishments	L	L ⁵	L ⁵	L ⁶
Entertainment-Oriented				
- Adult Entertainment	X	L ⁷	L ⁷	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	P
General Retail				

USE	OCI²⁰	IL¹	IH	ECX²⁷
- Sales-Oriented	L ₋ ⁶	L ⁶	L/C ⁶	L ⁶
- Personal Services	L	L ⁶	X	L ⁶
- Repair-Oriented	L	L ⁶	X	L ⁶
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	L ⁸	L ⁸	X
- Vehicle Fuel Sales	X	X	L ⁸	L ^{8, 29}
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Battery Exchange Stations	P	P	X	P
Office				
- General	P	P	L/C ⁹	<u>P</u>
- Medical	P	P	X	P
- Extended	P	P	X	P
Marina (See also VMC 20.760)	X	C	X	X
Non-Accessory Parking	C ¹⁰	L ¹⁰ /X	X	L ³⁰
Self-Service Storage	P	P	X	X
INDUSTRIAL	X			

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
Industrial Services	P	P	P	P
Manufacturing and Production	P	P ¹¹	P ¹¹	P
Railroad Yards	X	X	P	X
Bulk Crude Oil storage and handling facilities	X ³⁴	X ³⁴	X ³⁴	X ³⁴
Petroleum/Oil Refineries	X	X	X	X
Research and Development	P	P	C	P
Warehouse/Freight Movement	X	L ¹²	P	X
Waste-Related	X	X	P ²² /X	X
Wholesale Sales	P	L ¹²	X	X
Major Utility Facilities	X	X/P ³²	L ³³	X
OTHER				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L ¹⁹	P	X
Animal Kennel/Shelters	X	L ¹⁷	L ¹⁷	X
Cemeteries	X	X	C	X
Detention & Post Detention Facilities	X	C/X ¹³	C ¹⁴	X
Dog Day Care	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵
Heliports	C	C	C	C
Medical Marijuana Cooperatives	X	X	X	X
Recreational Marijuana Retail	X	X	X	X
Recreational Marijuana Growing or Processing	X	L ³⁴	L ³⁴	X

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
Mining	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Rail Lines/Utility Corridors	P/X ²³	P	P	P/X ²³
Wireless Communication Facilities	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶

1 Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030–1.

2 In the OCI zone, multi-family housing allowed above ground floor only as specified by VMC 20.430.060.B.2. In all industrial zones, one caretaker residence permitted per use.

3 Subject to the conditions in chapter 20.860 VMC Home Occupations.

4 Child care centers allowed as a Limited (L) use, subject to a Type II procedure. Child care centers are permitted in order to provide service for those employees working in the IL district, subject to provisions in Chapter 20.840 VMC Child Care Centers.

5 If within an industrial building, these uses shall consume no more than 10% of the building's total gross square footage. If freestanding, they shall be considered together with the rest of the project and shall consume no more than 10% of the site's total gross square footage.

6 These limited uses, separately or in combination, may not exceed 20% of the entire building square footage within a development complex. No retail uses shall exceed 40,000 gross square feet (gsf) per building or business; retail uses greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

7 Subject to provisions in Section 20.820 VMC Adult Entertainment.

8 Subject to provisions in Section 20.895.070 Motor Vehicle Fuel Sales and Repair.

9 Offices not accessory to a permitted use may not exceed 40,000 gsf; offices greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

10 In the OCI zone, non-accessory surface parking is conditionally permitted on brownfields where subsurface environmental constraints effectively preclude other uses, provided such development complies with applicable local, state and federal environmental standards. In the IL zone, non-accessory surface parking is permitted, and non-accessory structured parking is prohibited. In the ECX zone, non-accessory structural parking only shall be permitted

11 Subject to NAICS Table 20.440-2.

- 12** Permitted as limited use provided all activities, except outdoor storage of materials, are wholly contained within building(s).
- 13** Secure Community Transition Facilities as per 20.150 are prohibited.
- 14** In addition to other detention and post-detention facilities, Secure Community Transition Facilities are allowed by conditional use permit, subject to criteria set forth in 20.855.020(B)(6)(a).
- 15** Subject to provisions in Chapter 20.850 VMC Dog Day Care.
- 16** Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.
- 17** Subject to provisions in Section 20.895.020 Kennels/Shelters.
- 18** Surface mining is only allowed by conditional use on sites of 20 acres or larger which are adjacent to existing mining operations. Reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources is a permitted use in any non-residential zoning district.
- 19** Allow airport/airpark related activities such as hangars, air cargo, and warehousing, pilot schools, aircraft sales and repairs, aviation clubs, and museum in the Light Industrial District (IL). New airports/airparks are prohibited.
- 20** All uses locating the OCI zone shall comply with the special use limitations of 20.440.040(C) VMC and 20.440.050(A) VMC. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.
- 21** Existing legally established group living and transitional housing uses are permitted. New group living and transitional housing uses are prohibited.
- 22** 10-day hazardous waste handling and transfer facilities, excluding facilities handling radioactive or high explosive materials, are allowed, provided such facilities: a) do not repackage waste (except as necessary to address damaged or improper packaging); b) are located at least 200' from any residential zoning district; and c) do not store hazardous wastes (except for "universal wastes," as that term is defined in Code of Federal Regulations, Title 40, Part 273) for more than ten days.
- 23** Prohibited within 200' of a residential zone.
- 24** Subject to provisions of Chapter 20.895.040 VMC Community Recreation and Related Facilities.
- 25** Subject to provisions of Chapter 20.870 VMC Human Service Facilities.
- 26** Transportation facilities are permitted except for large or land-intensive facilities such as water taxi and ferry stations.

27 All uses locating in the ECX zone shall comply with VMC 20.690, Section 30 Employment Center Plan District. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties, unless property owners choose differently as provided under VMC 20.690.030. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed nonconforming.

28 In the ECX zone, multi-family housing is allowed above ground floor only; and one caretaker residence permitted per use.

29 Vehicle fuel sales is limited to one operation within the Section 30 Plan District

~~30~~ ~~Non-accessory structural parking only is permitted.~~

3031 See Section 20.430.040.E. Park & Ride Facilities Development Standards.

3132 Major Utility Facilities are prohibited with the exception that sewer treatment plants and lagoons are allowed outright.

3233 Biomass and coal energy generating plants are prohibited on Heavy Industrial zoned properties within the Vancouver City Center Subarea and Hough Neighborhood Association boundaries located west of Lincoln Street and east of the Burlington Northern Santa Fe Railroad tracks.

3334 Existing bulk crude oil storage facilities including vested projects as of July 18, 2016 are prohibited to expand the amount of crude oil storage.

~~Table 20.440.030–2. North American Industrial Classification System (NAICS) for Industrial Zoning Uses~~

~~The following list of uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved. For example, office uses for manufacturing firms are treated as offices and are not permitted in the industrial zones.~~

~~—The first two digits designate a major economic sector (formerly division) such as agriculture or manufacturing.~~

~~—The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.~~

~~—The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.~~

~~—The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.~~

Retail uses are marked with a “1” in the table below. Please see the footnotes at the end of the table for an explanation of permitted development.

*Industrial uses may be further regulated by the Water Resource Protection Ordinance (Title 14).

*For Artisan and Specialty Goods Manufacturing Uses refer to Section 20.160.020C-10.

Manufacturing Uses			IL²	IH
311	Food Manufacturing			
	3111	Animal food manufacturing	P	P
	3112	Grain and oilseed milling	X	P
	3113	Sugar and confectionery product manufacturing	P	P
	3114	Fruit and vegetable preserving and specialty food manufacturing	P	P
	3115	Dairy product manufacturing	P	P
	3116	Animal slaughtering and processing	X	P
	31161	Animal slaughtering and processing	X	P
	3117	Seafood product preparation and packaging	P	P
	3118	Bakeries and tortilla manufacturing	P	P
	3119	Other food manufacturing	P	P
312	Beverage and Tobacco Product Manufacturing			
	3121	Beverage manufacturing	P	P
	31211	Soft drink and ice manufacturing	P	P
	312111	Soft drink manufacturing	P	P
	312112	Bottled water manufacturing	P	P
	312113	Ice manufacturing	P	P
	31212	Breweries	C	P
	31213	Wineries	P	P
	31214	Distilleries	C	P
	3122	Tobacco manufacturing	P	P
313	Textile Mills			

Manufacturing Uses			II²	III
	3131	Fiber, yarn, and thread mills	P	P
	3132	Fabric mills	P	P
	3133	Textile and fabric finishing and fabric coating mills	P	P
314	Textile Product Mills			
	3141	Textile furnishings mills	P	P
	3149	Other textile product mills	P	P
315	Apparel Manufacturing			
	3151	Apparel knitting mills	P	P
	3152	Cut and sew apparel manufacturing	P	P
	3159	Apparel accessories and other apparel manufacturing	P	P
316	Leather and Allied Product Manufacturing			
	3161	Leather and hide tanning and finishing	X	P
	3162	Footwear manufacturing	P	P
	31621	Footwear manufacturing	P	P
	3169	Other leather and allied product manufacturing	P	P
321	Wood Product Manufacturing			
	3211	Sawmills and wood preservation	X	P
	3212	Veneer, plywood, and engineered wood product manufacturing	X	P
	3219	Other wood product manufacturing	P	P
322	Paper Manufacturing			
	3221	Pulp, paper, and paperboard mills	X	P
	3222	Converted paper product manufacturing	P	P
323	Printing and Related Support Activities			
	3231	Printing and related support activities	P	P

Manufacturing Uses			II²	III
324	Petroleum and Coal Products Manufacturing			
	3241	Petroleum and coal products manufacturing	X	P
	324110	Petroleum and Oil Refineries	X	X
325	Chemical Manufacturing			
	3251	Basic chemical manufacturing	X	P
	3252	Resin, synthetic rubber, and artificial and synthetic fibers and filaments manufacturing	X	P
	3253	Pesticide, fertilizer, and other agricultural chemical manufacturing	X	C
	3254	Pharmaceutical and medicine manufacturing	P	P
	3255	Paint, coating, and adhesive manufacturing	X	P
	3256	Soap, cleaning compound, and toilet preparation manufacturing	P	P
	3259	Other chemical product and preparation manufacturing	X	P
	32591	Printing ink manufacturing	X	P
	32592	Explosives manufacturing	X	P
	32599	All other chemical product and preparation manufacturing	X	P
	325991	Custom compounding of purchased resins	P	P
	325992	Photographic film, paper, plate, and chemical manufacturing	X	P
	325998	All other miscellaneous chemical product and preparation manufacturing	X	P
326	Plastics and Rubber Products Manufacturing			
	3261	Plastics product manufacturing	X	P
	32611	Unsupported plastics film, sheet, and bag manufacturing	X	P
	32612	Plastics pipe, pipe fitting, and unsupported profile shape manufacturing	X	P

Manufacturing Uses			II²	III
	32613	Laminated plastics plate, sheet, and shape manufacturing	X	P
	32614	Polystyrene foam product manufacturing	X	P
	32615	Urethane and other foam product (except polystyrene) manufacturing	X	P
	32616	Plastics bottle manufacturing	X	P
	32619	Other plastics product manufacturing	X	P
	3262	Rubber product manufacturing	X	P
	32621	Tire manufacturing	X	P
	326211	Tire manufacturing (except retreading)	X	P
	326212	Tire retreading	X	P
	32622	Rubber and plastics hoses and belting manufacturing	P	P
	32629	Other rubber product manufacturing	P	P
	326291	Rubber product manufacturing for mechanical use	C	P
	326299	All other rubber product manufacturing	P	P
327	Nonmetallic Mineral Product Manufacturing			
	3271	Clay product and refractory manufacturing	P	P
	3272	Glass and glass product manufacturing	P	P
	3273	Cement and concrete product manufacturing	X	P
	3274	Lime and gypsum product manufacturing	X	P
	3279	Other nonmetallic mineral product manufacturing	X	P
331	Primary Metal Manufacturing			
	3311	Iron and steel mills and ferroalloy manufacturing	X	P
	3312	Steel product manufacturing from purchased steel	X	P
	3313	Alumina and aluminum production and processing	X	P
	3314	Nonferrous metal (except aluminum) production and processing	X	P

Manufacturing Uses			II²	III
	3315	Foundries	X	P
332	Fabricated Metal Product Manufacturing			
	3321	Forging and stamping	P	P
	3322	Cutlery and hand tool manufacturing	P	P
	3323	Architectural and structural metals manufacturing	P	P
	3324	Boiler, tank, and shipping container manufacturing	P	P
	3325	Hardware manufacturing	P	P
	3326	Spring and wire product manufacturing	P	P
	3327	Machine shops; turned product; and screw, nut, and bolt manufacturing	P	P
	3328	Coating, engraving, heat treating, and allied activities	P	P
	33281	Coating, engraving, heat treating, and allied activities	P/X ¹	P/X ¹
	3329	Other fabricated metal product manufacturing	P	P
	33291	Metal valve manufacturing	P	P
	33299	All other fabricated metal product manufacturing	P	P
	332991	Ball and roller bearing manufacturing	P	P
	332992	Small arms ammunition manufacturing	X	P
	332993	Ammunition (except small arms) manufacturing	X	P
	332994	Small arms manufacturing	X	P
	332995	Other ordnance and accessories manufacturing	X	P
	332996	Fabricated pipe and pipe fitting manufacturing	P	P
	332997	Industrial pattern manufacturing	P	P
	332998	Enameled iron and metal sanitary ware manufacturing	P	P
	332999	All other miscellaneous fabricated metal product manufacturing	P	P
333	Machinery Manufacturing			

Manufacturing Uses			HL²	HH
	3331	Agriculture, construction, and mining machinery manufacturing	P	P
	3332	Industrial machinery manufacturing	P	P
	3333	Commercial and service industry machinery manufacturing	P	P
	3334	Ventilation, heating, air conditioning, and commercial refrigeration equipment manufacturing	P	P
	3335	Metalworking machinery manufacturing	P	P
	3336	Engine, turbine, and power transmission equipment manufacturing	P	P
	3339	Other general purpose machinery manufacturing	P	P
334	Computer and Electronic Product Manufacturing			
	3341	Computer and peripheral equipment manufacturing	P	P
	3342	Communications equipment manufacturing	P	P
	3343	Audio and video equipment manufacturing	P	P
	3344	Semiconductor and other electronic component manufacturing	P	P
	3345	Navigational, measuring, electromedical, and control instruments manufacturing	P	P
	3346	Manufacturing and reproducing magnetic and optical media	P	P
335	Electrical Equipment, Appliance, and Component Manufacturing			
	3351	Electric lighting equipment manufacturing	P	P
	3352	Household appliance manufacturing	P	P
	3353	Electrical equipment manufacturing	P	P
	3359	Other electrical equipment and component manufacturing	P	P
336	Transportation Equipment Manufacturing			

Manufacturing Uses			IL²	HH
	3361	Motor vehicle manufacturing	X	P
	3362	Motor vehicle body and trailer manufacturing	X	P
	3363	Motor vehicle parts manufacturing	P	P
	3364	Aerospace product and parts manufacturing	X	P
	3365	Railroad rolling stock manufacturing	X	P
	3366	Ship and boat building	X	P
	33661	Ship and boat building	X	P
	336611	Ship building and repairing	X	P
	336612	Boat building	P	P
	3369	Other transportation equipment manufacturing	X	P
	33699	Other transportation equipment manufacturing	X	P
	336991	Motorcycle, bicycle, and parts manufacturing	P	P
	336992	Military armored vehicle, tank, and tank component manufacturing	X	P
	336999	All other transportation equipment manufacturing	X	P
337	Furniture and Related Product Manufacturing			
	3371	Household and institutional furniture and kitchen cabinet manufacturing	P	P
	3372	Office furniture (including fixtures) manufacturing	P	P
	3379	Other furniture related product manufacturing	P	P
339	Miscellaneous Manufacturing			
	3391	Medical equipment and supplies manufacturing	P	P
	3399	Other miscellaneous manufacturing	P	P
42	Wholesale Trade		P	P
444	Building Material and Garden Equipment and Supplies Dealers			
	44411	Home Centers	P	X

Manufacturing Uses			IL²	IH
	44419	Other building materials dealers (with sales of bulk construction materials to contractors)	P	X
	5324	Commercial and Industrial machinery and equipment rental and leasing (except 53242— Office machinery and equipment)	P	P
611	Educational Services			
	6111	Elementary and secondary schools (and IH)	C	X
	6112	Junior colleges (and IH)	C	X
	6113	Colleges, universities, and professional schools (and IH)	C	X
	6114	Business schools and computer and management training	C	X
811	Repair and Maintenance			
	8112	Electronic and precision equipment repair and maintenance	P	P
	8114	Personal and household goods repair and maintenance	P	P
812	Personal and Laundry Services			
	81232	Dry cleaning and laundry services (except coin-operated)	P	P
	Miscellaneous			
		Offsite hazardous waste treatment and storage facilities (subject to state siting criteria)	P	X
		Branch Banks	P	P

~~1 Electroplating and related uses not permitted.~~

~~2 Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-2.~~

GG. VMC 20.450.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4071, is amended as follows:

20.450.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this Title. Although permitted by right, most of these uses are still subject to the Site Plan Review, as governed by Chapter 20.270 VMC.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions. Most uses also are subject to Site Plan Review, as governed by Chapter 20.270 VMC. If not subject to Site Plan Review, such a use may be subject to a Type I review, per the requirements in Section 20.210.040 VMC.
3. A conditional use (C) is a discretionary use reviewed by the Hearings Examiner. The approval criteria and approval process are set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use tables.* Lists of permitted, limited, conditional, and prohibited uses in Open Space Districts are presented in Tables 20.450.030-1 and 20.450.030-2. Specialized open space uses and activities are set forth in Table 20.450.030-1. Uses described in the Use Classification section (20.160 VMC), are set forth in Table 20.450-2. Special limitations on uses are set forth in section 20.450.050.

Table 20.450.030–1					
Specialized Open Space Uses/Activities					
		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields¹	General	Park
OPEN SPACE/ PARKS AND RECREATION					
Agricultural Related ²					

Table 20.450.030–1 Specialized Open Space Uses/Activities					
		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields¹	General	Park
- Agriculture ²	X	L	L ³	X/ L ⁴	L ⁴
- Horticulture ²	X	L	L	X/ L ⁴	L ⁴
- Silviculture ²	X	C	L	X/ L ⁴	L ⁴
- Roadside Agricultural Stands/Sales ²	X	L	L	X/L ⁴	L ⁴
- Storage Structures ²	X	L	L	L ⁴	L ⁴
- Housing for Agricultural Employees ²	X	X/C ⁵	X	C	X
Environmental Management and Education ²					
- Environmental Education Activities	P	P	P	P	P
- Environmental Maintenance Projects and Activities	P	P	P	P	P
- Environmental Restoration, Rehabilitation, or Enhancement Projects and Activities	P	P	P	P	P
Fences ²	X	P	L	P	P
Fill ²	C	L	L	L	P
Flood Plain and Stormwater Management Projects	C	C	P	P	P

Table 20.450.030–1 Specialized Open Space Uses/Activities					
		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields¹	General	Park
Wetland Banking	C	C	P	P	P
Wetland Mitigation	C	C	P	P	P
Wildlife Habitat Conservation, Maintenance, Rehabilitation, Restoration, Enhancement, and Education Projects	P	P	P	P	P
Park Facilities					
- Interpretive Stations, Construction and Maintenance ²	C	P	P	P	P
- Playgrounds	X	X	X	P	P
- Restrooms ²	C	L	L	L	P
- Neighborhood Parks	X	X	X	P	P
- Community Parks	X	X	X	P	P
- Regional Parks	X	X	X	X	P
Recreational Facilities					
- Passive or Low-Impact, Low-Intensity Uses	P	C ⁶	P	P	P
-Moderate or High-Impact, High-Intensity Uses	X	X	X	C	P
Motorized Recreational Equipment including	X ⁷	X ⁷	X	X ⁷	C ⁷

Table 20.450.030–1 Specialized Open Space Uses/Activities					
		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields¹	General	Park
Off-Road Vehicles and All Terrain Vehicles					
- Community Recreation Facilities	X	X	X	X	P
- Trails ²	L	L	L	L	P
- Parking ²	C	L	L	L	P
- Informational and Interpretative Signs ²	P	P	L/X	P	P

1 All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in 20.450.050(A).

2 The use is allowed (P, L, or C) subject to all applicable development standards set forth in Section 20.450.040 VMC.

3 Agricultural practices existing on or before April 19, 2001 may continue. New agricultural uses must meet the standards of Section 20.450.040 VMC.

4 Permitted uses of this classification or type are limited to those in existence on the date this ordinance was effective.

5 The prohibition on housing for agricultural employees in the Vancouver Lake Greenway District does not include a prohibition for a caretaker residence (see Table 20.450.030-2).

6 Subject to the development standards in 20.450.040(D)(2)

7 Not including motorized boats where permitted on Vancouver Lake and the Columbia River.

Table 20.450.030–2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District

		Greenway	
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USE	Natural Area	Vancouver Lake	Lettuce Fields ²	General	Park ¹
RESIDENTIAL					
Household Living	X	X/L ³	X/L ³	X/L ³	X/L ³
Group Living	X	X	X	X	X
Transitional Housing	X	X	X	X	X
Home Occupation	X	X	X	X	X
HOUSING TYPES					
Single Dwelling, Attached	X	X	X	X	X
Single Dwelling, Detached	X	X/L ³	X/L ³	X/L ³	X/L ³
Accessory Dwelling Units	X	X	X	X	X
Duplexes	X	X	X	X	X
Multi-Dwelling Units	X	X	X	X	X
Existing Manufactured Home Development	X	X	X	X	X
Designated Manufactured Home	X	X	X	X	X
New Manufactured Home	X	X	X	X	X
CIVIC (Institutional)					
Colleges	X	X	X	X	X
Community Recreation	X	X	X	X	P
Cultural Institutions	X	X	X	X	P
Day Care					
Family Day Care Home	X	L ⁴	X	X	P
Child Care Center	X	C ⁴	X	X	X

Table 20.450.030–2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District

		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields²	General	Park¹
- Adult Day Care	X	C	X	X	P
Emergency Services	X	X	X	X	X
Human Service Facilities	X	X	X	X	P
Medical Centers	X	X	X	X	X
Postal Service	X	X	X	X	X
Religious Institutions	X	X	X	X	X
Schools	X	C	X	X	P
Social/Fraternal Clubs	X	X	X	X	X
COMMERCIAL					
Commercial Lodging	X	X	X	X	X
Eating/Drinking Establishments	X	X	X	X	X
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	X
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	X	X	X	X
General Retail					
- Sales-Oriented	X	X	X	X	X
- Personal Services	X	X	X	X	X
- Repair-Oriented	X	X	X	X	X
- Bulk Sales	X	X	X	X	X

Table 20.450.030–2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District

		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields ²	General	Park ¹
- Outdoor Sales	X	X	X	X	X
Motor Vehicle Related					
- Motor Vehicle Sales/Rental	X	X	X	X	X
-Motor Vehicle Servicing/Repair	X	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X	X
- Electric Vehicle Re-charging Station	X	X	X	X	X
Office					
- General	X	X	X	X	X
- Medical	X	X	X	X	X
- Extended	X	X	X	X	X
Non-Accessory Parking	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Marina	X	X	X	X	X
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
- Light Industrial	X	X	X	X	X
- General Industrial	X	X	X	X	X
- Heavy Industrial	X	X	X	X	X

Table 20.450.030–2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District

		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields ²	General	Park ¹
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
OTHER					
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	X	X	X	X	C ⁵
Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Landfills, Sanitary	X	X	X	X	X
Mining	X	X	X	X	X
Public Facilities and Utilities					
- Essential Utilities	X	P	L ⁶	L ⁷	L ⁷
- Major Utilities	X	X	X/C ⁶	C	C
- - Essential Public Facilities	X	X	C ⁶	C	C

**Table 20.450.030–2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District**

		Greenway			
USE	Natural Area	Vancouver Lake	Lettuce Fields²	General	Park¹
- - Other Major Utilities	X	X	X	C	C
- Minor Utilities	X	C	L ⁶	C ⁷	C ⁷
- Public Utility Corridors	X	C	C ⁶	C	C
- Transportation Facilities	X	C	C ⁸ /X	C	C
Rail Lines	X	X	X	C	C
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Temporary Uses	X	X	X	X	X
Wireless Communication Facilities	X	C/L ⁹	X	C ¹⁰	C

1 Parks shall be developed in accordance with the standards set forth in Section 20.450.040 VMC.

2 All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in 20.450.050(A).

3 Caretaker residence or existing dwellings are permitted. In the Lettuce Fields Greenway District, only existing dwellings are permitted. New dwellings, including guest houses, accessory dwelling units, bed and breakfast establishments, etc. are prohibited. In the Vancouver Lake Greenway District, single-family dwellings require a minimum of 160 acres each.

4 Family day care homes for no more than 12 children are permitted when licensed by the state. Family day care homes and child care centers (13 or more children) must meet the standards outlined in Chapter 20.840 VMC.

5 Subject to the provisions of VMC 20.895.030 Cemeteries.

6 Subject to the development standards of 20.450.040(B)(5).

7 Plans for the construction or extension of essential utility services are to be reviewed and approved by development review staff. Utilities shall be installed underground or screened as to not be visible within the Greenway or Park. No septic fields are allowed.

8 Only transit stops and shelters and bicycle parking integrated with automobile parking at trailheads are permitted by conditional use. Other transportation facilities are prohibited.

9 Permitted subject to the requirements of Section 20.890 VMC.

10 Permitted only as co-location and through the conditional use process.

HH. VMC 20.690.030, which was adopted by Ordinance M-3930, and last amended by Ordinance M-4034, is amended as follows:

20.690.030 Allowed Uses.

A. Development Agreements in existence on the effective date of this ordinance control the uses and development standards of some of the properties in the Plan District. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed non-conforming.

B. *Zoning designations.* Property within the Plan District is zoned Employment Center Mixed-use (ECX). Additionally, an Urban Neighborhood Overlay that may be located in two areas of the Plan District is established under 20.690.070, Section 30 Urban Neighborhood Overlay. The zone designations and overlay enable development in accordance with the adopted policies of the Section 30 Employment Center Plan.

C. Properties with recorded Development Agreements, following the provisions of this Plan District related to allowed uses and development standards is optional. Properties with a Development Agreement shall develop under one of the following choices:

1. Under the provisions for uses and standards determined by the recorded Development Agreements, or
2. Under the provisions of the zoning code as it exists on the date of application including uses and standards, or
3. Under the provisions for uses determined by the Development Agreements and code standards existing on the date of application.

D. *Master Planning Required.* All development, including properties with an existing Development Agreement shall be subject to the master plan process contained in VMC 20.690.050, Master Planning. Properties applying for an existing use expansion, 20.690.030E are exempt from the Master Plan Process. The Planning Official may at his or her discretion

exempt or limit master planning process requirements for individual development proposals whose development has no significant area wide infrastructure or land use implications.

E. *Existing use expansion.* Existing uses established before the time of the adoption of this ordinance may expand subject to review criteria contained in VMC 20.690.050(C), Review Criteria and Process and the review procedures contained in VMC 20.210, Decision Making Procedures.

F. Mining and related uses are allowed as specified in VMC 20.540, Surface Mining Overlay District, and as permitted in Development Agreements.

G. Future urban uses are allowed as specified in Table 20.440.030-1 for the ECX zone.

II. VMC 20.690.040, which was adopted by Ordinance M-3930, is amended as follows:

20.690.040 Development Standards.

Development within the Plan District shall be subject to the development standards contained in Section 20.440.040 and Section 20.440.050 except as modified herein. Urban Neighborhood Overlay development is subject to the development standards contained in VMC 20.690.070, Section 30 Urban Neighborhood Overlay.

A. New Heavy Industrial (IH) land uses allowed by recorded Development Agreements shall not abut an existing Urban Neighborhood Overlay development unless separated by a major physical barrier (such as topographic break, collector street, water feature, or open space) that will reduce impacts to any commercial and residential activity.

B. Maximum Building Heights - Building heights shall not be restricted within the ECX zoned properties of the Plan District. Refer to the Section 30 Design Guidelines for proposed development along the southwestern quarry slope.

C. Drive-through uses shall be limited to within parking structures or building.

D. *Building Setbacks.*

1. Any development adjacent to the Principal Arterial streets bordering the Section 30 Plan District shall provide a 20 foot minimum landscaped setback from the back of sidewalk.

2. All other street setbacks shall be a landscaped 10 foot maximum from the back of sidewalk. An exception for up to a 20 foot maximum setback shall be allowed for proposed green street features, publicly accessible plazas, or due to topographic constraints.

3. New Heavy Industrial uses allowed by recorded Development Agreements shall provide a minimum 10 foot landscaped side and rear set back. Landscape shall include shrubs to form a six foot high buffer screen 95% opaque year-round.

4. All landscaped setbacks shall at a minimum meet the Section 30 Landscape Design Guidelines.

E. Parking spaces provided for individual uses shall be no less than 80% of the minimum required indicated in VMC Table 20.945.070-~~42~~, and no more than 115% to the amount provided in Table 20.945.070--~~42~~. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the change. Structural parking is permitted subject to the design standards contained in VMC 20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls.

F. A shared use path shall be developed along 192nd Avenue and shall be designed at a minimum similarly to the existing shared use path on 192nd Avenue south of SE 1st Street.

G. *Roadways and Access.*

1. Collector arterial roadway alignment shall be consistent with the conceptual roadway alignments shown in the Section 30 Employment Center Plan document.

2. Connections to streets that border Section 30 Plan District shall be substantially as shown in the Section 30 Employment Center Plan document.

3. All collector arterial to collector arterial intersections internal to the Plan District (excludes the four surrounding arterials) shall be roundabout intersections. Use of roundabouts for local roadway connections is also encouraged to promote system efficiency and create a unique identity.

4. Traffic calming and context sensitive design shall be incorporated into the design of all internal roadways.

5. The maximum block face length within the Plan District shall be 600 feet generally, and 300 feet in the Urban Neighborhood Overlay areas.

6. All new streets and street improvements shall meet the intent of the Section 30 Design Guidelines.

H. For collector arterial streets, street trees that provide a large, wide canopy shall be selected from the Street Tree Selection List found in Appendix A of the City's 'Street Tree Manual'.

JJ. VMC 20.690.070, which was adopted by Ordinance M-3930, is amended as follows:

20.690.070 Section 30 Urban Neighborhood Overlay (Optional).

A. *Purpose.* The purpose of the Urban Neighborhood Overlay is to allow for the location of mixed use urban activity centers with quality living, shopping and gathering places for those working and living within the Section 30 urban employment center as described in the Section 30 Employment Center Plan vision, goals, and policies. This urban neighborhood balances livability with auto-oriented accessibility and incorporates design features and uses to encourage active pedestrian environments and a sense of community. The provisions of the urban neighborhood overlay shall determine the size, character and location of a proposed urban neighborhood.

B. *Applicability.* No more than two urban neighborhoods may be proposed and located within the Section 30 Plan District boundary, Figure 20.690-1. The general locations of the overlays depicted in the Section 30 Employment Center Plan document are conceptual. The Urban Neighborhood Overlay is applicable to the entire area shown on Figure 20.690-1.

C. *Urban Neighborhood Form.* The urban neighborhood includes both a mixed use center and an adjacent residential area that is master planned as a cohesive whole. Each urban neighborhood shall be no larger than 50 acres and include no less than 850 housing units. If the minimum average density is not achieved at the outset, the required FSUP included with the Master Plan shall demonstrate how the density can ultimately and realistically be achieved. A variety of unit types shall be provided. The urban neighborhood shall be organized around a commercial and public activity center with traditional neighborhood patterns and design.

1. *Urban Neighborhood Mixed Use Center.* This area is the organizing element and activity center for the urban neighborhood. The mixed use center is built around a focal point, whether it is a main street, or an amenity such as a plaza, a park or a lake. Multi-story mixed use buildings with commercial or office uses on the ground floor and housing above reinforce the center's character. A minimum of 15% of the total urban neighborhood housing units shall be located in the mixed use center.

2. *Urban Neighborhood Residential Area.* This area is organized around the neighborhood mixed use center and includes a mix of housing and densities achieving an average minimum net density of 18 units an acre. A maximum of 85% of all housing units shall be substantially clustered within ¼ mile of the urban neighborhood mixed use center. The ¼ mile shall be measured in a straight line from the outer boundaries of the neighborhood to the nearest boundary of the mixed use center.

3. Future Urban Uses are allowed as specified in Table 20.430.030 for the MX zone with the following exceptions:

- a. Footnotes 2 and 6, subject to provisions of the Mixed Use zone district does not apply instead the future urban uses allowed within a designated Section 30 Urban Neighborhood Overlay are subject to provisions of this section 20.590.

- b. Colleges, as defined in Section 20.160, Use Classifications are prohibited.
- c. Emergency Services, as defined in Section 20.160, Use Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- d. Medical Centers as defined in Section 20.160, Uses Classifications are prohibited.
- e. Religious Institutions as defined in Section 20.160, Uses Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- f. Commercial Lodging limited to bed and breakfast establishments, subject to the provisions in VMC 20.830 and lodging establishments with no more than 50 rooms as defined in Section 20.160, Uses Classifications.
- g. Bulk Sales as defined in Section 20.160, Uses Classifications, is prohibited.
- h. Non-Accessory parking surface lots as defined in Section 20.160, Uses Classifications, are prohibited. Non-accessory parking structures are permitted.
- i. All uses under Industrial heading, as defined in Section 20.160, Uses Classifications are prohibited.
- j. Heliports, as defined in Section 20.160, Uses Classifications are prohibited.
- k. Wireless Communication Facilities are permitted subject to the provisions of VMC 20.890.060(B), Higher-density Residential Districts.

4. No more than 50% of the total square footage envisioned by the Master Plan for any one major use type (commercial, office or residential) can be granted site plan approval until site plan approval is provided for at least 25% of the total square footage of all remaining use types envisioned in the Master Plan. This requirement may be waived by the planning official, if the applicant provides a security or other form of binding assurance that the remaining major use types contemplated in the Master Plan will be built.

D. Development Standards - Urban Neighborhood Mixed Use Center(s).

1. Urban Center Focal Point.

- a. Urban Neighborhood Mixed Use Centers shall be organized around a focal point, which could include a main street, town square, plaza, park, or water feature consistent with the Section 30 Urban Employment Center Plan.

- b. When a linear Main Street acts as the Mixed-use Center's focal point both sides of the street shall include a mix of uses with 75% of the uses within vertical mixed-use buildings.

2. *Density.*

- a. An average minimum of 18 units a net acre as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area.
- b. Residential uses are not allowed on the ground floor.

3. *Building Height.*

- a. Mixed-use buildings shall be at least 30 feet in height and shall include a minimum of two useable stories.
- b. Ground floor spaces shall be designed to accommodate active pedestrian uses and shall have a minimum floor to ceiling height of 15 feet.
- c. Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first 3 floors (including ground floor).

4. *Building Setbacks.*

- a. All new construction along the street frontages shall extend to the edge of the street right-of-way line for the first two stories. Exception may be given when a public open space such as a courtyard or plaza is provided.
- b. Mixed use buildings facing the Urban Center focal point shall comprise 75% of the street frontage. Parking garages where the ground floor is commercial or office uses may be counted for this requirement.

5. *Building Orientation.*

- a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is a clear pedestrian access between the courtyard and the street.
- b. Service entrances shall be in the rear of the buildings.

6. *Rain Protection.*

- a. Rain protection shall be provided on buildings facing the Urban Center focal point.

b. Rain protection features shall provide cover of at least 6 feet in depth over the sidewalk or other surfaced pedestrian way, but shall not extend closer than 2 feet to the curb line.

c. Rain protection features on each building shall be designed to abut or adjoin rain protection features provided or to be provided on adjacent buildings along the same street frontage to the greatest extent possible to ensure a continuous protected pedestrian walkway.

7. Building Form and Appearance.

a. Blank walls in excess of 15 lineal feet along sidewalks or other pedestrian areas are not permitted.

b. Transparent windows/doors shall be provided along at least 75% of the ground floor façades and the base of the windows shall be between 1 and 3 vertical feet above the ground or sidewalk.

8. Buffering and Landscaping.

a. All setback areas shall be landscaped consistent with the Section 30 Design Guidelines or developed as hardscape plazas.

b. Street trees that provide a medium to large, wide canopy over the streets of the Mixed-use Center shall be selected from the Street Tree Selection List found in Appendix A of the 'Street Tree Manual'.

9. Streets and Access.

a. Context Sensitive Design

i. The block face length shall be at most 300 feet.

ii. All sidewalks shall be at least 12 feet wide.

iii. The street(s) facing or as a part of the focal point of the Mixed-use Center shall include pedestrian amenities such as benches, special plantings, art work.

iv. Street Lighting - Pedestrian scale street lighting shall be used to meet minimum lighting standards.

b. Traffic Calming measures to achieve average automobile travel speeds of 25 miles per hour or lower are required as follows.

- i. The main commercial street shall be constructed with raised concrete intersections, or
- ii. Equivalent traffic calming measures shall be constructed that may include some combination of
 - a. Curb extensions to provide short pedestrian crossing distances;
 - b. Raised crosswalks;
 - c. Concrete or brick pavers for intersection pedestrian crossings;
 - d. Speed cushions;
 - e. Narrow travel lanes; and
 - f. On-street parking

c. Access

- i. Vehicular access to off-street parking behind or within buildings, and to loading docks and service areas shall be through public or private alleys. If structural parking is provided access may be located on the street frontage.
- ii. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.

10. *Parking.*

- a. Parking spaces provided for individual uses shall be no less than 60% of the minimum required indicated in VMC Table 20.945.070-~~42~~, and no more than 115% to the amount provided in Table 20.945.070-~~42~~. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the need.
- b. On street parking spaces immediately, adjoining a property may be counted towards a development's overall parking requirement.
- c. Structural parking shall count toward minimum but not the maximum number of parking stalls.
- d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030 (B) and (C).
- e. Off street parking shall be located to the rear of buildings.
- f. Parking shall meet the Section 30 Design Guidelines.

E. Development Standards - Urban Neighborhood Residential Area(s) - Development within the Urban Neighborhood Residential Area(s) shall be subject to the development standards contained in Section 20.420.050 for the R-22 zone unless modified as follows.

1. *Density and Location of Uses.* An average minimum density of 18 units a net acre, as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area shall be provided.

2. *Open Space for Residential Uses.* Private open space at a minimum of 100 square feet per dwelling unit shall be provided and shall meet the Section 30 Design Guidelines.

3. *Building Height.* Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first 3 floors (including ground floor).

4. *Building Setbacks.*

a. Urban Neighborhood Residential area boundary abutting the ECX zoned area outside of the overlay boundary shall provide a minimum 20 foot landscaped setback that meets the intent of the Design Guidelines.

b. Street frontage setbacks shall be provided with a 10 foot minimum and 20 foot maximum and meet the intent of the Design Guidelines.

5. *Building Orientation.*

a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage with an exception for buildings organized around a courtyard or plaza with entrances facing the courtyard/plaza provided there is a clear pedestrian access between the courtyard/plaza and the street.

b. Buildings that are visible from the street shall be oriented to face the street.

c. Service entrances shall be in the rear of the buildings.

6. *Building Form and Appearance.* Building form and appearance shall be consistent with Section 30 Design Guidelines.

7. *Landscaping and Fencing.*

a. A minimum 4 foot wide landscape strip shall be provided between garage entrances along the alley applicable for both free standing and attached garages.

b. Landscaping and fencing shall be consistent with the Section 30 Design Guidelines.

8. *Street Lighting.* Pedestrian scale street lighting shall be used to meet minimum lighting standards.

9. *Streets and Access.*

- a. Vehicular access to off-street parking including garages behind or within buildings, and to service areas shall be through public or private alleys. One access driveway to the alley per block may be provided.
- b. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.
- c. The maximum block face length within the Urban Neighborhood Overlay shall be 300 feet.

10. *Parking.*

- a. Parking spaces provided for individual uses shall meet the requirements of VMC Table 20.945.070-12. The planning official may approve a parking reduction based on VMC 20.945.070(E). In addition to the reductions allowed in VMC 20.945.070(E), further reductions may be allowed for motorcycle/scooter parking spaces (4 ft by 8 ft). For every 4 motorcycle/scooter parking spaces provided, the number of vehicle parking spaces required may be reduced by one.
- b. Structural parking shall count toward the minimum but not the maximum number of parking stalls.
- c. On street parking spaces immediately adjoining a property may be counted toward a development's overall parking requirement.
- d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030(B) and (C).
- e. Off street parking shall be located within or to the rear of buildings.

F. *Master Planning.*

- 1. Overall. Master Plans as described herein are required prior to all development in the Urban Neighborhood Overlay in order to ensure proposed development is consistent with the Section 30 Employment Center Plan. Master plans shall address long term development of the entire Section 30 Employment Plan District as shown in Figure 20.690-1, particularly in regard to street and pedestrian connectivity, transitional grades between developments, stormwater management, open space connectivity, utility services and traffic impacts.

2. Contents of Submittal - Master Plans shall include the submittal requirements included in VMC 20.690.050(B) as applicable, with the following additions:

a. Urban Neighborhood Mixed Use Center

- i. Location and size of associated land area;
- ii. Map and written description of the urban form of the Mixed Use Center's focal point;
- iii. Building elevations, including building height;
- iv. Identify the number of residential units and density and the square footage of commercial uses.

b. Urban Neighborhood Residential Area

- i. Location and size of associated land area;
- ii. Identify the number of residential units and density;
- iii. Building elevations, including building height;

c. Street, Access, and Circulation Plan

3. *Review Criteria and Process.* Master Plans shall be subject to VMC 20.690.050(C), Section 30 Employment Plan District, Master Planning with the following revisions:

- a. The Master Plan implements the Section 30 Employment Center Plan and the requirements of the Urban Neighborhood Overlay.
- b. Provides mixed use buildings of commercial, office and residential uses designed around an urban organizing focal point.
- c. Provides a multi-directional access and circulation to the street system similar to that provided by a traditional street grid with streets intersecting at 90 degree angles at regular intervals of 200 to 300 feet, if topography allows.

4. *Master Plan Modification.* Master Plans shall be subject to VMC 20.690.050(D), Section 30 Employment Plan District, Master Plan Modification. (Ord. M-3930 § 4, 2009)

KK. VMC 20.885.050, which was adopted by Ordinance M-3643, and last amended

by Ordinance M-3922, is amended as follows:

20.885.050 Approval Criteria.

A. *Seasonal and special events.* The planning official shall approve, approve with conditions or deny a request for approval of a seasonal or special events use subject to compliance with all of the following criteria:

1. The event occurs for no longer than 30 days in a calendar year on the approved event site;
2. The event is permitted in the underlying zoning district or within the approved event site;
3. The applicant has proof of the property owner's permission to place the event on his/her property;
4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet his/her minimum parking requirements, as governed by Chapter 20.945.070 VMC, Parking and Loading;
5. The event will not interfere with adequate vision clearance, as governed by VMC 20.985 Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;
6. Conditions as may be required by building official and/or Fire Marshal to determine compliance with minimum building, fire and life safety codes; and
7. Adequate provisions for trash disposal and sanitary facilities shall be provided.

B. *Unforeseen/emergency situations.* The planning official shall approve, approve with conditions or deny a request for approval of an unforeseen/emergency situation(s) subject to compliance with of all of the following criteria:

1. The need for the use is the direct result of a casualty loss such as fire, windstorm, flood or other severe damage by the elements of a pre-existing structure or facility previously occupied by the applicant on the premises for which the permit is sought;
2. There exists adequate and safe vehicular ingress and egress when combined with the other uses of the property, as required by VMC 20.985 Vision Clearance;
3. There exists adequate parking for the temporary use as required by VMC 20.945.070 Off-Street Parking;
4. The use will pose no hazard to pedestrians in the area of the use;

5. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect adjoining use, as governed by VMC 20.935 Off-Site Impacts;
6. The use can be adequately served by sewer or septic system and water, if applicable; and
7. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC 20.885.030(D) - Renewal of approval.

C. *Temporary sales office or model home.* The planning official may approve, approve with conditions or deny the use of any real property within the city as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or planned development within this city, but for no other purpose provided that the applicant demonstrates compliance with the following criteria:

1. Temporary sales office.

- a. The temporary sales office shall be located within the boundaries of the subdivision or planned development in which the real property is to be sold; and
- b. The property to be used for a temporary sales office shall not be permanently improved for that purpose.

2. Model house.

- a. The model house shall be located within the boundaries of the subdivision or planned development where the real property to be sold is situated;
- b. The property to be used for a model house shall be a permanently-designed dwelling structure; and
- c. Applicant must sign a Memorandum Of Understanding to be prepared by the applicant and approved by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed.

D. *Temporary building in a commercial or industrial zone.* The planning official may approve, approve with conditions or deny a temporary trailer or prefabricated building for use on any real commercial or industrial property within the city as a temporary commercial or industrial office or space associated with the primary use on the property, but for no other purpose, providing that the applicant demonstrates compliance with the following criteria:

1. The temporary structure shall be located within the boundaries of the parcel of land on which it is located;
2. The property to be used for a temporary structure shall already be developed;
3. There exists adequate and safe ingress and egress when combined with the other uses of the property; as required by VMC 20.985 Vision Clearance;
4. There exists adequate parking for the customers or users of the temporary use as required by VMC 20.945 Off-Street Parking;
5. The use will pose no hazard to pedestrians in the area of the use;
6. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts;
7. The use can adequately be served by sewer or septic system and water, if applicable; and
8. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC 20.885.030(D) - Renewal of approval.

LL.VMC 20.890.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-3959, is amended as follows:

20.890.020 Applicability.

A. *Exemptions.* The requirements of this ordinance shall apply to all new wireless communications facilities and the expansion and/or alteration of any existing facilities within the City of Vancouver, subject to the following exemptions:

1. Satellite earth stations using antennae not more than 2 meters in diameter in commercial and industrial districts and direct-to-home satellite services using any size antenna in any district.
2. Send-and-receive citizen band radio antennae operated by federally licensed amateur (ham) radio operators.

3. Industrial, scientific and medical equipment as regulated by the FCC in 47 CFR Part 18.

4. Military and government radar antennae and associated communication towers used for navigational purposes as regulated by the FCC by 47 CFR Parts 97 and 95 respectively:

a. Military and federal, state and local government communications facilities used for emergency preparedness and public safety purposes; and

b. Normal, routine and emergency maintenance and repair of existing wireless communications facilities which do not increase the size, footprint or bulk of such facilities and which otherwise comply with City, state and federal law and regulations.

B. *Process Type*. All permitted attached antennae and collocations require a Type I Building Permit. All other permitted uses shall require a Type II permit. Any wireless communications facilities not otherwise permitted or prohibited shall require a conditional use permit.

C. *General development standards*. Those wireless communication facilities which require a conditional use permit to be located in the applicable zoning district are subject to the general development standards of Section 20.890.040 VMC; the specific approval criteria of Section 20.890.080 VMC; and the general conditional use approval criteria contained in VMC 20.245 governing conditional uses. (M-3415, Repealed and Replaced, 12/21/1998)

D. *BPA Transmission Lines*. BPA transmission towers and municipal water towers shall be considered wireless support structures for the purposes of collocations.

MM. VMC 20.890.040, which was adopted by Ordinance M-3643, is amended as follows:

20.890.040 General Development Standards.

Development standards. The following minimum development standards shall apply to all wireless communications facilities in addition to any development standards that apply in the underlying zoning district in which a wireless communication facility is located and/or additional requirements in any conditions of approval attached to a conditional use approval. In the event of a conflict between the standards of this section and other applicable development standards of this title, the more stringent standards shall govern.

A. *Anti-climbing devices*. All wireless communications support structures and required fencing shall be equipped with appropriate anti-climbing devices.

B. *Attachment to trees prohibited.* It is prohibited to attach any wireless communications facility or portion thereof to any tree.

C. *Signs.* All wireless communications support structures shall be identified with a non-illuminated sign not exceeding four square feet. The sign shall list the wireless service provider's name and emergency telephone number and shall be posted in a place visible to the general public.

D. *Historical registry/district.* Wireless communications facilities locating on any site or existing building that is on a historic register or in a historic district shall be subject to the applicable design standards prescribed by the local, state or federal agency with jurisdiction over such register or district.

E. *Lighting.* Wireless communications facilities shall not be illuminated except where required by the FAA, or the Washington Department of Transportation, Aeronautics Division.

F. *Painting.* Wireless communications facilities shall be painted or finished in a manner that blends with the dominant background, except where otherwise required by the FAA or Washington Department of Transportation, Aviation Division. The applicant and the operator of the facility shall have a continuing duty to maintain such paint or finish.

G. *Setbacks.* The following setback standards shall apply to wireless communications facilities:

1. Accessory equipment structures and wireless communications support structures which are attached to existing buildings or other permanent structures shall comply with the setback requirements for the underlying district.
2. Free-standing wireless communications support structures located in any district shall be set back from any property line of an abutting residential use or district by a distance equal to the height of the wireless communications support structure, or the setback of the underlying district, whichever is greater.
3. Setbacks for free-standing wireless communications support structures shall be measured from the ground-level base of the structure.
4. The setback in any district may be reduced by means of a Type I review if the applicant can demonstrate that:
 - a. Reduction in the setback increases the screening opportunities between the facility and abutting residential and other uses, for example, by placement behind tall trees, in tree groves, behind buildings or near other tall elements; and
 - b. The reduction in setback allowed is the minimum required to achieve increased visual screening of the facility from abutting residential uses.

H. *Landscaping standards.* Wireless communications facilities in residential and commercial districts shall be subject to the following landscaping and screening standards:

1. The perimeter of the wireless communication support structure and any guy wires and anchors shall be enclosed by a fence or wall per requirements contained in Chapter 20.925 VMC, Landscaping.
2. Within the required setback, the applicant shall provide landscaping to include: at least one row of evergreen shrubs spaced not more than 5' apart and capable of growing to form a continuous hedge at least 5' high within 5 years of planting, and evergreen trees or shrubs, spaced not more than 15' apart or less than 4' high when planted.
3. Landscape materials shall be selected and sited to produce a hardy and drought-resistant landscape area and approved by the planning official or his designate.
4. Maintenance of the landscaped area shall be the responsibility of the applicant and/or operator of the facility. Required landscaping must be maintained in a healthy condition. Trees and shrubs that die must be replaced with healthy materials of the same or similar species and same size to the extent practicable.
5. Temporary irrigation shall be provided to help ensure survival during the critical establishment period.
6. The planning official or his designate may allow the use of landscaping and screening other than that described in subsections a and b above if the applicant shows the proposed landscaping and screening will achieve at least the same degree of screening provided pursuant to those subsections when viewed from off-site public areas and residences.

I. *Height standards.* The following standards shall apply to wireless communications facilities:

1. The height of a wireless communications facility shall include the support structure and any attached antennae proposed at the time of application.
2. The maximum height of wireless communications support structures and their antennae shall meet the maximum height standards of the underlying zone, except that all new support structures or attached antennae that exceed 100' in overall height in any zoning district shall require a Type III conditional use permit.
 - a. A lightning rod, not to exceed 10' in height, or FAA-required lighting shall not be included within the height limitations;
 - b. Antennae or equipment shelters that are mounted on existing buildings or structures, or other wireless communications support structure or collocated facilities, in residential, commercial and industrial districts are exempt from the

height restrictions of the underlying zone, but shall be no more than 15' taller than the existing building or structure on which the antennae is mounted.

3. The height limitation exemptions contained in VMC 20.910 Exceptions and Interpretations shall not apply to wireless communications support structures and antennae.

J. *Parking.* Each site for a wireless communications support structure shall designate one adjacent parking space. An existing parking space on a parent site may be utilized to meet this standard.

K. *Dispersal.* (Reserved)

L. *Access.* Whenever possible, vehicular access to the facility shall be incorporated into the existing driveway of a site.

M. *Insurance.* Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this ordinance and grounds for revocation of a permit.

N. *Performance bond.* The applicant or facility operator of the facility shall obtain and keep in force throughout the time the facility is located on the site a performance bond payable to the city in the amount of not less than \$1,000 or such other greater amount as found by the planning official or his designate to be, to cover the estimated reasonable costs of removal of such facility by the city if required pursuant to VMC 20.890.110; these include direct and administrative costs associated with demolition, dismantling, removal and disposal of the facility by the city or its contractor. The bond shall be reviewed by the planning official or his designate every five years to ensure that it is sufficient to cover the costs of removal. Additionally, the applicant or facility operator shall post a separate bond for a two-year period following issuance of approval for the facility, in the amount of not less than \$1,000 or such greater amount as found by the planning official or his or her designate to be sufficient to cover the cost of maintaining landscaping and/or screening of the facility.

O. *Building and utility permits.* The applicant for a permit pursuant to this ordinance shall submit an application, plans, specifications and all other materials to obtain a building permit and any applicable utility permits. Such permits may be applied for either concurrently or after approval of other permits required by this ordinance. Submittal requirements for attached antennae and collocations are M., Liability Insurance, N. Performance Bond and a lease agreement.

P. *Screening.* For new support structures and accessory equipment to be located in any district other than industrial districts, visual impacts must be mitigated to the greatest extent practicable by using stealth design, camouflage or screening, including but not limited to: fencing, landscaping, strategic placement adjacent to existing buildings or existing vegetation, placement of accessory equipment structures underground, and/or incorporation of wireless

facilities into the architectural features of existing buildings or structures. Mitigation may also include design compatibility with key elements in the surrounding area, such as: use of brick or other material similar to that used in adjacent buildings or structures; visually blending of support structures with compatible architectural features such as flag poles, bell towers or cornices; or use of existing vegetation to camouflage support structures.

Q. *Replacement of existing structures.* A wireless communications support structure may be permitted by means of a Type I procedure as governed by Section 20.210.040 VMC, subject to the standards in the underlying zoning district, except where otherwise noted in the use provisions of this chapter, if it replaces an existing pole, light standard, telecommunications pole or other pole-like structure of the same or greater height, and is not more than twice the same circumference of the pole being replaced, and the antennae attached to such monopole otherwise meets the applicable standards of this section.

R. *Collocation evaluation study.* An applicant's collocation study shall consist of a report that includes the following:

1. Identification of other wireless communication sites within the search ring for the proposed wireless facility, based on the City's database or contact with other providers.
2. Certification from a qualified radio engineer indicating whether the necessary service is technically feasible if provided by collocation on the other provider's site.
3. A response from the owner/lessor of the site(s) identified by the other provider(s), who either agrees or disagrees to collocation on their property; and/or: lease agreement.
4. An evaluation of access and site area at the possible collocation site(s) identified.

S. *Aviation criteria.* Any proposed telecommunication device, structure or object shall be reviewed to ensure that it does not penetrate any of the airspace surfaces on or near a public or private airport; if such airspace is obstructed, the permit shall be denied. Special attention shall be given to the following:

1. *Approach surface.* Land lying beneath the approach surface which extends outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the runway end.
2. *Transitional surface.* The transitional surface begins at the runway end and on either side of the runway surface and slopes upward and outward at a 7:1 slope meeting the horizontal surface at 150' above the elevation of the airport.
3. *Horizontal Surface.* The horizontal surface begins by swinging arcs of 5,000 feet from the center end of the runway surface creating an elongated oval above the runway. The height of the horizontal surface is 150 feet above the elevation of the airport.

4. *Conical Surface.* The conical surface begins at the edge of the horizontal surface and extends upward and outward for a distance of 4,000 feet at a slope of 20:1 with an initial elevation of 150 feet above the airport elevation.

NN. VMC 20.895.020, which was adopted by Ordinance M-3643, is amended as follows:

20.895.020 Animal Kennels/Shelters.

A. *Defined.* The development standards in Subsection B and C below apply to any facility that falls within the use classification ~~category~~ for Animal Kennels/Shelters, pursuant to VMC 20.160.020(E)(3) as reviewed during site plan review, as governed by VMC 20.270.

B. *Site requirements.* Where allowed, kennels and shelters shall be located not less than 50' from any property line. Kennels providing adequate sound-proofing pursuant to the off-site noise provisions of Chapter 20.935 VMC may have said setback wholly or partially waived to no less than the extent of any main or accessory building setbacks as may also be applicable. Such facilities shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall demonstrate compliance with all of the requirements of Chapter 20.935 VMC Off-site Impacts.

OO. VMC 20.895.030, which was adopted by Ordinance M-3643, is amended as follows:

20.895.030 Cemeteries.

A. *Defined.* The development standards in Subsection B and C below apply to any facility that falls within the use classification ~~category~~ for Cemeteries, pursuant to Section 20.160.020(E)(4) VMC as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. *Access.* A cemetery or related facility shall have its principal access on City arterial or road with ingress and egress designed so as to minimize traffic congestion as determined by the City Engineer.

C. *Landscaping.* A cemetery shall establish and maintain a 15' landscape buffer along its entire perimeter except driveways, as governed by Chapter 20.925 VMC Landscaping.

PP. VMC 20.910.040, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4105, is amended as follows:

20.910.040 Yard Requirements.

A. *Projections into required yards.* Certain architectural features may project into required yards or courts as follows:

1. Cornices, canopies, eaves, belt courses, bay windows, sills or other similar architectural features, or fireplaces not including floor extensions may extend no more than 24 inches into any required yard area.
2. Fire escapes, open-uncovered porches, balconies, ~~landing places~~, or outside stairways may extend no more than 18 inches into any required side, side street, or rear yard setback, and no more than six feet into any required front yard setback. Open porches, decks or stoops not exceeding 18 inches in height may extend no closer than 18 inches to any lot line.

B. *Exceptions to front yard requirements.*

1. If there are legally established structures on both abutting lots with front yards less than the required depth for the district, the front yard for the lot need not exceed the average front yard of the abutting structures.
2. If there is a legally established structure on one abutting lot with a front yard less than the required depth for the district, the front yard need not exceed a depth of half-way between the depth of the front yard on the abutting lot and the required front yard depth.

C. *Flag lots.* The setbacks for flag lots may be reduced upon review and approval of the Planning Official, provided that no setback is less than five feet, and the dwelling is not less than 25 feet from any other dwelling.

D. *Exception for existing setbacks.* Additions to legally established building floor area may be continued along existing setback lines so long as a minimum setback of three feet is maintained. This provision does not allow additional building height.

QQ. VMC 20.945.070, adopted by Ordinance M-3643, and last amended by Ordinance M-4223, is amended as follows:

20.945.070 Minimum Off-Street Parking Requirements.

A. Parking requirements for unlisted uses.

1. The Planning Official may rule that a use not specifically listed in Table 20.945.070–2 below is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the Planning Official’s decision be rendered in writing, it shall constitute an interpretation, as governed by Chapter 20.255 VMC; and
2. The Planning Official shall maintain a list of approved unlisted use parking requirements that have the same effect as an amendment to this chapter.

B. Choice of parking requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

C. Measurements. The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in this chapter:

1. Fractions. Fractional space requirements of up to 0.5 shall be rounded down to the next whole number and 0.5 or greater rounded up to the next whole number.
2. Employees. Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season.
3. Students. When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term.
4. Space. Unless otherwise noted, where gross square feet (gsf) are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

D. Exclusions to minimum vehicle parking requirements. The following shall not be counted towards the computation of the minimum parking spaces as required in Table 20.945.070-2 below:

1. On-street parking. Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except as provided elsewhere in this title;

2. Fleet parking. Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, (e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day). For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.

E. Reductions in minimum required vehicle parking.

1. The Planning Official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 by up to 10% in new non-residential developments by means of a Type I procedure, when an applicant for a development permit can demonstrate in a parking study prepared by a traffic consultant or in parking data from comparable sites that:

- a. The requested reduction in parking will not have an adverse impact on uses in the immediate vicinity.
- b. Use of transit, demand management programs, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared with Institute of Transportation Engineers (ITE) vehicle trip generation rates and minimum city parking requirements.
- c. The city shall not be responsible for providing parking for a development should a reduction in required parking under this section result in a deficit in parking that is not desirable to the owner of the property or use.

2. The Planning Official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070–2 up to 20% if the required conditions detailed in Section 20.945.070(E)(1) and (2) are met. Reductions in parking minimums shall be cumulative and inclusive of reductions allowed under any provision of Vancouver Municipal Code Title 20.

- a. For every five bicycle parking spaces provided which meet bicycle parking design standards or for each bicycle locker (two-bicycle capacity), the minimum motor vehicle parking requirement may be reduced by one space up to 7 % of total required vehicle parking spaces. Mixed-use developments using this provision shall provide bicycle parking indoors.
- b. Sites where at least 20 parking spaces are required and where at least one street lot line abuts a designated arterial roadway, transit supportive plazas may be substituted for up to 5% of required vehicle parking.

1. The plaza must be adjacent to the arterial street. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop.
2. The plaza must be at least 300 sq. ft. in area and be shaped so that a 10 foot by 10 foot square will fit entirely within the plaza.
3. The plaza must be open to the public, contain a bench or other sitting area, contain a shelter or other weather protection covering at least 20 sq. ft., and shall have at least 10% and no more than 25% landscaping.

c. **Building Orientation/Site Design Incentive.** Developments which incorporate all of the following building orientation/site design characteristics into the site plan shall be eligible for a 5% reduction in required on-site parking.

1. **Build to the Sidewalk.** Buildings located as close as possible to the public street and sidewalk, preferably at the minimum required setback. Primary entrance shall be oriented toward the street.
2. **Provide public spaces.** Commercial development should provide spaces for civic interaction. To make these more accessible and accommodating to the public, pedestrian plazas, street furniture and landscaped open spaces should be incorporated as site amenities.
3. **Build to the corner.** Buildings on corner lots should be located on the street corner with building frontage on both streets with primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities should provide a focus for the area. Intersection vision clearance standards shall apply.
4. **Pad Development.** Pad development should be located at the corners of a development or at the intersection created by the site driveway with the public street. The location and site design of pad development should integrate seamlessly with the on-site pedestrian circulation plan and all off-site pedestrian, bicycle and transit facilities.

3. A request to reduce the required minimum parking more than 20% is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with Section 20.630.050 (Parking Control), in all areas zoned City Center District (CX):

**Table 20.945.070–1
CX District Parking Space Requirements**

Land Use	Parking Requirements
Residential	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in VMC 20.550.

H. *Application of Parking Requirements.*

1. Notwithstanding any other requirement of this chapter, no parking shall be required for any commercial use located in an existing structure which abuts Main Street between Fifth Street and McLoughlin Boulevard, up to and including the first two floors above street level, and any basement levels. The requirements for uses in all floors of three stories or above shall be the same as that in all other areas in the City Center District (CX).
2. In addition, notwithstanding any other requirements of this chapter, requirements for off-street parking shall not apply within the Community Commercial District (CC) extending from McLoughlin Boulevard to Fourth Plain Boulevard in the event of a change in commercial occupancy of a building or of a remodeling of a commercial structure if the original floor area is not exceeded by 25%. This provision does not apply to conversion of residential occupancy to commercial occupancy. The requirements for off-street parking for the Community (CC) Commercial District within this area shall be based on the City Center (CX) District Parking Requirements of VMC Table 20.945.070-1 and shall only be for the total area of additions in excess of 25% of the floor area in existence on July 19, 2010.
3. Commercial uses in the CN, Neighborhood Commercial District may count available on-street parking spaces which are immediately adjacent to the development toward the minimum on-site parking requirement.
4. Parking stalls used for Electric Vehicle Basic Charging Stations and Rapid Charging Stations shall be counted toward the minimum number of required parking stalls in a development.

I. *Use of Public Parking.* The requirements for off-street parking can be satisfied by execution of a long-term lease for a segment of equivalent parking in an existing public or private parking facility. Lease fees in public facilities would be at market rates as established and adjusted by the Vancouver City Council after considering the advice of the Parking Advisory Committee. Continued leasing of such space shall be required, and failure to provide the required parking shall be cause for revocation of the occupancy permit for the structure involved.

J. *Specific requirements for minimum parking.* Parking shall be provided for uses as per Table 20.945.070-2 below.

Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

Use	Minimum
RESIDENTIAL	
Household Living	See Housing Types below
Group Living	1 space/7 residents served under age 12 1 space per resident served ages 12 - 17 1 space per resident served age 18 or older
Transitional Housing	1:3 beds
Home Occupation	None
HOUSING TYPES	
Single Dwelling, Attached	1.0/DU ¹
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	1.0/DU <u>None</u>
Duplexes	1.0/DU
Multi-Dwelling Units	1.5/DU ⁴
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
CIVIC (Institutional)	
Basic Utilities	None
Community Recreation	Per Approved Parking Study

Use	Minimum
Cultural Institutions	1:400 sq. ft.
Day Care	
- Child Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 children served
- Adult Day Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 clients served
- Dog Day Care	1.0/employee + 1.0/12 animals served
Emergency Services	1:300
Human Service Facilities	Refer to specific use type
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	
- Preschool	2/ classroom
- Elementary and Middle	1 space/4 seats or 8 feet of bench length

Use	Minimum
	in auditorium or assembly room, whichever is greater
- High School	1 space/employee, plus 1 space/each 6 students, or 1 space/4seats or 8 feet of bench length in auditorium, whichever is greater.
- College* *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by Planning Official.	1 space/3 seats in classrooms
COMMERCIAL	
Commercial Lodging	1.0/lodging unit
Eating/Drinking Establishments	1/250
Entertainment-Oriented	
- Adult Entertainment	Refer to specific use, i.e., theater, book or video store
Indoor Entertainment	
- Movie / Live Performance Theaters	1.0/6 seats or 12' of bench
- Skating Rinks / Arcades	1.0/150
- Bowling Alleys	5 spaces per lane
- Shooting Ranges	1 space per lane
- Major Event Entertainment	1.0/6 seats or 12' bench
General Retail	
- Sales-Oriented	1/300
- Personal Services	1/400
- Repair-Oriented	1/400

Use	Minimum
- Bulk Sales	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each one thousand square feet of gross floor area, plus one space for each 2,500 sq. ft of open sales or rental area. (b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.
- Outdoor Sales	Same as Bulk Sales
Animal Kennel/shelters	1/600 plus 1 per employee
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each one thousand square feet of gross floor area, plus one space for each 2,500 sq. ft of open sales or rental area. (b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.
- Motor Vehicle Servicing/Repair	1/500
- Vehicle Fuel Sales ³	No less than 2
- Elec. Vehicle Re-charging Station	None
Office	
- General	1/400
- Medical	1/200

Use	Minimum
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office
Marina	
INDUSTRIAL	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None
Research and Development	1/600
Warehouse/Freight Movement	1/2000
Wholesale Sales	1/1250
Waste-Related	1 space per 200 sq ft. of office space, plus 1 space per employee
OTHER	
Agriculture/Horticulture	None
Airport/Airpark	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None
Mining	1 per employee maximum shift
Rail Lines/Utility Corridors	None
Temporary Uses	None
Wireless Communication Facilities	One

1 DU=Dwelling Unit

2 Does not include outpatient clinics or medical offices; see Medical/Dental Offices.

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3 Gasoline stations offering other retail goods for sale, in enclosed spaces accessible by the customer, shall also comply with the parking requirements for convenience stores. Gasoline stations providing vehicle repair or maintenance services shall also comply with the parking requirements for vehicle repair or service facilities.

4 Senior multi-family housing project shall provide on-site parking at a minimum rate of one space per dwelling unit.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption.

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

ORDINANCE - 138

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

ORDINANCE - 139

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending text of Vancouver Comprehensive Plan Chapter 5 and Appendix D, and Vancouver Municipal Code 20.160, 20.210, 20.220, 20.270, 20.285, 20.310, 20.320, 20.410, 20.420, 20.430, 20.440, 20.450, 20.690, 20.885, 20.890, 20.895, 20.910, 20.945; providing for severability; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

DATE: October 17, 2018

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: November 5 work session review of proposed 2018 Comprehensive Plan and zoning code map and text amendments

CC: Eric Holmes, City Manager

2018 amendments to the Comprehensive Plan and zoning code are scheduled for Council worksession review on November 5, first reading on November 19, and a public hearing on December 3, 2018. The amendments were all unanimously recommended for approval by the Planning Commission at three public hearings in August and September with very limited public comment or testimony offered. City planning, transportation, parks and legal staff will attend the upcoming work shop and hearing. Staff contact is Bryan Snodgrass, bryan.snodgrass@cityofvancouver.us, (360) 487-7946. The amendments are:

Comprehensive Plan Map Amendments – Private Requests (2)

- Four Seasons Residential (Attachment A, page 4 of this report) – A proposed Plan and zone change from Commercial/CC and Commercial/MX to Urban High Density Residential/R-22 and Urban High Density Residential/R-18 on seven parcels encompassing approximately 11 acres immediately east and southeast of Four Seasons Commercial development at NE 28th Street and 112th Avenue. If approved the applicant envisions submitting for Planned Development and subdivision approval for 153 detached single family lots between 1500 and 2500 square feet in size. A Development Agreement (DA) is recommended to ensure future development complies with applicable city standards and addresses issues raised by the proposed small lot configuration. The DA does not require future development to conform to the applicant's conceptual site plan, as it has not been determined that the specific site plan is consistent with all applicable City standards. The Planning Commission recommended approval based on staff findings that the proposed map change with the DA is compatible with surrounding uses; appropriately capitalizes on adjacent commercial and public services; is consistent with applicable rezone criteria and applicable standards of the 112th Corridor Subarea Plan; and is likely to result in workforce housing at prices generally lower than those in the vicinity. Three persons testified at the September 25 Commission hearing with concerns that the southeastern portion of the proposed development not include a road connection to 112th Avenue as envisioned, and that pedestrian access be provided through the southeastern portion of the site to Angelo Drive. The Planning Commission recommended the DA include a requirement for a pedestrian connection allowing residents along 25th Street

east of the southeast portion of the site to access the cul-de-sac in the southern rezone site. See Attachment A of this report. Included are links to the Planning Commission [staff report](#) and [presentation](#), the applicant's [economic study](#), [additional applicant materials](#), and the [minutes](#) of the September 25 hearing.

- Delta Plaza (Attachment B, page 7) – Change Comprehensive Plan and zoning map designations from Light Industrial/IL to General Commercial/GC on 0.3 acres of vacant property east of the intersection of Grove St and Columbia House Blvd. This change was proposed in 2017 and recommended for approval by the Planning Commission, but withdrawn during Council review because applicant Delta Management had not completed acquisition of the property and finalization of a Boundary Line Adjustment (BLA) with adjacent property owner Clark Public Utilities. The BLA and sale have since been completed, and the proposal is back before Council. The 0.3 acre rezone site is surrounded to the north, south and west by an undeveloped five-acre property also owned by applicant that was similarly rezoned to IL in 2015. No comments or testimony was received on the current proposal in 2017 or 2018. Attached are links to the 2017 Planning Commission [staff report](#) and [presentation](#) (slides 5-8), and the [minutes](#) of the October 10, 2017 hearing.

Comprehensive Plan Map Amendments – City Sponsored Map Corrections (37)

- Thirty seven properties are proposed to change Comprehensive Plan and/or zone map designations to reflect their current use. (Attachment C, page 8). Thirty five park sites are proposed to change to recreational and open space designations, one public works site is proposed to change to a public facility designation, and one private homesite with split single and multi-family designations bisecting the property is proposed to change to only single family designations. No comments have been received or hearing testimony offered. Attached are links to the Commission [staff report](#) and [presentation](#) (slides 15-19), and [minutes](#) of the September 25 hearing.

Comprehensive Plan Text Amendments – City sponsored (2)

- Two related text changes are proposed to reflect current capital projects for purposes of allocating REET funds. (Attachment D, page 10). A table in Comprehensive Plan Chapter 5 (Public Facilities and Services) is proposed to be changed to add “community facilities and services” to a list of general government facilities, and a related text change is proposed in Appendix D to include reference to parks acquisitions and improvements, and remodeling of the Grand Blvd. building. See Attachment D. No comments or testimony has been received. Attached are links to the Commission [staff report](#) (see page 71) and [presentation](#) (slide 4) and the [minutes](#) of the September 11 hearing.

Zoning Code Text Amendments – City sponsored (20)

- Planning Commission Codes (Attachment E, page 11). Three related zoning text changes are proposed in sections of the code addressing Planning Commission roles responsibilities, and criteria for considering Comprehensive Plan and zoning map and text changes. VMC 20.220.010 (Review Bodies) is recommended to be changed to update language regarding

Commission membership and officers, and clarify that review authority for code changes is limited to Title 20. VMC 20.285 (Text and Map Amendments) is proposed to shift some stand-alone rezones from Hearings Examiner to Planning Commission review, clarify that Development Agreements are reviewed by the Commission only in conjunctions with other items under their review, clarify the process for outside party initiation of map and text changes, and generally consolidate, and eliminate superfluous provisions. These changes were recommended for approval by the Planning Commission at an August 28 public hearing. No comments or testimony was received. Attached are links to the original [staff report](#) and [presentation](#), and the [minutes](#) of the August 28 hearing.

- Fall 2018 Code Clean-up Items (Attachment F, page 24). Sixteen other changes are proposed across the zoning code, primarily overdue updates to the submittal requirements for applications for site plans, subdivisions, boundary line adjustments, temporary uses, and wireless communication facilities, because of new electronic submission procedures and other changes. Also included are code updates required as follow up to previously completed changes, and miscellaneous corrections.

These changes were reviewed at a September 11 Planning Commission public hearing, at which no testimony was offered. Three comments had been submitted in advance of the hearing, all with concerns about proposed subdivision review changes to expand requirements for surveyor prepared materials and advance the timing of submittal of as-built plan. See Attachment H on page 31. Staff modified the proposal before the hearing to require surveyor preparation of existing conditions plans only, and to make no changes regarding as-built plans submittals. See separate subdivisions attachment for specific code changes proposed. Here are links to the Commission [staff report](#) (see page 59 of that report) and [presentation](#) (slide 5-8) and the [minutes](#) of the hearing.

- Affordable Housing Projects in Commercial Zones (Attachment G, page 30). An amendment to VMC 20.440 to allow affordable housing projects in commercial zoning districts under certain circumstances was recommended for approval by the Commission on September 25, and was the discussed conceptually at the October 1 City Council worksession. No comments or testimony were received. The Planning Commission recommendation in support also included a recommendation to report back on impacts after three years. Attached are links to the original Planning Commission [staff report](#) and [presentation](#), and the [minutes](#) of the September 25 hearing.

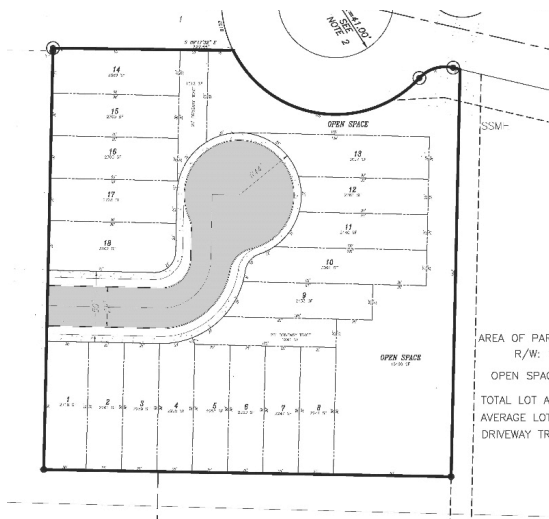
**ATTACHMENT A – FOUR SEASONS RESIDENTIAL PROPOSED MAP CHANGE
FROM COMMERCIAL/CC and COMMERCIAL/MX to URBAN HIGH DENSITY/R-22
and URBAN HIGH DENSITY /R-18**



Four Seasons Residential – Applicants Conceptual Future Site Plan form main area



Four Seasons Residential – Applicants Conceptual Future Site Plan form southeastern portion



Four Seasons Residential Development Agreement substantive provisions:

4. Conditions.

- 4.1 Future Development Review.** Future development shall conform to any requirements of the development review process, which shall include but not be limited to the following:
- a. A comprehensive parking study that examines public safety and mobility implications based on reasonable assumptions of residents or visitors use of garages, driveways, alleys or streets for parking. Based on the results of the parking study, the City may require the developer to provide additional parking spaces above current parking standards.
 - b. Compliance with applicable fire access requirements, including implications for any homes proposed for alley access only.
 - c. Compliance with transportation standards, including a traffic analysis demonstrating consistency with intersection performance and capacity standards, and revisions to the proposed street network if necessary to meet those standards.
 - d. Provisions to ensure home frontages are as envisioned in the applicant's concept plan and supporting materials submitted, particularly on 28th Street and the associated planter strip, plantings, and detached sidewalk.
 - e. Provisions to ensure compliance with applicable 112th Corridor Subarea Plan Design Guidelines, such as F.2 limitations on fence height to 36 inches as applied particularly to 28th Street, and internal pedestrian connections.
 - f. Options to facilitate variety and/or openings in any proposed extended and unbroken rows of housing, along 28th Street and within the development.
 - g. If multi-family densities are proposed to be achieved through single family structures, design provisions shall be incorporated to achieve subarea plan building design guidelines overall intent of reducing scale and adding visual interest, particularly on 28th Street. Homes in the development should be comparable in terms of articulation and design quality to Four Seasons North Illustrative Concept materials submitted on July 25, 2018.
 - h. Provisions to facilitate tree retention consistent with the 112th Corridor Subarea Plan.
 - i. A requirement to record against the properties covenants, conditions and restrictions that will impose a design review process to ensure all landscaping and building on the proposed development complies with design restrictions and maintenance requirements set forth in the final land use decision approving development of the subject property and that will require future property owners to maintain all private common open areas through a Homeowners Association.
 - j. A requirement to ensure pedestrian access is provided from NE 25th Avenue envisioned in the southeastern portion of the rezone site to the NE Angelo Drive roundabout.

ATTACHMENT B – Delta Plaza – Industrial/IL to Commercial /GC



Attachment C – Proposed Comprehensive Plan and Zoning Map Corrections

Park Sites					
Name	Serial #	Current Zoning	Current Comp. Plan	Proposed Zoning	Proposed Comp. Plan
Bagley	30790354, 30790355	R18	PF	P	OS
Behrens Woods	91800000, 91810000, 91820000	Park	UL	P	OS
Brickyard	135000	R18	UH	P	OS
Burnt Bridge Creek Greenway	29374030, 100444000, 100448000, 151582000	R9	UL	GW	OS
Burnt Bridge Creek Greenway	29467000, 29467000	GW	P/OS/IND	GW	OS
Burnt Bridge Creek Greenway	37919100	R6	UL	GW	OS
Burnt Bridge Creek Greenway	163214000	GW/R9	P/OS/UL	GW	OS
Burnt Bridge Creek Greenway	986034260	GW/R18	P/OS/UH	GW	OS
Burton Ridge	163472000	Park	UL	NA	OS
Burton Ridge North	108491648, 108491650, 108491652, 108491654	R9	UL	P	OS
Diamond	163963054, 163963056	R9	UL	P	OS
East Biddle Lake	122591000	R4	UL	NA	OS
East Image	164126000	R9	UL	P	OS
Ellsworth Springs	112862000	R-22	UH	P	OS
Endeavor	162659021	Park	UH	P	OS
Firstenburg Rec. Center	165180000	IL	IND	P	OS
Fisher Basin	177463000, 177487000	Park	UL	P	OS
Fisher's Creek	126838000	Park	UL	P	OS
General Anderson	37912533	R6	P/OS	P	OS
George & Hazel Stein	111011444, 165498000	R6	UL	P	OS
Gretchen Fraser	114790000	CC	UH	P	OS
Hanna Acres	177227190, 177227192	Park	UL	P	OS
Henry J Biddle Nature Preserve	112539062, 112539064, 112539066, 112539068, 112539070, 112539072, 112539074, 112539076, 112539078, 112539080, 112539082, 167414004	R4	UL	NA	OS
Kelley Meadows	105240000, 105522616	R9	UL	P	OS
Kevanna	159749002	R6	UL	P	OS
Lauren	163724000	Park	UL	P	OS
Marine	37910176	WX	COM	P	OS
Marine	37917211	Park/IL	PF/P/OS/IND	P/IL	OS/PF
Marine	502388000, 502389000	IH	IND	P	OS
Marine	503080000	IL	POS/IND	P	OS
Marine	503091000	NA/IL	P/OS/IND	P	OS
Marine	503110000	WX	COM	P	OS
Mims Marsh	122571000	R4	UL	NA	OS
North Image	109590000	R9	UL	P	OS
North Image	109720000	Park	UL	P	OS

Park Sites (Cont.)					
Orchards West	159568000	Park/R22	P/OS/UH	P	OS
Peter S Ogden	109785000	R6	PF	P	OS
Sam Brown	37912622	R6	UL	P	OS
Sam Brown	37912623	R6	UL	P	OS
Summers Walk	177017000	Park	UL	P	OS
The Downs	108805000, 108806000	R30	UH	P	OS
Tranquility	165408000, 165490000	Park	UL	NA	OS
Vancouver Lake Lowlands	147354000, 152595000	IL	IND	NA	OS
Vancouver Waterfront	986038098, 986038099	CX	COM	P	OS
Village Woods	126790000	R9	UL	NA	OS
Wildwood	114783534	R9	UL	P	OS
Public Facilities Site					
4205 E 5 th Street	37910108, 37910106	P/OS	IL	PF	IL
Private Homesite					
2409 Carlson Road	30239041	UL/UH	R-9/R-18	UL	R-9

Attachment D – Proposed Comprehensive Plan Text Changes

1) Amend Chapter 5 and Appendix D of Comprehensive Plan to reflect current capital projects for purposes of allocation of REET funds:

Table 5-1, (page 5-4 of Plan), last row :

General government	•City of Vancouver (Administrative Offices, Support Facilities; <u>community service facilities</u>) •Clark County (unincorporated urban area, urban correctional facilities, law enforcement and emergency response support services)*
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2) Amend Appendix D of Plan:

Real Estate Excise Tax (REET). State statute authorizes the City to impose two taxes of ¼% each on the sale of real estate within the city limits. The proceeds of the tax must be used for capital purposes as allowed by State law and as directed by the City Council. The City has implemented both taxes. The proceeds from one ¼% REET are dedicated to the City's pavement management program in Transportation. Proceeds from the other ¼ % REET from 2005 through 2009 were split between parks and recreation and transportation. A total of 70% of the proceeds was dedicated to parks and recreation, largely funding the debt service for bonds issues to remodel Marshall and build Firstenburg Community Centers and the remaining 30% was dedicated to funding neighborhood traffic safety projects. Beginning in 2009 this funding source continues to fund debt service on the two recreation community centers, but the remaining balance has been or will be allocated between funding the debt service on the Waterfront Access Project (20%), reduced in scope neighborhood traffic safety program, (6% of revenue) and, if any funds remain, parks capital programs, including parks acquisition and improvement of existing parks, and remodeling of the 2018 Grand Blvd. building.

Attachment E – Proposed Zoning Code Text Changes related to Planning Commission responsibilities and review criteria

Table 20.210.020-1 Summary of Development Applications by Type of Decision-making procedure

Type	Development Application	Cross Reference	Review Body
IV	Annexations	20.230	Planning Commission City Council
	Development Agreements	20.250	Planning Commission, <u>if Agreement is part of proposal before the Commission</u> City Council
	Habitats of Local Importance	20.740	Planning Commission City Council
	Interpretations Codification	20.255	Planning Commission City Council
	Planned Developments, 25 acres or less	20.260	Planning Commission, <u>except Hearing Examiner for Planned Developments 25 acres or smaller in size</u> City Council
	Planned Developments, 25 acres or less	20.260	Hearings Examiner City Council
	<u>Master Plans</u>	<u>20.268,</u> <u>20.430,</u> <u>20.680,</u> <u>20.690</u>	Planning Commission review of master plans related to Mixed Use, Waterfront Mixed Use, Riverview Gateway, and Section 30 development; Hearings Examiner review of Public Facility master plans City Council
	Comprehensive Plan or zoning Text/Map Amendment – Legislative	20.285	Planning Commission, <u>except review of VMC 20.180, Fees</u> City Council
	Comprehensive Plan or zoning Map Amendments, greater than 25 acres in size	20.285	Planning Commission, <u>except Hearings Examiner review in cases of stand-alone zone changes from one single or multi-family residential designation to the next most or least dense that also involve a concurrent subdivision proposal.</u> City Council
	Zoning Map Amendments 25 acres or less	20.285	Hearings Examiner City Council

VMC 20.220.010 Review Bodies

C. Authority and responsibilities.

1. The Planning Commission shall have such powers and perform such duties as are prescribed by Chapter 35.63 RCW, other applicable state law, and the city code. The Planning Commission shall review and make recommendations to City Council on planned developments greater than 25 acres in size, amendments to the comprehensive land use plan, amendments to the zoning map of 25 acres or greater in size, and implementing standards and regulations that are generally legislative in nature.

2. The Planning Commission is specifically responsible for the following:

a. Formal review of actions listed under Chapters 20.210 and 20.285 VMC, and review of SEPA appeals filed pursuant to such actions.

- b. Informal or advisory review of studies, analysis or reports related to land use matters as directed by City Council.
- c. Other duties related to land use matters as directed by City Council, provided they are not inconsistent with state law.

VMC 20.285 Text and Map Amendments

Section 20.285.010 Purpose.

~~The purpose of This Chapter is to set forth the~~ provides standards and processes governing for the review of amendments to maps or text of the Comprehensive Plan and Title 20 Development Code text and maps. These will be referred to as "text and map amendments." ~~It is recognized that Such amendments may be periodically necessary from time to time to reflect changing community conditions and needs and desires or to address legal considerations, mistakes and/or to address changes in the law.~~ (M-3643, Added, 01/26/2004)

Comment: Changes for clarity, and specify that code changes focus on Title 20.

Section 20.285.020 Applicability.

A. Types of proposals. The following types of proposals are reviewed under this chapter:

1. ~~Map Amendments to the Comprehensive Plan or to VMC Title 20 zoning designations applying to one or more properties, comprehensive plan designations, including associated zoning map changes, if any.~~
2. ~~Development Agreements that are included with property specific Comprehensive Plan or zoning map changes being reviewed under this chapter.~~
3. ~~Text changes to the comprehensive plan or to VMC Title 20 zoning code, except fees under VMC 20.180, including the capital facilities plan and other elements adopted as part of the comprehensive plan.~~
2. ~~Amendments to zoning, land use or environmental standards:~~
 - a. ~~Area-wide residential zoning map changes which are consistent with the current comprehensive plan map designation but characterized by one of the following:~~
 1. ~~Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one year period shall be considered to constitute a single project;~~
 2. ~~Involve a change in single family residential designations of at least two classification levels, such as from R-9 to R-4, and/or~~
 3. ~~Involve a designation change from R-4 to R-2, or vice versa.~~
 - b. ~~Text changes to zoning, land use or environmental regulations:~~
 3. ~~Review of appeals of the zoning administrator pursuant to VMC 20.210 and of appeals of stand alone administrative variance decisions pursuant to 20.210.~~
 4. ~~Review of planned development pursuant to VMC 20.260.~~
 5. ~~Development proposals reviewed pursuant to criteria of VMC 20.430, Waterfront Mixed Use (WX) or VMC 20.430.060, Mixed Use (MX). Appeal provisions shall be as specified by VMC 20.210.~~
 6. ~~Other development proposals which the City Manager or designee determines warrant consideration under this chapter by virtue of their size, complexity, or impact on area wide planning policies:~~ (M-3643, Added, 01/26/2004)

Comment: Listings of types of decisions to be reviewed by the Planning Commission under the standards of this chapter are now addressed in new section 040, and are slightly expanded to include almost all stand alone rezones in addition to Comprehensive Plan map changes, and Plan or zoning text changes. Listings of various other decisions reviewed by the Planning Commission under standards other than this chapter will be included in other chapters, to be included in the fall 2018 code clean-up, with some revisions. Commission review is intended to be clarified to cover the following:

- Continued PC review of Planned Developments, Mixed Use Master Plans, and Waterfront Mixed Use master plans over 25 acres. These have not occurred in practice.
- Continued PC review of master plans in the Riverview Gateway Master Plans and Section 30. The PC has reviewed a Riverview Gateway master plan.
- Continued allowance for PC review of any other proposal which the City Manager or designee determines, because of project size, complexity, or area wide impact. This has not occurred in practice.
- No PC review of vestigial code language referring to processes which no longer exist, haven't been used, or would trigger a text change in which case the PC would review them anyway. These are appeals of zoning administrator or administrative variances, assignments of locally important habitat, or review of minor adjustments and interpretations.

Section 20.285.030 Initiation.

- A. Proposals reviewed under this chapter may be initiated by property owners or their representatives, the City of Vancouver, or private citizens or groups as follows:
1. Map Changes. Property owners or any individual, group or organization may initiate Comprehensive Plan and associated zoning map designation changes applying to one or more properties, through submittal of an Annual Review application and associated fees specified in VMC 20.180. Stand-alone zoning changes not requiring a Comprehensive Plan change shall be subject to zone change application and associated fees per VMC 20.180.
 2. Text Changes. Property owners or any individual, group, or organization may initiate Comprehensive Plan or zoning code text changes through submittal of a text change application and associated fees per VMC 20.180.
 3. City Initiated Map or Text Changes. The City of Vancouver, on its own behalf or on behalf of an outside individual or group, may initiate Comprehensive Plan or zoning map and/or text changes. City initiation of outside requests for amendments, shall be at City discretion, and generally limited to proposals that are limited in scope and/or clearly warranted in terms of policy implications, and subject to the following:
 - a. Private parties shall submit a written summary of the amendment proposed to Community and Economic Development Department staff, an indication of why it is needed, and the potential land use impacts if approved. No application fees shall be assessed.
 - b. City staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be scheduled for public hearing review, deferred to future work programs, or discontinued. Requesting parties of discontinued proposals shall have the option of submitting formal applications under this chapter.

Section 20.285.040 Review Process

- A. Overall Timing. Except as noted herein, all Comprehensive Plan map or Comprehensive Plan text amendments will be reviewed concurrently and not more than once per calendar year. Site specific zoning map amendments applying to properties proposed for Comprehensive Plan map changes shall also be submitted at that time. All other zoning map or zoning text amendments may be reviewed independently and more frequently than once per year.
- B. Pre-Application. Comprehensive Plan or zoning map amendments proposed by private parties shall require a pre-application conference. The conference shall be scheduled upon receipt of a complete Map Amendment

Pre-application Form. Based on the information provided, the pre-application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre-application conferences are non-binding, and do not vest the development rights of the proposals involved. Pre-application conferences shall not be required for city initiated map amendments, or text amendments initiated by any party.

C. Review Body.

1. All proposed Comprehensive Plan or zoning map or text changes shall be initially reviewed by the Planning Commission unless noted herein.
2. Stand alone zoning map changes that propose to shift from one residential zoning designation to the next most or least intensive designation, and are accompanied by a proposed subdivision, shall be reviewed by the Hearings Examiner
3. Development Agreements accompanying a proposed zoning map change shall be reviewed by the body reviewing the map change.

D. Hearings Process. The Planning Commission at a duly advertised public hearing shall develop and forward a recommendation for approval, approval subject to modifications or conditions, or denial to the Vancouver City Council. The Vancouver City Council shall hold a duly advertised, open record public hearing to make final decisions on the Planning Commission recommendation.

E. Timing Exceptions. The following Comprehensive Plan changes may be reviewed more frequently than once per year.

1. The initial adoption of a subarea plan.
2. The adoption or amendment of a shoreline master program pursuant to RCW 90.58.
3. The adoption or amendment of the capital facilities or transportation element of the Comprehensive Plan is undertaken concurrently with a related budget action.
4. The adoption of Comprehensive Plan amendments necessary to enact a Planned Action under RCW 43.21C.031(2).
5. Comprehensive Plan amendments concurrent and related to an annexation.
6. Corrections of scrivener or mapping errors. Scrivener or mapping errors are defined as minor map or text errors in the comprehensive plan or development regulations which were clearly unintended and inconsistent with the record of their original adoption, as determined by the City. Correction of such errors shall be submitted by the City only, at no charge to parties demonstrating the error.
7. Emergency comprehensive plan amendments, defined as a change of community wide significance, and including but not limited to the following:
 - a. Action necessary to address threats to public health or safety.
 - b. Action necessary to ensure that the goals and policies of the comprehensive plan are not substantially obstructed.
 - c. Action necessary to respond to an order from the Growth Management Hearings Board or competent court of law.

F. Periodic comprehensive plan updates. At least once every eight years or as otherwise provided by state law, the City shall initiate a periodic review of the overall comprehensive plan and land use regulations. Within the calendar year of such review the City may alter the procedural requirements herein, although other approval criteria of this chapter shall still apply.

Section 20.285.030 Initiation of Amendments.

~~A. Unless otherwise provided for herein, proposed amendments may be initiated by any of the following:~~

- ~~1. Property owner(s) or their representatives;~~
- ~~2. Any citizen, agency, neighborhood association or other party; or~~
- ~~3. City staff, Planning Commission or council.~~

~~(M-3643, Added, 01/26/2004)~~

Section 20.285.040 Types of Amendments.

~~A. Legislative. For the purpose of this Chapter, the text and/or map amendment of the Comprehensive Plan is to be undertaken legislatively. These changes are processed collectively during the annual update of the Comprehensive Plan. A text and/or map amendment of this Title is legislative if it affects an entire class of properties or development projects, with some exceptions described in Section (C) below.~~

~~B. Quasi-judicial. For purposes of this Chapter, a quasi-judicial amendment of this Title is one that amends the zoning designation of a specific property owner or development of 25 or fewer acres or the approval of a Planned Unit Development. When such an amendment also requires a change of plan designation on the Comprehensive Plan, a concurrent request for a legislative map change is required and both amendments will be processed as a legislative amendment.~~

~~C.C. Exceptions. Amendments to the Zoning Map that would ordinarily be considered quasi-judicial actions will be processed as legislative actions in the following circumstances:~~

- ~~1. Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one-year period shall be considered to constitute a single project; and/or~~
- ~~2. Involve a change in single-family residential designations of at least two classification levels, such as from R-9 to R-4 or from R-2 to R-6; and/or~~
- ~~3. Involve a designation change from R-4 to R-2, or vice-versa.~~

~~(M-3643, Added, 01/26/2004)~~

Comment: Proposed new sections 030 and 040 consolidate various procedural standards contained in existing sections 030, 060, 070, 080, and 090 with the following changes:

- Planning Commission map change review responsibilities are expanded to include all stand-alone rezones regardless of size, except for shifts of one zoning designation to the next more or less intense category, such as R-4 to R-6. Changes from R-4 to R-9 that shift two categories would continue to be reviewed by the PC. Changes from R-9 to R-18 would by definition involve a Comprehensive Plan change, and thus continue to be reviewed by the Planning Commission.
- Development Agreements would be reviewed by the reviewing body for the map change, which is current practice but is not reflected in current code.
- Commission denials would no longer require an appeal to be heard by City Council.
- The list of Plan amendments allowed more frequently than once per year is expanded to reflect statutory changes. Annexation-related Plan changes no longer classified as an emergency, but still allowed to be processed outside the annual cycle.
- The timing of mandatory periodic updates to the full Comprehensive Plan is changed to every eight years, also to reflect statutory changes.

Section 20.285.050 Approval Process—General.

~~A. Legislative amendments. Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 20.285.070 VMC. The review authority shall be as follows:~~

- ~~1. The Planning Commission shall make a recommendation to the City Council on all applications —for comprehensive plan map and text amendments and those zone change applications for parcels greater than 25 acres which do not involve comprehensive plan map amendments.~~

- ~~2. The Planning Commission shall make a recommendation to the City Council on a zone change —application that also involves a concurrent application for a Comprehensive Plan Map amendment.~~
- ~~3. The Planning Commission shall make a recommendation to the City Council for changes in the —text of the Title 20 of the Vancouver Municipal Code, unless such change relates merely to development review fees.~~
- ~~B. Quasi-judicial amendments. Quasi-judicial zoning map amendments shall be undertaken by means of a Type IV procedure, Section 20.210.070 VMC, using standards of approval contained in Section 20.285.040 VMC below. The review authority shall be as follows:~~
 - ~~1. The Hearings Examiner shall make a recommendation to the City Council on zone change —applications for parcels 25 acres or less in size which do not involve comprehensive plan map —amendments.~~
 - ~~2. Exception from Consolidated Review. Applications reviewed under this chapter shall be considered —exempt from RCW 36.70B.120 requirements which mandate consolidation of all related project permits into a single application review if requested by the applicant. Projects involving a Comprehensive Plan amendment and associated change of zone shall not be processed under concurrent review under VMC 20.210.020D: (M-3922, Amended, 07/06/2009, Sec 13, ACM M-3701, Amended, 03/17/2008, should be 25 years, M-3701, Amended, 05/02/2005, Sec 9, M-3643, Added, 01/26/2004)~~

Comment: Subsection A of the above stricken section is moved to proposed new section 040. Stricken subsection B above is proposed to be eliminated as discussion of legislative and quasi-judicial does not add clarity to review process.

Section 20.285.050 Approval Criteria – Comprehensive Plan and Concurrent Zoning Map Amendments Section 20.285.060 Comprehensive Plan Map Amendments and Large Scale Rezones

- ~~A. Approval process for Comprehensive Plan map amendments and rezones of more than 25 acres~~
 - ~~1. Overall. All proposed map amendments to the comprehensive plan will be reviewed concurrently and not more than once per calendar year, except as noted herein. Zoning map amendment proposals which do not include corresponding comprehensive plan changes may be reviewed separately from one another, and at any time.~~
 - ~~2. Pre-application. All proposed map amendments shall require a pre-application conference. The conference shall be scheduled upon receipt of a complete Map Amendment Pre-application Form. Based on the information provided, the pre-application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre-application conferences are non-binding, and do not vest the development rights of the proposals involved.~~
 - ~~3. Application. A completed Map Amendment Application Form may be submitted at any time. Comprehensive plan amendments will be collected and reviewed concurrently with the next scheduled comprehensive plan review (VMC 20.285.120.C)~~
 - ~~4. Public Hearings before Planning Commission. All fully complete applications received in a timely manner shall be scheduled for review at a public hearing or hearings before the Planning Commission as scheduling allows. The Planning Commission shall issue a recommendation for approval, approval subject to recommended modifications or conditions of approval, continuance, or a decision for denial. Denials shall be considered final unless appealed.~~
 - ~~5. Public Hearings before City Council. An open record public hearing or hearings shall be scheduled before City Council to review Planning Commission approval recommendations, or denial decisions which have been appealed. At the hearings council shall issue a final decision for approval, approval with conditions, continuance, denial, or remand of the proposed amendment.~~

~~A. B. Overall Approval criteria for Comprehensive Plan map amendments and rezones of more than 25 acres. Proposed map amendments reviewed under this chapter shall be approved only if~~

demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

1. How the proposal is more consistent than the existing designation with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan ~~than the existing designation~~, and
2. How the proposal is more consistent than the existing designation with each of the following objectives as applicable; ~~than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.~~
 - a. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;
 - b. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;
 - c. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;
 - d. Conserve or enhance significant natural or historical features;
 - e. Provide adequate provision of transportation, water, sewer, and other public services;
 - f. Provide significant family wage employment opportunities and broadening of the Vancouver economy; and
 - g. Provide for the formation and enhancement of neighborhoods and communities.
 - h. Provide affordable or below market-rate housing opportunities
2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.
3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.040, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.
4. Required Findings. ~~No amendment to comprehensive plan or zoning maps shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~
(M-3959, Amended, 07/19/2010, Sec 18-Effective 8/19/2010; M-3922, Amended, 07/06/2009, Sec 14; M-3730, Amended, 12/19/2005, Sec 5; M-3643, Added, 01/26/2004)

Comment: Procedural guidance in stricken subsection A of this section above is moved to new section 040. City Strategic Plan and affordable housing added to substantive guidance in section B. Required findings section proposed for elimination as final City Council decisions are usually contained in a record containing a staff report, ordinance, and hearings tape, not a final written report.

Section 20.285.060 Approval Criteria – Stand Alone Zoning Map Amendments

- A. Zoning Map amendments not involving associated Comprehensive Plan Map amendments shall demonstrate the following:
 1. How the proposal is more consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan than the existing designation, and
 2. That a change in circumstances has occurred since the existing designation was established.

Section 20.285.080 Small Scale Rezones

- A. Approval process for rezones of 25 acres or less and Planned Unit Developments
~~All proposals for amendments to the zoning map for parcels of less than 25 acres in size and for approval of Planned Unit Developments shall be processed in accordance with the procedures set forth for a Type IV process in VMC 20.210. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~
- B. ~~Approval criteria for rezones of 25 acres or less and Planned Unit Developments~~

~~Zone change proposals submitted without an associated comprehensive plan change shall demonstrate consistency with the Comprehensive Plan and that a substantial change in circumstances has occurred since the original designation. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~

~~C. Required Findings for rezones of 25 Acres or less and Planned Unit Developments~~

~~No zone change shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~

~~(M-3922, Amended, 07/06/2009, Sec 15; M-3730, Amended, 12/19/2005, Sec 6; M-3643, Added, 01/26/2004)~~

Comment: Approval process section of stricken section 080.A above is covered in new 040. No change to approval criteria for rezones in existing 080.B

Section 20.285.070 Approval Criteria – Comprehensive Plan or Zoning Code Text Amendments

- A. Text amendments to the Comprehensive Plan or Title 20 zoning standards shall demonstrate the following:
 - 1. The proposal is consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan, and
 - 2. The proposal is necessary to further the public interest based on present needs and conditions.

Section 20.285.090 Zoning Code Text Amendments

~~A. Approval process for Zoning Code text amendments~~

~~1. Initiation. All proposed text amendments to the development or zoning regulations shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.~~

~~2. Private party requests. City staff shall submit proposals from private individuals or groups as follows:~~

~~a. Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved. No fees shall be assessed.~~

~~b. Staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be further reviewed by staff and submitted as a formal proposal, which shall be deferred to future work programs, and which shall not be considered. Decisions to defer or not consider private requests shall be considered final unless appealed as provided herein.~~

~~3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of subsections of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or council. Proposed text amendments to zoning or development regulation amendments which do not include corresponding comprehensive plan changes may be reviewed separately from one another, at any time.~~

~~B. Approval criteria for Zoning Code text amendments~~

~~Proposed zoning or development regulation text changes shall be considered based on the following:~~

- ~~1. The proposed change is consistent with the comprehensive plan, and~~
- ~~2. The proposed change is necessary to further the public interest based on present needs and conditions.~~

~~(M-3643, Added, 01/26/2004)~~

Comment: Approval process section of stricken section 090.A above is covered in new 040. No change to approval criteria for zoning text amendments in existing 090.B

Section 20.285.080 Notice Provisions.

- A. Notice indicating the time and place of public hearings for review of proposed amendments pursuant to this chapter shall be provided as follows:
 1. For all amendments subject to this chapter, published notice within a newspaper of record at least 10 calendar days prior to the hearing.
 2. For ~~quasi-judicial~~ site specific map amendments, the following additional notice shall be provided:
 - a. Written notice mailed at least 10 calendar days prior to the public hearing to property owners and residents located within 500 feet of subject properties, as determined by records of the county assessor.
 - b. If located within or adjacent to an officially recognized neighborhood, notice shall also be sent to the neighborhood association president or chair.
 - c. ~~For quasi-judicial map amendments~~ A sign or signs on or adjacent to the proposal site posted at the site at least 10 calendar days prior to the hearing.
 - d. Written or posted notice may be foregone at the Planning Official discretion for map amendments which are limited to minimal adjustment of Comprehensive Plan or zoning designation borders within a property, or other corrections which do not increase the potential of additional land use development impacting the surrounding area
 3. For text amendments, written notice mailed at least 10 calendar days to individuals, groups, or agencies which are deemed necessary and appropriate by the City or which have requested notice of the particular action.
 4. With the exception of newspaper publication, failure to provide notice to any person or group subject to this chapter shall not automatically invalidate the proceedings associated with the proposed action.

Comment: Quasi-judicial and legislative terms eliminated to avoid confusion. New language added to avoid requiring mailed notice to all properties within 500 feet of unimpactful map changes such as the 37 map corrections addressed in this staff report, which might have required mailing approximately 10,000 postcards.

Section 20.285.085 General Rezone Criteria and Required Findings for All Rezones.

- A. ~~The provisions of this chapter shall apply to all rezones, including those involving an amendment to the Comprehensive Plan, except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone best meets those provisions. In addition, the zone purpose, location criteria, and design statements, which describe the intended purpose and design of each designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.~~
- B. ~~No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.~~
- C. ~~Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones.~~
- D. ~~The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. The following zoning principles shall be considered:~~
 1. ~~The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred.~~
 2. ~~Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development.~~
 3. ~~Physical edges, buffers and platted lot lines shall be considered in establishing boundaries.~~
 4. ~~Boundaries between commercial and residential areas shall generally be established so that~~

~~commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc) provide a more effective separation between uses.~~

~~5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan.~~

~~E. Impact Evaluation. The review of a proposed rezone shall consider both positive and negative factors when evaluating land use and environmental impacts, including impacts on public facility and service capacities, in the area of the proposed rezone.~~

~~F. The review of a proposed rezone shall include consideration of uses which can reasonably be anticipated based on the development potential of the requested zone, and the nature of the site and surrounding area.~~

~~G. Consideration of changed circumstances shall include elements or conditions embodied in the location criteria, and the purpose and design statements, for the relevant zone.~~

~~H. Overlay Districts. If the proposed rezone area is located within the boundaries of an overlay district or sub-area plan, the purpose and boundaries of the overlay district or subarea plan shall be considered.~~

~~I. An area designated and zoned Lower Density Residential that meets the location criteria of VMC 20.410.025 for such designation, may not be redesignated or rezoned to a Higher Density Residential designation unless the change is to implement an adopted sub-area plan.~~

~~(M-3730, Added, 12/19/2005, Sec 7)~~

Comment: This section recommended for elimination as it is unclear; contains review criteria more appropriate for site plans than rezone proposals such as buffers and direction of uses; references locational criteria for zoning district which reflect the ideal placement of those districts on a blank slate, not necessarily how those districts should or shouldn't be amended in developed actual setting; emphasizes physical separation of uses which may not always be realistic in an urban environment; and thwarts rezoning of lower density sites to higher densities by allowing that only where guided by a subarea plan. Removal of this section would not prevent the Commission or Council from basing recommendations or decisions on neighborhood compatibility concerns, as compatibility and neighborhood formation are explicit approval criteria under proposed section 040, and in Comprehensive Plan policies.

Section 20.285.090 Appeals of Final Decisions Appeal Provisions.

A. Final decisions of the City Council may be appealed to the Washington Growth Management Hearings Board or Superior Court where appropriate, in accordance with provisions and timelines set forth by state statute and regulations. Where state statute or regulations do not provide timelines, an appeal must be submitted within 30 calendar days of the final council decision. Aggrieved parties shall exhaust local administrative remedies prior to state or federal administrative or judicial review of the City Council decision.

Comment: Change of title to clarify

Section 20.285.100 Amendments within the Unincorporated Vancouver Urban Growth Area.

A. Comprehensive plan and regulation map or text amendments within the Vancouver Urban Growth Area outside of City limits are the jurisdictional responsibility of Clark County. The City shall review notice provided from Clark County on such amendments, and shall reciprocally provide notice to Clark County of proposed amendments within City limits.

B. The City shall not support amendments which raise inconsistencies with this chapter, capital facilities plans or adopted population projections.

Comment: No change

Section 20.285.110 Record of Amendments.

The Planning Official shall maintain a record of amendments to the text and map of this Title in a format convenient for the use of the public.

Comment: No change

Section 20.285.120 Exceptions:

~~A. The following map or text amendments to the comprehensive plan may be reviewed separately and outside the timelines and process of this chapter, but shall be subject to applicable approval criteria, and applicable notice provisions:~~

- ~~1. The initial adoption of a subarea plan.~~
- ~~2. The adoption or amendment of a shoreline master program pursuant to RCW 90.58.~~
- ~~3. The adoption or amendment of the capital facilities or transportation element of the comprehensive plan is undertaken concurrently with a related budget action.~~
- ~~4. Emergency comprehensive plan amendments, defined as a change of community-wide significance, and including but not limited to the following:~~
 - ~~a. Annexation.~~
 - ~~b. Action necessary to address threats to public health or safety.~~
 - ~~c. Action necessary to ensure that the goals and policies of the comprehensive plan are not substantially obstructed.~~
 - ~~d. Action necessary to respond to an order from the Growth Management Hearings Board or competent court of law.~~

~~5. Corrections of scrivener or mapping errors. Scrivener or mapping errors are defined as minor map or text errors in the comprehensive plan or development regulations which were clearly unintended and inconsistent with the record of their original adoption, as determined by the City. Correction of such errors shall be submitted by the City only, at no charge to parties demonstrating the error.~~

~~B. City staff initiated amendments. City staff initiated map or text amendments to the comprehensive plan or development regulations shall not require pre-application conference and submittal for formal application and associated fees, but shall be subject to applicable scheduling, notice, public hearing, and approval criteria requirements of this chapter.~~

~~C. Periodic comprehensive plan updates. No later than September 1, 2002, and at least once every five years thereafter, the City shall initiate a periodic review of the overall comprehensive plan and land use regulations. Within the calendar year of such review the City may alter the procedural requirements herein, although other approval criteria of this chapter shall still apply.~~

~~(M-3643, Added, 01/26/2004)~~

Comment: This section moved to new section 040

Comment: The below table summarizes changes to VMC 20.285 in full:

Issue	Proposed Changes to VMC 20.285, Text and Map Amendments
Type of proposals reviewed by Planning Commission (Existing and proposed subsection 020)	- Clarify code to fully reflect current practice. The PC reviews Comprehensive Plan and most stand-alone rezone map changes and any accompanying Development Agreements (DAs), and all Comprehensive Plan and Title 20 zoning code text changes, except fees. - Simplify and slightly expand PC review of stand-alone rezone map changes. Instead of current PC review of stand-alone rezones that meet any of three thresholds (over 25 acres; change from the least dense single family zone R-2 to R-4 or vice versa; change from any single family designation to another that is not the next least or most dense), change to PC review of all stand-alone rezones except those that involve a change from one single or multi-family residential designation to the next most or least dense, and also involve a concurrent subdivision proposal. - Clean up code so PC review responsibilities are addressed in appropriate sections. VMC 20.285 should address Comprehensive Plan and zone map and text changes, and associated DAs. VMC 20.210 and other sections will address PC review of other items. These will be determined separately as part of overall fall 2018 code changes, but are anticipated to continue PC review of Planned Unit Developments, mixed use master plans or waterfront mixed use master plans over 25 acres; and master plans within the Riverview Gateway or Section 30 subareas. PC review of various administrative appeal items which are stated in portions of current code but have not occurred in practice is anticipated to be eliminated.
Initiation of proposals (proposed subsection 030, consolidating various existing sections)	Very limited changes primarily for clarity and to reflect current practice. Map or text change proposals may be initiated by properties owners, other individual parties or groups, or city staff. Owners or outside parties may submit formal applications with accompanying fees, or request the City to serve as proponent. City sponsorship will be at City discretion and generally limited to proposals that are limited in scope and/or clearly warranted in terms of policy implications.
Process of review (proposed subsection 040, consolidating various sections of existing code)	- Very limited changes primarily for clarity and to reflect current practice. Per state law, Comprehensive Plan changes with limited exceptions are reviewed once per year, zoning changes at any time. Plan change timing exceptions are modified to fully reflect statute – new subarea plans, shoreline amendments, capital facilities or transportation element changes concurrent with related budget action, Plan changes related to a Planned Action ordinance or annexation, correction of scrivener errors or emergency amendments may be reviewed more frequently than once per year. - Commission denials are changed from a decision to a recommendation. They would no longer require appeal to be considered by City Council.

Approval criteria (proposed subsections 050, 060, and 070)	Limited changes to reflect current policy direction. Consistency with Comprehensive Plan policies remains the main criteria for reviewing proposed map or text changes. Consistency with the Strategic Plan and affordable housing goals added to short list of additional factors to consider. Current VMC 20.285.085, General Rezone Criteria and Required Findings for All Rezones, eliminated as it is redundant of various existing Comprehensive Plan goals; includes site specific considerations more appropriate for evaluating a proposed development than a map change; encourages separation of uses in a manner inconsistent with an urbanizing environment, and is generally unclear.
Other	No change to notification requirements of VMC 20.285.080 other than removal of hardcopy mail requirement for properties near unimpacful map changes that do not increase development opportunities. For all other rezones, newspaper publication, as well as site posting and hardcopy mail to properties within 500 feet of sites still required. Various electronic notice practices will continue, but are not recommended for codification.

Attachment F – Fall 2018 Code clean-up changes

Code Section	Proposed Amendment
1. VMC 20.160.020 classifications	Allow for skating rinks in IL as well as commercial zones, by removing skating rinks from indoor entertainment listings, allowing them to be considered community recreation. 20.160.020(C)(3(b). Indoor Entertainment. Commercial indoor facilities such as skating rinks, bowling alleys, arcades, trampoline or bounce house facilities, shooting ranges, movie, and live performance theaters.
2. VMC 20.210.080 Pre-application Conference submittal requirements	Simplify pre-application submittal requirements: <u>20.210.080 D. Application for a pre-application conference. Request for a pre-application conference shall be submitted to the planning official and shall contain the following information:</u> 1. <u>Completed application form prescribed by the planning official with applicable fees identified in VMC 20.180.</u> 2. <u>A site plan or proposed plat, as appropriate for the proposed land use, drawn to a minimum scale of one inch equals twenty feet. The development plan shall include sufficient information to allow city departments to make an adequate determination as to the potential impacts and development standards required for the proposal and respond accordingly.</u> 3. <u>Provide a written narrative and attach any exhibits that give a complete and accurate depiction of what the proposal involves, including any specific questions to be answered by the city. If the applicant proposes any specific conditions or mitigation measures, this should be included in the narrative.</u> D. To request a pre-application conference, an applicant shall submit the required fee, and 12 sets of the following information. The planning official may waive submittal requirements upon request if found to be inapplicable to the proposed development: 1. Completed and signed Pre-application Conference Request form provided by the planning official. 2. Folded and collated plans of the proposed development drawn to scale, no larger than 24" x 36" and clearly marked with the following: project name; vicinity map; scale; north arrow; date; applicant's name, phone and fax numbers; contact person's name; phone and fax numbers. 3. A GIS packet obtained from Clark County's Department of Assessment and GIS department for all properties covered by the application. 4. A narrative description of the following: a. Uses proposed for the site. b. Hours of operation. c. Estimated vehicular traffic to and from the site. 5. Preliminary architectural information. A brief narrative description of the following: a. Gross square footage of each structure and outdoor activity center proposed to be built or retained on site. b. Proposed and potential uses and occupancy group of each structure proposed to be built or retained on site. c. Number of floors, building height, and construction type of each structure and outdoor activity area proposed to be built on site. d. Conceptual plans showing at least the gross square footage of each structure proposed to be built or retained on site. e. Conceptual elevation drawing of each structure proposed to be built or retained on site. f. Show the dimensions and area of the project site. 6. Existing and Proposed on-site Structures and Improvements:

	a. Identify use(s) of all existing and proposed structures. b. Location, dimensions, and height of all existing and proposed buildings and structures. c. Location and dimensions of existing and proposed recreation areas and open space. d. Location of existing and proposed driveways, off-street parking and loading areas, bicycle parking, and pedestrian and bicycle pathways. e. Location, dimensions, and screening of proposed solid waste/recyclables storage areas. f. Existing or conceptual plan showing lighting and landscaping. Landscape plan should include location of driveways and buffering off-street parking and loading areas. g. Location and dimensions of existing and proposed streets, rights-of-way and public and private access easements on and adjoining the site. h. Location and dimensions of all existing and proposed above-ground and below ground utilities. 7. Preliminary engineering information. Provide a conceptual drawing or sketch showing the following: a. Approximate location of existing fire hydrants within a one-hundred foot (100') radius of the site. b. Preliminary assessment of low impact development implications and proposed method of providing storm-water drainage on the site as required in VMC 14.25. c. Strategy narrative for proposed erosion control measures as required in VMC 14.24. d. Proposed grading activity for the site, indicating areas of native soil preservation, compaction prevention, and proposed cuts and fills.
3. VMC 20.270.040 Site Plans	Update and streamline Site Plan submittal requirements to reflect electronic submissions: Section 20.270.040 Submission Requirements. Unless waived in writing and in advance by the Planning Official, an applicant shall submit all of the following items with an application for a Type I or Type II site plan review: A. <u>General.</u> 1. A completed application form provided by the Planning Official, and 10 copies of the information required. 2. Site Plan Review drawings shall be on sheets not larger than 24" x 36" unless approved otherwise by the Planning Official. Site plans drawings shall include the following: shall be drawn at a scale of 1" equals 60' or larger, e.g., 1" equals 30'. Building elevations and floor plans shall be drawn at a scale of 1/4" or 1/8" equals 1'. a. An existing conditions plan described in Subsection (B) below. b. A site plan described in Subsection (C) below. c. A preliminary stormwater and erosion control plan or plans described in Subsection (D) below. d. Architectural plans and elevations described in Subsection (E) below. e. A landscape plan described in Subsection (F) below. f. 8 1/2" x 11-inch reduced copies of all plans. 3. A site plan review application also shall include a n <u>A narrative describing the development including uses proposed for the site, hours of operation, hours and frequency of deliveries, and construction schedule.</u> 4. Payment of all applicable review fees. 5. Certified mailing list (not applicable for Type I applications). Current Clark County

	Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor, a title company. For non-owner occupied properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies). H. Sign plan. Sign drawings are optional. If submitted, sign drawings shall be reviewed for compliance with Chapter 20.960 VMC Signs.
4. VMC 20.310.040 Boundary Line Adjustment Submittal Requirement	Update and streamline BLA submittal requirements to reflect electronic submissions: 20.310.040 Submittal Requirements Applicants shall submit the following documentation as part of a request for a Boundary Adjustment compliance check: <u>A. Completed application form including signatures of all property owners involved in boundary line adjustment.</u> <u>B. Site plan. One site plan drawn to scale on 8 1/2" x 11" paper, Survey. The proposed boundary line adjustment shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW), clearly showing the following:</u> 1. The dimensions of the existing property/properties involved 2. The location of any improvements (structures, septic system, etc.) 3. The location and dimension of any access or utility easements 4. The dimensions of the proposed new lot lines 5. North arrow 6. Zoning of each involved property <u>B. Quarter section map. One (1) copy of the quarter section map with the properties highlighted. (This can be obtained from the Clark County Assessor's Office.)</u> <u>C. Recorded deed. One (1) - Copy of all property owners' recorded deeds, verifying current ownership.</u> <u>D. Sales history. Complete sales history of all parcels since 1969. Sales history is comprised of copies of all deeds or real estate contracts showing previous owners or divisions for the properties involved. It is used to verify the legal creation of the parcel and is available from either a title company or the Clark County Assessor's Office. This is not required if the request involves lots within a subdivision which have not been altered or further divided.</u> <u>E. Letter of intent. Letter of intent explaining the purpose of the request. The letter should also include information that may be helpful in evaluating the request.</u> <u>F. Existing conditions or related development restrictions. Copies of existing conditions of approval, covenants, restrictions and/or easements</u> <u>G. Application fee. Application fee as contained in Chapter 20.180 VMC.</u> <u>H. Signatures of authorized parties. Signatures of all property owners authorizing the proposed adjustment of their property lines as certified by a Notary Public.</u>
5. VMC 20.320.Subdivision	Changes are listed in full in separate attachment, and are intended to update and streamline submittal requirements to reflect electronic submittals, remove and update items to meet RCW & WAC requirements, eliminating required Mayor/Council approval of subdivisions, and update language to reflect existing City development escrow policy.
6.VMC 20.420 Multi-family residential zones	Eliminate footnote 24 of the multi-family use table, which invokes VMC 20.840 child care requirements. The number 24 is not found in use table, and redundant of footnote 14 which already references 20.840 for child care centers: Table 20.430.030-1 24 Subject to the provisions of Chapter 20.840 VMC, Child Care Centers.

7. VMC 20.430 Commercial zones	A. Correct footnote citation errors, changing Motor Vehicle Sales/Rental in the CC District from "P²⁷" to "L²⁷" and Motor Vehicle Servicing/Repair in the CC District from "P²⁸" to "L²⁸" because the footnotes refer to additional conditions and therefore both uses are considered "Limited" instead of "Permitted." B. Correct for missing footnote 36 in the CX zone which currently allows dog day care on a limited basis in CX, but without the requirement applying to other zones that dog day care be subject to dog day care standards of VMC 20.850.
8. VMC 20.440 Industrial uses	A. Eliminate lengthy table of NAICS listings of industrial uses implies greater precision than is realistic given changing industrial uses: B. Eliminate reference to no longer applicable A Airport zone in list of industrial zoning districts C. Add missing footnote 6 for various general retail uses which are listed as limited in the OCI zone, but without the footnote 6 limitations which apply to these retail uses in the other industrial districts. The footnote limits retail uses to 20% of total building square footage of the development complex, and 40,000 sf. per building. D. Merge footnote 30 language on ECX (Section 30) district non-accessory parking into footnote 10, which addresses similar issues, and eliminate footnote 30: <i>10 In the OCI zone, non-accessory surface parking is conditionally permitted on brownfields where subsurface environmental constraints effectively preclude other uses, provided such development complies with applicable local, state and federal environmental standards. In the IL zone, non-accessory surface parking is permitted, and non-accessory structured parking is prohibited. In the ECX zone, non-accessory structural parking only shall be permitted.</i>
9. VMC 20.690 Section 30 Cross references to parking, and master planning requirement	Correct inaccurate cross references to parking, and add Director discretion regarding required master planning for all developments, where recently a formal exception process had to be used to avoid requiring a master plan for a small development at the edge of Section: 20.690.030. D. Master Planning Required. All development, including properties with an existing Development Agreement shall be subject to the master plan process contained in VMC 20.690.050, Master Planning. <i>Properties applying for an existing use expansion, 20.690.030E are exempt from the Master Plan Process. <u>The Planning official may at his or her discretion may exempt or limit master planning process requirements for individual development proposals whose development has no significant area wide infrastructure or land use implications.</u></i> 20.690.040.E. Parking spaces provided for individual uses shall be no less than 80% of the minimum required indicated in VMC Table 20.945.070-1-2, and no more than 115% to the amount provided in Table 20.945.070-1-2,. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the change. Structural parking is permitted subject to the design standards contained in VMC20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls. 20.690.070.D.10. Parking a. Parking spaces provided for individual uses shall be no less than 60% of the minimum required indicated in VMC Table 20.945.070-1-2, and no more than 115% to the amount provided in Table 20.945.070-1-2. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the need.
10. VMC	Update and correct Temporary Use approval criteria:

20.885.040.C.2.c Temporary Use	20.885.050.C.2.c (Model Homes) Applicant must sign a Memorandum Of Understanding to be prepared by the applicant and approved by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed. 20.885.050.D.6 (Temporary uses in commercial or industrial zones) The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will effect<u>affect</u> the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts
11. VMC 20.890.070 Wireless Communication Facilities	Update and clarify required information for co- locating facilities: 20.890.020 Applicability B. <u>Process Type</u>. All permitted attached antennae and collocations require a Type I permit <u>Building Permit</u>. All other permitted uses shall require a Type II permit. Any wireless communications facilities not otherwise permitted or prohibited shall require a conditional use permit. Section 20.890.040 General Development Standards. O. <u>Building and utility permits</u>. The applicant for a permit pursuant to this ordinance shall submit an application, plans, specifications and all other materials to obtain a building permit and any applicable utility permits. Such permits may be applied for either concurrently or after approval of other permits required by this ordinance. <u>Submittal requirements for attached antennae and collocations are M., Liability Insurance, N. Performance Bond and a lease agreement.</u> R. <u>Co-location evaluation study</u>. An applicant's collocation study shall consist of a report that includes the following: 1. Identification of other wireless communication sites within the search ring for the proposed wireless facility, based on the City's database or contact with other providers. 2. Certification from a qualified radio engineer indicating whether the necessary service is technically feasible if provided by collocation on the other provider's site. 3. A response from the owner/lessor of the site(s) identified by the other provider(s), who either agrees or disagrees to collocation on their property; and/or: <u>lease agreement</u>.
12. VMC 20.895.020 and 030 Miscellaneous special use standards	Substitute inaccurate references of use "category" with use "classification" in animal kennels and cemeteries descriptions.
13. VMC 20.910.040 Exceptions and Interpretations - Yard Requirement	Clean up and clarify language to eliminate undefined landing places and add setback: Section 20.910.040 Yard Requirements. Projections into required yards. Certain architectural features may project into required yards or courts as follows: 1. Cornices, canopies, eaves, belt courses, bay windows, sills or other similar architectural features, or fireplaces not including floor extensions may extend no more than 24 inches into any required yard area. 2. Fire escapes, open-uncovered porches, balconies, landing places, or outside stairways may extend no more than 18 inches into any required side, side street, or rear yard <u>setback</u>, and no

	<i>more than six feet into any required front yard <u>setback</u>. Open porches, decks or stoops not exceeding 18 inches in height may extend no closer than 18 inches to any lot line.</i>
14. VMC Table 20.945.070-2	Eliminate reference in parking requirements table to ADU to reflect changes made to ADU standards in 2017 eliminating ADU parking requirements.
15. VMC table 20.410.030-1 Lower Density Residential Uses	Fix typo on footnote 19: <i>19 A “designated manufactured home” is exempt from the development standards of 20.410.050F VMC and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this Title if within (5) five <u>(5)</u> years of the date of the original placement.</i>
16. VMC Table 20.450.030-2, Open Space District allowed uses	Eliminate table listings prohibiting Light Industrial, General Industrial and Heavy Industrial in the Open Space districts, as these are general categories but are not defined as uses. Keep existing list of prohibited industrial uses (Industrial services, Manufacturing and production, Railroad yards, Research and development, Warehouse/Freight sales, Wholesale sales, Waste-related)

Full zoning code: <https://www.cityofvancouver.us/vmc?tid=334>

Attachment G – Code Change to allow affordable housing projects in Commercial zones under select circumstances

Table 20.430.030-1 Commercial and Mixed Use Districts Use Table

USE	CN	CC	CG	CX	WX	CPX1	MX2	RGX44
RESIDENTIAL								
Household Living	L4	L4	L4	L42	L5	P6	P6	P6
Group Living	P/C 7	P/C 7	P/C 7	P/C 7	P/ C7	P6	P6	P6
Transitional Housing	X	C9	L9	L9	C9	X	X	X
Home Occupation	L10	L10	L10	L10	L1 0	L10	L10	L10
<u>Affordable Housing Projects</u>	<u>X</u>	<u>P8</u>	<u>P8</u>	<u>P8</u>	<u>P8</u>	<u>P8</u>	<u>P8</u>	<u>P8</u>

~~8 The language for this footnote has been deleted. Eligible affordable housing projects must a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40% of units affordable to households at 60% of Area Median Income or otherwise as demonstrated eligible for credits; b) Include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the Finance Commission; and c) Be located on properties whose borders are within 1000 feet of a bus rapid transit or other high capacity transit corridor.~~

Attachment H – Written Comments Received (all related to subdivision application changes)

Snodgrass, Bryan

From: Dorszynski, Weston
Sent: Monday, September 10, 2018 5:30 PM
To: Snodgrass, Bryan; Hildreth, Johnnie
Subject: COV requirements for a existing conditions survey

Bryan,

My underlying motivations here come from a surveyor's duty to "safeguard life, health and property and promote the welfare of the public" WAC 196-27A-020. So I am looking to set a standard of information they are providing to the city planners allowing them to make informed and accurate decisions regarding whether a project or plan is compatible with the existing conditions on the site as they decide to vest a project or not. Many project submittals are doing this already and this should not be a difficult standard to meet.

One exception I have with the County's Preliminary Survey provided example is the WAC that is cited by the surveyor in the narrative is WAC 332-130-090 which has to do with accuracy standards but not the complete and full information on the site.

WAC 332-130-050 Survey Map Requirements is the Section that contains the requirements I am particularly interested in being met.

Section WAC 332-130-050(1)(B) defines these areas.

- (f)(vi) Identify any ambiguities, hiatuses, and/or overlapping boundaries.
- (f)(vii) Give the location and identification of any visible physical appurtenances such as fences or structures which may indicate encroachment, lines of possession, or conflict of title.

I know many and even most of the existing condition surveys are currently performed by surveyors and there are some that are not performed by a licensed surveyor. Unfortunately we do receive an occasional Existing Conditions Map/Plan/Survey that does not show existing onsite fences, buildings, pedestrian trails, vehicle tracks, they only show the boundary and contours. An incomplete representation does not allow the planners to make accurate decisions.

Weston Dorszynski | City Surveyor



CITY OF VANCOUVER, WASHINGTON
Public Works | City Surveyor's Office
P: (360) 487-7771
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CITY OF VANCOUVER
PLANNING COMMISSION

SEP 11 2018

RECEIVED FOR RECORD

Snodgrass, Bryan

From: Travis Johnson <travis@plsengineering.com>
Sent: Friday, September 07, 2018 6:07 PM
To: Snodgrass, Bryan
Subject: RE: Updates to Vancouver subdivision submittal standards
Attachments: 2581 Preliminary Boundary Survey.pdf

Hey Brian:

I appreciate the opportunity to provide constructive change with the final plat process. I did get a chance to speak with Johnnie about these changes because I wanted to have an understanding from staff of why these changes are needed. I think bullet point 2 & 5 below create a challenge for the applicant, consultants and staff and may not be necessary.

I understand the intent of having the surveyor stamp the preliminary plat and the existing conditions plan, but I don't think the ultimate outcome for this requirement will achieve what is intended. Most surveyors do not have a good understanding of the development and zoning code and only take the linework that the engineer/planner provides to prepare the final plat. What is important at the preliminary stage is acquiring a boundary of the property with all encroachments surveyed to determine if adverse possession will be an issue. Though this is a private matter, us consultants should be aware that if there is an adverse possession claim there needs to be enough area in the impacted lot to meet the underlying zoning requirements. This isn't a requirement in most agencies, but a good designer should be taking these issues into account early on in the design process. A copy of what Clark County requires is attached.

In regards to the 5th bullet point there are always timeline issues with as-builts and final plats and last minute comparisons. The plat should have all of the easements that are reflected on the construction plans and if there are changes in utility locations the easements are a minor change. Easements on the plat are important, but they are only a very small portion of information on the final plat. What's important is that the majority of the plat gets reviewed as this is a crucial time for the applicant as the interest payments are the highest. Implementing this would add approximately 2-months of additional review at the worst possible time for the applicant which would create tension between applicants, consultants and staff. It is crucial that we start the plat review after construction drawing approval.

I will look through the code this weekend and will provide comment if something stands out. Appreciate everything Bryan, and thanks for the opportunity to provide feedback!

Travis Johnson, P.E.

travis@plsengineering.com



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CITY OF VANCOUVER
PLANNING COMMISSION

SEP 11 2018

RECEIVED FOR RECORD

From: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>

Sent: Thursday, September 6, 2018 9:26 AM

To: Travis Johnson <travis@plsengineering.com>; 'John@aks-eng.com' <John@aks-eng.com>; 'kurt@olsonenr.com' <kurt@olsonenr.com>; 'Jaima.Johnson@fnf.com' <Jaima.Johnson@fnf.com>; 'SHunzeker@wfgtitle.com' <SHunzeker@wfgtitle.com>; 'carolina@clarkcountyttitle.com' <carolina@clarkcountyttitle.com>

From: John Meier [mailto:John@aks-eng.com]
Sent: Thursday, September 06, 2018 12:07 PM
To: Snodgrass, Bryan
Subject: RE: Updates to Vancouver subdivision submittal standards

Bryan,

Thanks for sending us this information. I do have some comments below and also regarding the e-plan process. I am not a huge fan of the e-plan process that the City of Vancouver implements. We are submitting e-plans in many jurisdictions in SW Washington and the Portland Metro area. The City's system is built upon the use of proprietary software that we all need to learn how to use, which is the biggest problem that I have with it. It makes it difficult for our staff to review and address comments as we now have to learn how to use the City's software and it just takes more time. My suggestion is to make the system more user friendly so that anyone on the outside does not have to learn to use the system. I believe it will save you a lot of staff time as well. I would be more than happy to discuss further.

A couple of the items below will add more cost to a given project and we are seeing costs escalate across the board for residential development. Less regulation would be better, which you are getting to with a couple of your items below.

Thanks!

John M. Meier, P.E.
Principal

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From: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Sent: Thursday, September 6, 2018 9:26 AM
To: 'travis@plsengineering.com' <travis@plsengineering.com>; John Meier <John@aks-eng.com>; 'kurt@olsonengr.com' <kurt@olsonengr.com>; 'Jaima.Johnson@fnf.com' <Jaima.Johnson@fnf.com>; 'SHunzeker@wfgtitle.com' <SHunzeker@wfgtitle.com>; 'carolina@clarkcountytitle.com' <carolina@clarkcountytitle.com>
Cc: Hildreth, Johnnie <Johnnie.Hildreth@cityofvancouver.us>
Subject: Updates to Vancouver subdivision submittal standards

EXTERNAL EMAIL: This email originated from outside of AKS Engineering & Forestry. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings

As professionals involved with the subdivision submittal and approval process, we wanted to individually let you know of proposed changes to the City subdivision review standards, attached. The changes are primarily intended to reflect Vancouver's new electronic submittal process, with updates also in the following areas:

- Make City code consistent with state law and no longer require mayor/council final approvals **Good.**
- Require licensed surveyor preparation of existing condition plans and preliminary plats **I would agree with existing conditions, but not preliminary plats. I would suggest requiring a record of survey be recorded or provide a preliminary record of survey, which is what the County went to. I fail to see the gain by having a surveyor prepare a preliminary plat.**
- Simplify plat alterations and update codes to meet RCW standards **good**
- Update escrow standards consistent with Vancouver's Development Escrow Policy that has been in place since May 2017 **We haven't had issues with subdivisions, but the City's site plan requirements are broken with regards to bonding/escrow of improvements.**
- Require as-built approval prior to final plat submittal, consistent with requirements of Clark County and other local jurisdictions **The County does allow us to submit final plats before as-builts are approved, but the plat cannot record prior to as-built approval. This will delay plats longer than necessary and is a horrible idea. I suggest allowing final plat review but maybe not recording until as-builts are approved. This is a big impact if as-builts have to be approved prior to final plat review.**

We believe the changes will have very limited impacts, but feel free to advise staff or the City Planning Commission if you believe otherwise. The Planning Commission is holding a public hearing on these and other zoning code updates on Tuesday, September 11, at 7:30, and City Council will review Planning Commission recommendations and make final decisions at a public hearing of its own December 3.

For questions about the Planning Commission review process or to submit a comment, contact Bryan Snodgrass at 360 487-7946, bryan.snodgrass@cityofvancouver.us

For technical questions about the subdivision submittal changes, contact Johnnie Hildreth at 360 487-7824, Johnnie.Hildreth@cityofvancouver.us

Thank you

Chapter 20.320

SUBDIVISIONS

Sections:

20.320.010	Purpose.
20.320.015	Applicability.
20.320.020	Approval Process.
20.320.030	Preliminary Plat Application Requirements.
20.320.040	Preliminary Plat Approval Criteria.
20.320.050	Final Plat Application.
20.320.060	Final Plat Approval.
20.320.070	Technical Standards.
20.320.080	Other Provisions.
20.320.090	Remedies and Penalties.

Section 20.320.010 Purpose.

Purpose. The purpose of this Chapter is to implement the policies of the various applicable state statutes including, but not limited to, Chapter 58.17 RCW, Findings; Chapters 35.63 and 65.08 RCW, and the City of Vancouver Comprehensive Plan. The regulations contained herein are intended to:

- A. Promote the effective utilization of land and infrastructure;
- B. Make adequate provision for the housing, commercial and industrial needs of the City, the county and the region;
- C. Prescribe procedures for the subdivision of land in accordance with officially adopted plans, policies and standards, including the provisions of the Development Code (Title 20 VMC); and
- D. Provide for the efficient processing of subdivision applications without undue delay.
(M-3643, Added, 01/26/2004)

Section 20.320.015 Applicability.

All divisions of land except those listed in Subsection (D) below, shall be subject to the requirements of this Section.

- A. Short subdivisions. A short subdivision is a land partition containing nine (9) or fewer lots.
- B. Subdivisions. A subdivision is a land partition containing ten (10) or more lots.
- C. Infill Subdivisions and Short Subdivisions, pursuant to additional requirements of Section 20.920 VMC.
- D. Exemptions. The provisions of this Chapter shall not apply to the following:
 - 1. Cemeteries and burial plots while used for that purpose.

2. Divisions of land into lots or tracts, each of which is 1/64 of a section of land or larger, or 10 acres or larger, if the land is not capable of description as a fraction of a section of land. For purposes of computing the size of any lot under this item which borders on a street or road, excluding limited-access streets or roads, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street, and the side lot lines of the lot running perpendicular to such centerline.

3. Divisions and/or acquisitions of land pursuant to condemnation or threat of condemnation by a government agency public purposes.

4. Divisions of land made by testamentary provisions, or the laws of descent.

5. Divisions of land made by subjecting a portion of a parcel or tract of land to Chapter 64.34 RCW (Condominiums) if the Planning Official has approved a binding site plan in accordance with Chapter 20.330 VMC.

6. Divisions of land into lots or tracts classified for industrial or commercial use, when the Planning Official has approved a binding site plan for use of the land in accordance with Chapter 20.330 VMC.

7. A division made for the purpose of adjusting boundary lines which does not create any additional lots, tracts, parcels, sites or divisions, nor any lots, tracts, parcels, sites or divisions which contain insufficient area and/or dimensions to meet the minimum requirements for width, depth and/or area for a lot.

8. Divisions created by a court order that result in lots that conform to the requirements of this Title. (M-3643, Added, 01/26/2004)

Section 20.320.020 Approval Process.

A. Decision-making process

1. Short subdivisions. The Planning Official shall approve, approve with conditions or deny an application for a short subdivision preliminary plat by means of a Type II procedure, pursuant to 20.285.050 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development, and 20.927 VMC if a qualifying narrow lot development.

2. Subdivisions. The Hearings Examiner shall approve, approve with conditions or deny an application for a subdivision preliminary plat by means of a Type III procedure, pursuant to 20.210.060 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development or 20.927 if a narrow lot development.

B. Term of preliminary plat approval. Approval of a preliminary short subdivision or subdivision shall be valid for a period of seven years, except as provided by RCW 58.17.140(3)b, subject to verification of utility availability, during which time an application for final plat meeting all the requirements of this Chapter and all conditions of preliminary plat approval shall be made; provided, that extensions of preliminary short subdivision or subdivision plat approval may be granted in accordance with the procedures and criteria set forth in Section (D) below.

C. Phasing. The developer may develop the short subdivision or subdivision in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and approved by the Review Authority, except that the Planning Official may approve a phasing plan for an approved short subdivision or subdivision by means of a Type I procedure, governed by 20.210.040 VMC Type I Applications upon finding that:

1. The phasing plan includes all land identified within the legal notice of the approval hearing;
2. The sequence of phased development is identified by map;
3. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation etc.; and
4. The Director of Public Works and Transportation Manager have approved the necessary documents to determine that all streets, sanitary and storm sewers, water and other public improvements, including but not limited to drainage improvements, and erosion control measures are assured.

D. Extensions. Extension requests shall be reviewed in accordance with the following criteria:

1. An initial one-year extension request, which has been filed at least 30 days prior to the expiration of the seven-year period, shall be reviewed by the Planning Official by means of a Type I procedure, as governed by Section 20.210.040 VMC, upon showing that the applicant has attempted in good faith to meet the conditions for the final plat within the seven-year period.

2. Two additional two-year extension requests may be granted by the Planning Official by means of a Type II procedure, as governed by Section 20.210.050 VMC, providing the applicant demonstrates compliance with all of the following criteria:

a. The applicant has pursued compliance with all conditions of preliminary plat approval and submitting the final plat in good faith; and

b. There have been no changes to the Comprehensive Plan, zoning ordinance, development standards or other applicable codes that are inconsistent with the approved preliminary plat.

3. Short subdivisions or subdivisions that have been approved for phased development pursuant to Subsection (C) above may receive subsequent two-year extensions in accordance with the criteria of Subsection (D)(2) above so long as at least one phase received final plat approval and was properly recorded within four years prior to each such subsequent extension request.

E. Transportation concurrency. The approval of extensions notwithstanding, the applicant shall comply with the provisions of Chapter 11.95 ~~70~~ VMC, Transportation Concurrency.

F. Land transfer agreements. Agreements to transfer land prior to final plat are authorized, provided, that the performance of an offer or agreement to sell, lease or otherwise transfer a lot, tract or parcel of land following preliminary plat or short plat approval is expressly conditioned on the recording of the final plat or short plat containing the lot, tract or parcel and shall comply with the requirements of 58.17.205 RCW. (M-4034, Amended, 12/03/2012, Sec 8-Effective 01/03/2013; M-3959, Amended, 07/19/2010, Sec 22-Effective 8/19/2010; M-3643, Added, 01/26/2004)

Section 20.320.030 Preliminary Plat Application Requirements.

A. Application/fees. ~~Completed application form as prescribed by the Planning Official with applicable fee per VMC 20.180. The applicant shall provide one original and eight copies of the application for a completed application form provided by the planning official, and copies of the information required. A preliminary plat of a short subdivision or subdivision consisting of the following information:~~

- ~~1. Subdivision or short subdivision name that must be other than the name of an existing subdivision, addition or plat recorded in Clark County Washington;~~
- ~~2. Name, mailing address, and telephone number of the owner and/or developer;~~
- ~~3. Name, mailing address, telephone number, and signature of person preparing the application~~
- ~~4. Date;~~
- ~~5. Location, including 1/4 of 1/4 section, section, township, range and, as applicable, donation land claim and/or subdivision;~~
- ~~6. Total parcel area in acres and square feet;~~
- ~~7. Comprehensive Plan and zoning designations;~~
- ~~8. Existing and proposed land uses;~~
- ~~9. Number and size of residential, commercial and industrial lots;~~
- ~~10. Names of all utility purveyors;~~
- ~~11. Signatures of all property owners; and~~
- ~~12. Fee, as governed by Chapter 20.180 VMC.~~

B. Submittal Requirements. ~~Preliminary plat information.~~ ~~The applicant shall provide one original and eight copies of the following information. Drawings shall be on sheets not larger than 24" X 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Plans for the preliminary plat will not be accepted if they are not collated and folded. Applications for preliminary short subdivisions or subdivisions shall be on a scale legible for digital reproduction and shall include the following:~~

1. Existing conditions plan. ~~The preliminary plat application shall include the following information: on one or more to-scale drawings: The existing conditions plan, shall include pertinent survey data compiled as a result of a survey made by or under the supervision of a licensed land surveyor in the state of Washington and shall include the following information:~~

- ~~a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a 500' radius of the site;~~
- ~~b. The site size, dimensions and orientation relative to true north;~~
- ~~c. Remaining easements~~

d. The location, name and dimensions of public and private streets adjoining the site, identifying whether the streets are public or private;

e. Location, dimension, and purpose of existing easements;

f. The location of existing structures and other improvements on the site, including buildings, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;

g. Elevation of the site at 2' contour intervals for grades 0% to 10% and at 5' contour intervals for grades more than 10%;

h. The location of natural conditions such as:

1. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, springs, seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas;

2. Geological hazard areas such as slopes in excess of 15%, unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity;

3. Existing vegetation including stands of trees and individual trees ~~with a caliper greater than 6"~~, additional information necessary to comply with VMC 20.770 Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat. (PMC to check with Charles)

2. Preliminary plat. The proposed preliminary plat shall include the following: ~~The proposed preliminary plat shall include the following information presented on one or more drawings. Plans shall be on sheets not larger than 24" x 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Other scales may be used with the approval of the Planning Official. Plans for the preliminary plat will not be accepted if they are not collated and folded.~~

a. The proposed site and its dimensions and area.

b. Proposed lots, tracts and easements, including dimensions, individual lot areas and total acreage.

c. Abutting properties or, if abutting properties extend more than 100' from the site, the portion of abutting properties within 100' of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.

d. The location and dimensions of development, including but not limited to the following:

1. Streets and other rights-of-way and public or private access easements on and adjoining the site;

2. Vehicle, and bicycle parking and pedestrian bicycle and vehicular circulation areas;

3. Loading and service areas;

4. Active or passive recreational or open space features;

5. All utilities;

6. Existing structures to be retained on the site and their distance from proposed property lines;

7. Proposed structures on the site, including signs and fences, and their distance from property lines if known at time of land division;

8. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division.; and

9. Boundary delineation of any wetlands including required buffers and shoreline setback lines if applicable

3. Narrative. ~~A Preliminary plat application~~ The narrative shall include the following:

a. A comprehensive narrative addressing how the development complies with preliminary plat approval criteria 20.320.040 and the technical standards in Section 20.320.0870 VMC; other applicable standards of this Title and the policies of the Comprehensive Plan outlined by staff as being applicable to the proposed development

b. Description of the uses proposed for the site;

c. Phasing plan, if applicable;

~~d. Construction schedule;~~

~~e. d.~~ Any variances requested pursuant to the regulations in Chapter 20.290 VMC;

~~f. e.~~ Existing covenants or restrictions and easements, if applicable; and

~~g. f.~~ History of any previous subdivisions and short subdivisions of the property.

4. Supplementary information. ~~One original and eight copies, collated and folded, of t~~ The following supplemental information shall also be submitted unless otherwise indicated in parentheses:

a. Environmental checklist that complies with Chapter 20.790 VMC, SEPA Regulations (if applicable,

b. Legal description;

~~e. Reproducible copies of all plans identified in 8 1/2 x 11" or 11" x 17" format;~~

~~d. Assessor's map(s) showing all properties within 1,000' of the plat boundary;~~

~~e. Results of any completed percolation tests, if applicable (four copies);~~

~~f. 1 copy of the proposed plat map, reduced to fit on either 8 1/2" X 11" or 11" X 17" paper;~~

~~g. c.~~ Geotechnical/soils survey (~~four copies~~), if applicable;

~~h. d.~~ Tree, vegetation, and soil plan that complies with the requirements of Chapter 20.770

VMC, Tree, Vegetation, and Soil Conservation;

~~i. e.~~ Preliminary grading, erosion prevention and stormwater plans

1. Grading Plan indicating areas of soil protection and compaction prevention.
2. Erosion Prevention measures as required in VMC 14.24, and
3. Stormwater Site Plan as required in VMC 14.25,

~~j. f.~~ Archaeological Pre-Determination Report, if applicable, that complies with the requirements of Chapter 20.710 VMC, Archaeological Resource Protection (~~four copies~~);

~~k. g.~~ Sales history. A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made (~~one copy~~);

~~l. h.~~ Clark County Public Health Department Development Review Evaluation Form or copy of application to the Clark County Public Health Department (~~four copies~~);

~~m.~~ ~~Pre-application conference notes; and~~

~~n. i.~~ Certified mailing list. Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor, ~~a title company~~. For non-owner occupied properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies).

~~o. j.~~ ~~Request for Certificate of Concurrence or Certificate of Concurrence Survey and applicable traffic studies.~~ Traffic Study or Trip Generation and Distribution Report in compliance with Title 11.

(M-4179, Amended, 10/17/2016, Sec 72-Effective 12/31/2016; M-3643, Added, 01/26/2004)

Section 20.320.040 Preliminary Plat Approval Criteria.

Approval criteria. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following criteria:

A. Public facilities provision. Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;

B. Proposed improvements. Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;

C. Open space and dedications. Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations;

D. Physical characteristics. The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited, to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;

E. Re-platting of existing subdivisions. When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;

F. Compliance with all requirements of this title. The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval; and

G. Compliance with State requirements. That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

H. Narrow Lot Additional Criteria. Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet additional criteria of VMC 20.927.030 A, B and C.

(M-4147, Amended, 12/07/2015, Sec 4-Effective 1/7/2016; M-3778, Amended, 12/04/2006, Sec 3; M-3643, Added, 01/26/2004)

Section 20.320.050 Final Plat Application.

A. ~~Final plat application. Applications for final plat approval of a short subdivision or subdivision shall be filed with the Planning Official. Note that Tier I and Tier II and Tier I, II and III submittal requirements may be filed concurrently.~~ Final plat application and fees. A complete application, including all supplemental documentation and correct number of copies, shall be filed with the Planning Official along with all associated fees per VMC 20.180.

B. ~~Fees, materials and reproduction. The applicant shall submit the requisite fee, a completed application form and five collated and folded paper copies of the information required below. Plans for final plat will not be accepted if they are not collated and folded. Include one reduced 8 1/2" x 11" copy of all plans.~~ Proposed final plat. The proposed final plat shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW) as it now exists or hereafter amended. The plat shall consist of one or more pages of a size acceptable to the recording authority, and drawn to a minimum scale of one inch equals fifty feet. The drawing shall contain the following:

1. Date, north arrow and scale;
2. Name of subdivision and applicable project numbers;
3. Letter height must not be less than .08";
4. Heavy dashed line around the exterior boundary;
5. All section, township, municipal and county lines lying within or adjacent to the subdivision;
6. Legend;
7. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries, and all permanent monuments with linear dimension, including dimensions to every curb screw;

8. The boundary of the subdivision with complete bearings and linear distances;
9. The length and bearings of all straight lines and the radii, arcs and semi-tangents of all curves;
10. The length of all lot lines, together with bearings and other data necessary for the location of any lot line in the field;
11. Identification of areas to be dedicated or reserved clearly indicated with location, size and purpose. These may include rights-of-way width, public easements, private easements, specific utility easement and type, open space tracts, wetland, etc.;
12. Numbers assigned to all lots, indication of the acreage and/or square footage of each lot, and letters assigned to all blocks within the subdivision;
13. Certification on the face of the plat by a registered land surveyor:

I, _____, registered as a land surveyor by the state of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by or under my supervision, during the period of _____ through _____; that the distances, courses and angles are shown thereon correctly, and that monuments other than those monuments approved for setting at a later date have been set and lot corners staked on the ground as depicted on the plat.

14. Signature blocks for the following:
 - a. Director of Public Works;
 - b. Director of Community and Economic Development;
 - c. Clark County Public Health signature or a letter from Public Health is provided confirming completion of the Public Health's Development Review Process;
 - d. County assessor;
 - e. Auditor's certification;
 - f. Surveyor's certification, with license number, signature, date and seal.

C. Additional final plat application requirements:

1. Final Performance and Maintenance Bond (if applicable);
2. Legal description of boundary which has been certified by the land surveyor with seal and signature as being an accurate description of the lands actually surveyed;
3. Mathematical closures;
4. Certification of platting from a title company;
5. Dedication of Plat. A plat certificate shall be provided, including dedications, if any (RCW 58.17.165). The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, or modification showing the dedication thereon; and the acceptance by the public shall be evidenced by the approval of such plat for filing;

6. Treasurer's certificate;
7. Conditions, covenants and restrictions, notes, and/or binding agreements as required by this code, SEPA, conditions of preliminary plat approval or other law, including but not limited to the following:
 - a. Private road maintenance agreement (if applicable);
 - b. Recorded conservation covenant (if applicable);
8. Final tree and landscaping plan, including street trees;
9. Other supporting documents required pursuant to the preliminary plat decision;
10. Mylar Submittal. Upon compliance of the final plat and the construction plans with all preliminary plat conditions and with all applicable adopted statutes and local ordinances, the Planning Official shall request submittal of the final plat Mylar(s) for signature.

~~C. Tier I minimum submittal requirements for final plat subdivision. An application form shall be provided by the Planning Official, and shall contain the following Tier I submittal requirements:~~

- ~~1. Mathematical lot closure calculations for each lot prepared by a surveyor licensed in the State of Washington~~
- ~~2. Boundary survey prepared by a surveyor licensed in the State of Washington which shows dimensions, orientation of all boundary lines and indicating all property corners;~~
- ~~3. Incorporation of all plat notes from decision;~~
- ~~4. Drafting and indexing requirements:~~
 - ~~a. 21" x 30" sheet;~~
 - ~~b. North arrow indicated;~~
 - ~~c. Scale noted and shown graphically;~~
 - ~~d. Letter height must not be less than .08";~~
 - ~~e. Heavy dashed line around the exterior boundary;~~
 - ~~f. Legend;~~
 - ~~g. Approved Street names;~~
 - ~~h. Lot, block, street right of way, street dedication and centerline dimensions.~~
- ~~5. Title block on right or lower edge. The Title block shall appear on all sheets with the name of the business/owner with the firm and/or surveyor and telephone number. Include sheet designation for multiple sheets.~~

a. ~~Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;~~

b. ~~Date;~~

c. ~~Acreage;~~

d. ~~Number of lots; and~~

e. ~~Zoning designation.~~

6. ~~Indexing information. Location, including ¼ of 1/4 section, section, township, range, and as applicable, donation land claim and/or subdivision.~~

7. ~~Signature blocks.~~

a. ~~Director of Public Works.~~

b. ~~Director of Community Development.~~

c. ~~Mayor, for subdivisions only.~~

d. ~~Clark County Public Health Department signature shall be required unless a letter from the Public Health Department is provided confirming completion of the Health Department's Development Review Process.~~

e. ~~County Assessor.~~

f. ~~Surveyor's certificate with license number, signature, date and seal.~~

g. ~~County Auditor.~~

8. ~~Special requirements~~

a. ~~Identification of areas to be dedicated or reserved (rights of way, open space tracts, wetlands, etc);~~

b. ~~Special setbacks;~~

c. ~~Private easements and streets;~~

d. ~~Utility easements;~~

e. ~~Any conditions that need to be recorded with the plat denoted on the face of the plat, as indicated in the Planning Official's or Hearing Examiner's Final Order and Decision;~~

f. ~~Public and private stormwater management facilities;~~

g. ~~Identification of responsible party for maintenance of stormwater facilities;~~

- ~~h. Access restrictions;~~
- ~~i. Corner lot driveway locations;~~
- ~~j. Parking restrictions.~~

~~9. Survey information~~

- ~~a. Monument setting;~~
- ~~b. Site dimensions; and~~
- ~~c. General information including property corners, lot areas, dimensions and bearings of all property lines and areas of right of way dedication.~~

~~D. Tier II minimum submittal requirements for final subdivision/short subdivision plat.~~

- ~~1. Paper copies of approved engineering plans (full size and 8 1/2" x 11");~~
- ~~2. Final performance and maintenance bonds:~~
 - ~~d. Stormwater facilities, if applicable;~~
 - ~~e. Street(s), if applicable;~~
 - ~~f. Wetland, if applicable; and~~
 - ~~g. Trees, if applicable.~~
- ~~3. Four copies of approved street lighting plan (full size and 8 1/2" x 11");~~
- ~~4. Street signing and striping plan;~~
- ~~5. Final tree and landscaping plan, including street trees, if applicable;~~

~~E. Tier III submittal requirements for final subdivision/short subdivision plat~~

- ~~1. Two sets of final mylars for signatures;~~
- ~~2. Three paper copies of approved as built plans (full size and 8 1/2" x 11" PMTs);~~
- ~~3. Plat certificate, including dedications;~~
- ~~4. Certificate of Title;~~
- ~~5. Covenants, conditions and restrictions (CC and R's), if applicable;~~
- ~~6. Treasurer's Certificate;~~
- ~~7. Recording fee established by the County Auditor's office and made payable to the Clark County~~

~~F. Legal description. The legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of the lands actually surveyed.~~

(M-4179, Amended, 10/17/2016, Sec 73-Effective 12/31/2016; M-3959, Amended, 07/19/2010, Sec 23-Effective 8/19/2010; M-3922, Amended, 07/06/2009, Sec 18; M-3643, Added, 01/26/2004)

Section 20.320.060 Final Plat Approval.

A. Final plat procedure.

1. An applicant requesting final approval of a plat shall submit to the Planning Official copies of the materials specified in VMC 20.320.050.
2. The Planning Official shall coordinate the final plat review among the appropriate city and/or county departments.
3. Upon consideration of the approval criteria below, the Planning Official shall forward the final plat to the Public Works Director and Community and Economic Development Director for signature.
 - a. The plat is in proper form for recording as established by the submittal requirements;
 - b. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
 - c. All required improvements have been completed or security acceptable to the City in lieu of completion guaranteeing that all required improvements will be completed;
 - d. The final plat is in conformance with conditions of preliminary plat approval;
 - e. The final plat complies with the requirement of this chapter and all applicable, adopted states and local ordinances.
4. The final plat shall be recorded with the Clark County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor.
5. Upon recording of the final plat with the Clark County auditor, the applicant shall submit two full-size copies of the actual recorded Mylar to the Planning Official.

~~Three copies of the proposed final plat map with mathematical closures calculations shall be submitted to the Planning Official. The Planning Official shall forward a copy of the final plat and the mathematical closures to the Director of Public Works or assigned designee within five working days of receipt. A second copy of the plat and closure calculations shall be forward to the Clark County Surveyor for review and comment. The third copy shall be kept on file in Community and Economic Development.~~

~~1. The Director of Public Works or assigned designees shall review final plats for conformance with conditions of preliminary plat approval and the mathematical closures for compliance with the survey standards set forth in Section 20.320.080(D) VMC and return his written approval or comments for correction to the Planning Official within 10 working days. The Clark County Surveyor shall return his written approval or comments for corrections to the Planning Official within 10 working days.~~

~~2. After compliance with the procedures of Subsections (A) and (A)(1) above, the final plat application and final plat map shall be submitted to the Planning Official as set out in Section 20.320.050 VMC.~~

~~3. Public improvement plans for the design of required street, utility and other public improvements shall be submitted to the Director of Public Works or assigned designee, who shall review them for compliance with conditions of preliminary plat approval and other standards as of the date of preliminary plat approval. Approval shall be indicated by the signature of the Director of Public Works or assigned designee appearing on the public improvement plans. The Director of Public Works shall indicate on the plan that the design is approved for construction, or within 20 working days return the plan to the applicant with modifications, if necessary.~~

~~4. Upon finding that the final plat and the public improvement plans comply with all preliminary plat conditions and all applicable statutes and local ordinances, the Planning Official shall sign the final plat. In the case of subdivisions only the final plat and accompanying recommendation shall then be forwarded to the Mayor for his signature on behalf of the City Council as provided by 58.17.140 RCW within five working days.~~

~~5. Upon approval of the final plat by the City Council and after all other statutory requirements have been met, the applicant shall record the plat with the County Auditor. The applicant shall provide the Planning Official with one mylar original and two paper copies of the recorded final plat.~~

6. Construction prior to final plat approval In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Director of Public Works may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual construction and installation of such improvements occur within a period specified in the agreement by the Director of Public Works and/or Transportation Division Manager; and completion of the improvements in accordance with the agreement shall be enforced by the Director of Public Works and/or Transportation Division Manager by appropriate legal and equitable remedies.

7. Construction of streets and utilities shall not start prior to the approval of the civil engineering construction plans by the Director of Public Works. However, rough grading operations may proceed before the plans are approved by the Director of Public Works under the following conditions:

- a. The grading plan and erosion control plans, are submitted along with an application for the grading permit; including applicable fees;
- b. The grading plan is in conformance with the approved preliminary plat;
- c. The grading plan will not be in conflict with the street profiles and drainage structure plans;
- d. A hold harmless agreement signed by the applicant in the case of mandated change to the engineering plans associated with the plat; and

e. These plans receive approval from the Department of Public Works and/or Transportation Division.

(M-3643, Added, 01/26/2004)

Section 20.320.070 Technical Standards.

A. Subdivision Layout and Required Improvements

1. Principles of acceptability. The short subdivision or subdivision shall conform to the Comprehensive

Plan. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this Title.

a. Street improvement standards. All proposed streets and street improvements shall comply with the provisions of Title 11 and approved transportation standards details on file with the Public Works Department.

b. Blocks. The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography.

c. Blocks shall not exceed 1,300' in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800'. Minimum length of a block shall not be less than 180'.

d. Easements

1. Utility lines. Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

2. Watercourses. If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15' on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.

3. Pedestrian/bicycle ways in and through residential subdivisions. In blocks over 800' in length, a pedestrian/bicycle way with a minimum width of 16' shall be required through the middle of the block when required by the Transportation Manager for public convenience and safety; 12' of the 16' corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200' in length, two pedestrian/bicycle ways shall be required. When required by the Transportation Manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

e. Flag lots. Flag lots may be permitted, provided that the minimum width of the flag stem be 15' for a single lot and 20' for a shared flag access, and it is in compliance with fire access standards contained in VMC 16.04.150. No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

f. Lot side lines. Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

g. Lot frontage. With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20'.

~~h. Lot depth and setbacks. Lots fronting or accessing on primary or secondary arterials shall be avoided when possible. If lots front on arterials, the lots shall have an average minimum depth of 100'.~~

h. i. Parks and playgrounds. The Review Authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

~~i.-j.~~ Narrow Lot Land Divisions. Land divisions which contain one or more residential lots having a width or less than 40 feet shall meet the development standards of VMC 20.927.040.

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~~k.-2k.~~ Existing trees. All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter 20.770 VMC, Tree Conservation Tree, vegetation & soil conservation.

2. Procedure for installation. In addition to other requirements, improvements installed by the developer of the short subdivision or subdivision, either as a requirement of these regulations or at his own option, shall conform to the requirements of this Title and improvement standards, specifications, inspections and procedures as set forth by the city and administered by the Department of Public Works and Community and Economic Development Department, and shall be installed in accordance with the following procedures:

a. Public work shall not commence until civil engineering plans, prepared in accordance with the requirements of the city, have been approved by the city: all required permits have been obtained and a pre-construction conference has been conducted. Public work shall not be commenced until the city has been notified in advance.

b. If work has been discontinued for any reason, it shall not be resumed until the city has been notified.

c. Public improvements shall be constructed under the inspection and to the satisfaction of the Director of Public Works or their designee. The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

d. All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the short subdivision or subdivision shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

e. A plan showing all improvements "as built" shall be filed with the Development Review Services upon the completion of the improvements.

f. Public improvements required. Improvements to be installed at the expense of the owner of the short subdivision or subdivision are as follows:

1. All full-width streets, sidewalks, curbs and gutters, including alleys, within or adjacent to the subdivision or short subdivision; streets adjacent but only partially within the short subdivision or subdivision; and the extension of short subdivision or subdivision streets to the intercepting paving line of existing streets with which short subdivision or subdivision streets intersect shall be graded for the full right-of-way width and improved to the city's improvement standards and specifications.

2. Half-width roads. In situations where the property being developed does not permit full-width public streets, half roads having a minimum right-of-way or easement and roadway improvement width of 1/2 of the design width may be permitted when placed adjacent to adjoining property so long as there is no physical obstruction or development constraint prohibiting the completion of the street on such adjoining property; provided, that public street half-width shall be a minimum of 20' wide. Public half-width streets serving six or more parcels shall be required to dedicate additional right-of-way as necessary to provide for a minimum of 1' of right-of-way beyond the edge of the sidewalk. Further, additional right-of-way or easement may be required between the edge of the roadway and the property line for construction

clearance, slopes or other features. Half-width public streets shall serve a maximum of 200 ADT. If the number of trips generated is greater than 200 ADT, the street shall be widened to full-width standards. Parking shall be prohibited along any half-width street and necessary signs and pavement markings shall be the responsibility of the developer.

3. Bench marks. When required, Elevation bench marks shall be established within the subdivision with elevations to U.S. Geological Survey datum.

4. Surface drainage systems shall be provided within the subdivision or short subdivision. The design of the drainage system within the short subdivision or subdivision shall be in accordance with the standards set forth by VMC 14.25, as administered by the Department of Public Works.

5. Erosion control and stormwater quality. Facilities shall be provided within the short subdivision or subdivision to enhance stormwater runoff and protect existing and future drainage facilities. The design of the erosion control and stormwater quality system shall be in accordance with the standards set forth by the city, pursuant to VMC 14.24 and 14.25, as administered by the Department of Public Works.

6. Sanitary sewers. Sanitary sewers shall be installed to serve the short subdivision or subdivision and to connect the short subdivision or subdivision to existing mains. In the event that it is impractical to connect the short subdivision or subdivision to the city trunk sewer system, the Review Authority may authorize the use of septic tanks if the lot area is adequate, taking into consideration the physical characteristics of the area determined by the County Health Department.

7. Water system. Water lines with valves and fire hydrants serving the short subdivision or subdivision and connecting the subdivision or short subdivision to the city mains shall be installed according to specifications of the city, pursuant to Title 14 VMC, Water and Sewer Facilities, as administered by the Department of Public Works.

8. Sidewalks. Sidewalks shall be installed along both sides of each street within and/or adjacent to the short subdivision or subdivision, unless exempted by approval of a Roadway Modification, by the Review Authority and along pedestrian ways of the short subdivision or subdivision. Sidewalks shall be installed according to the specifications of the city, pursuant to Title 11 VMC, Streets and Sidewalks, as administered by the Department of Public Works.

9. Street trees. Street trees shall be planted along both sides of each street within the short subdivision or subdivision and along any portion of the short subdivision or subdivision that fronts upon an existing street. Street trees shall be planted 30' on-center and be of a species approved by the city Planning Official.

10. Other. When special conditions are encountered in the plans for improvements such as fill section requiring the placement of guardrails, ditches requiring drainage appurtenances, or other protection against erosion such as slopes requiring use of sod and/or seeding, such improvements shall be considered as an integral part of the improvement construction. Such special improvements shall be approved by the Director of Public Works or Transportation Manager prior to commencement of construction.

g. Conditions of agreements

1. Short Subdivisions or Subdivisions. Before the ~~City Council~~ Public Works and Community and Economic Development Directors approval is certified on the plat of a subdivision, the developer shall either install required improvements and repair any damage to the existing streets or other facilities

damaged due to the development of a the subdivision, or at the city's discretion execute and file with the City Clerk an agreement between herself/himself and the city specifying a period not to exceed two years in which the required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the subdivider.

~~2—Short subdivisions. Before the Planning Official's approval is certified on the plat of a short subdivision, the developer shall either install the required improvements and repair any damage to the existing streets or other facilities damaged due to the development of a the short subdivision, or at the city's discretion execute and file with the City Clerk an agreement between himself and the city specifying a period not to exceed two years in which required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the developer of the short subdivision.~~

3. 2. Escrow or other form of security acceptable to the city required – Public Improvements. The city may accept from the developer of any short subdivision or subdivision, in lieu of completion and acceptance of certain approved required public improvements prior to approval of a final plat, an escrow agreement or other form of security acceptable to the city which secures and provides for the actual construction and installation of the improvements of the conditions of plat approval and subject to the following:

a. The use of escrow in lieu of construction completion shall be limited to work items representing end-of-project issues that are generally outside the control of the developer. Examples may include; top layer of pavement, landscaping or sidewalk construction in unfavorable weather seasons; delayed delivery of long-lead-time items like street lighting or traffic signal equipment. The use of escrow shall not be approved for underground utility installation.

~~a. Use of escrow or other form of security acceptable to the city in lieu of completion and acceptance of such required private improvements shall include:~~

~~1. Approved public transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;~~

~~2. Approved water system improvements;~~

~~3. Approved sanitary sewer improvements;~~

~~4. Approved public stormwater collection and management facilities; and~~

~~5. Approved landscaping and street trees, including installation and maintenance costs.~~

b. The developer shall submit a written request and the appropriate forms to ~~the Development Review Services,~~ and the Director of Public Works, or designee, for review, which shall include the following information:

1. A scheduled unit cost breakdown for project work to be completed presented as Exhibit "A", an agreement will not be accepted without an approved unit cost breakdown for the project.

2. ~~The executed~~ A draft of the escrow agreement in a form approved by the city.

3. Any other documents deemed necessary by the city.

4. Applicable processing fee.

c. Upon approval of an escrow or other form of security acceptable to the city, recording of the final plat is allowed, provided all other conditions to be met prior to final plat approval have been satisfied.

~~5.4.~~ Escrow or other form of security acceptable to the city required – Private Improvements. The city may accept from the developer of any subdivision or short subdivision, in lieu of completion and acceptance of certain approved required private improvements prior to approval of a final plat, an escrow agreement or other form of security, acceptable to the city, which secures and provides for the actual construction and installation of the private improvements or the performance of the conditions of agreement for plat and subject to the following:

a. Use of escrow or other form of security acceptable to the city in lieu of completion and acceptance of such required private improvements shall be limited to:

1. Approved private transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;

2. Approved private stormwater collection and management facilities;

3. Approved landscaping and trees to meet minimum on-site tree density, including installation and maintenance costs.

b. The developer shall submit a written request along with the appropriate forms to the Planning Official for review.

c. Each escrow or other form of security acceptable to the city request shall include the following:

1. A scheduled cost breakdown for project work to be completed presented as Exhibit “A”, an escrow agreement shall not be accepted without an approved unit cost breakdown for the remaining improvements.

2. A draft escrow agreement in a form provided by the city.

3. An irrevocable license signed by the owner of subject property to run with the property which provides the city with the right to allow the employees, agents, or contractors of the city to go on access the subject property for the purpose of inspecting and, if necessary, doing completing the work or making the improvements covered by the escrow or other form of security acceptable to the city.

4. Any other documents deemed necessary by the city.

5. Applicable processing fee.

d. Upon approval of an escrow or other form of security acceptable by to the city, recording of the final plat is allowed, provided all other conditions required to be met prior to the final plat approval have been satisfied.

~~5.4.~~ Amount of escrow or other form of security acceptable to the city. Such assurance of full and faithful

performance shall be for a sum approved by the Planning Official as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses.

~~6.~~ 5. Failure to carry out agreement. In the event the developer of the short subdivision or subdivision fails to carry out provisions of the agreement and the city has un-reimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the city to defray its costs. If the amount of the escrow or other form of security acceptable to the city exceeds the cost and expense incurred by the city, the city shall release the remainder and if the amount of the escrow or other form of security acceptable to the city is less than the cost and expense incurred by the city, the subdivider shall be liable to the city for the difference.

~~7.~~ 6. Guarantee of workmanship and materials. It shall be required that a 110% maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the city. This is provided that in the judgment of the Director of Public Works any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

~~8.~~ 7. Release of escrow or security. Upon completion of required improvements, the subdivider shall request in writing that the Planning Official or Director of Public Works release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

B. Public improvements plan. Where public improvements are required, plans for such improvements shall be submitted to the Director of Public Works. Public improvements shall be designed by or under the direct supervision of a licensed professional civil engineer as required by statute, pursuant to 18.08, 18.43, and 18.96 RCW, and shall meet, as a minimum, the requirements of Section 20.320.080(A) VMC. The engineer shall certify the plans by seal and signature. Such certification shall contain the following: (1) subdivision name; (2) name, mailing address, and telephone number of engineer preparing the plan; and (3) date, including month and year. All public improvement plans shall be submitted for review and approval by the Director of Public Works.

C. Monument-setting. All monuments set in subdivisions shall be at least ½" X 24" steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.

1. Centerline monument-setting After paving, except as provided in, Subsection (4) below, monuments shall be driven flush with the finished road surface at the following intersections:

- a. Street centerline intersections;
- b. Points of intersection of curves if placement falls within the paved area or otherwise, at the beginnings and endings of curves;
- c. Intersections of the plat boundaries and street centerlines.

2. Property line monument-setting. All front corners, rear corners, and beginnings and endings of s curves shall be set with monuments, except as provided in Subsection (4) below. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property-line monuments may be provided by brass screws or concrete nails with the surveyor's license number at the intersections of curb lines and the projections of side property lines. If curb monuments are used, it shall be noted on the plat, and also that

such is monuments are good for projection of line only and not for distance.

3. Post-monument-setting. All monuments for the exterior boundaries of the short subdivision or subdivision shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to recording if the developer certifies that the interior monuments shall be set within 90 days of final short subdivision or subdivision construction inspection by the Director of Public Works, and if the developer guarantees such interior monument-setting.

a. The developer shall sign the following certification, the existence of which shall be noted on the plat, if post-monument-setting of the interior monuments is chosen:

DEVELOPER'S CERTIFICATION FOR POSTMONUMENTATION

I, certify that the post-monument-setting of the interior monuments of this plat shall be accomplished within ninety (90) days of final acceptance of subdivision construction by the Director of Public Works for the City of Vancouver, Clark County and State of Washington.
(Signature)”

b. The land surveyor who performs any post-monument-setting shall certify that the interior monuments have been set in compliance with the final plat, and shall record the following certification with the County Auditor:

“I, certify that I have set the interior monuments for (name of subdivision) a subdivision plat recorded in Book (____), page (____), Records of Clark County, and that said monuments are set in compliance with said final plat.

Dated this (____) day of (____), 20 ____.

(License number, seal, and signature of surveyor).

c. If the surveyor cannot certify that the monuments are in compliance with the final plat, the discrepancy shall be resolved by filing an amended final plat in accordance with the provisions of Section 20.320.030(D)(1) VMC.

4. Post-monument-setting bonds. In lieu of setting interior monuments prior to final plat recording as provided in Section 20.320.080 (C)(2) VMC, the Director of Public Works may accept a bond in an amount and with surety and conditions satisfactory to him/her, or other secure method as the Director of Public Works may require, providing for and securing to the city the actual setting of the interior monuments as provided in Section 20.320.080 (C)(2) VMC and to be enforced by the Director of Public Works by appropriate legal and equitable remedies.

D. Survey standards. All surveys shall comply with standards set forth by state statutes, drafting standards of this Title, and WAC 332-130, except that linear closures after azimuth adjustment shall be at least a ratio of 1:10,000 for WAC 332-130-090. Where conflicts are identified, the most restrictive standard shall prevail.

1. Elevations of vertical information. Where required, any elevations or vertical information shall have an accuracy of third-order specifications as published by the U.S. Department of Commerce in a bulletin entitled “Classification, Standards of Accuracy, and General Specifications of Geodetic Control Surveys,” and bench marks with the datum used shall be shown on the plat.

E. Drafting standards

1. Preferred scale proportions. The preferred scale proportions for preliminary and final plat are ratios as follows:

a. 1:600 or 1"=50'

b. 1:1,200 or 1" = 100' and 1:2,400; or 1" = 200'; but in no case shall the proportion exceed 1:2,400.

2. Final plat drawing requirements. The final plat shall be drawn with ink upon three-mil mylar film, or equivalent; sheet size as required by recording agency ~~said sheets to be 30" X 21"~~, with a 1" border on each side.

3. Lettering. Lettering shall be at least 0.08" high, and the perimeter of the final plat shall be depicted with heavier lines (dashed) than the remaining portion of the plat.

4. Location. All data necessary for the location in the field of all points within the plat shall be shown. Straight lines shall be designated with bearing and distance; curves shall be designated by arc length, central angle and radius. All dimensions shall be in feet or meters, and decimals thereof to the nearest 1/100 of a foot, or 5/1,000 of a meter; except that angles shall be in degrees to the nearest second. (M-4179, Amended, 10/17/2016, Sec 74-Effective 12/31/2016; M-4034, Amended, 12/03/2012, Sec 9--Effective 01/03/2013; M-3847, Amended, 11/19/2007, Sec 5; M-3778, Amended, 12/04/2006, Sec 4; M-3701, Amended, 05/02/2005, Sec 11; M-3643, Added, 01/26/2004)

Section 20.320.080 Other Provisions.

A. Variances. One or more variances may be requested relating to any of the design or development standards contained within Section 20.320.070 VMC except those for which variances are expressly prohibited, as listed in Chapter 20.290.010 VMC. These shall be requested concurrently subject to the procedural requirements and approval criteria contained in Chapter 20.290.040 VMC. No variances to procedural regulations are permitted.

B. Proximity to agricultural and mineral activities

1. All plats or development approvals under this Title issued for residential development activities within 1/4 mile of lands zoned agricultural or from existing agricultural or mineral resource operations shall be accompanied by a notice provided by the Planning Official. Said notice shall include the following disclosure:

a. The subject property is within 1/4 mile of designated agricultural land or mineral resource land as applicable, on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery, including aircraft, during any hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.

b. In the case of subdivision plats, short subdivision plats or recorded binding site plans, such notice shall also be recorded separately with the Clark County Auditor.

2. All plats or development approvals under this Title issued for residential development activities shall provide a barrier such as fencing or vegetation between the immediately-adjacent residential lots and

agricultural and mineral resource activities. A natural buffer, such as a wetland, swale or berm, may substitute for the barrier upon approval of the Planning Official. Lots with street frontage are not required to provide a barrier between residential uses and an adjacent agricultural or mineral resource activity across the street.

C. Subdivisions of commercially and industrially zoned properties

1.1. Preliminary plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.030 VMC and 20.320.040 VMC.

2.2. Final plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.060 VMC except that the final plat shall be in substantial compliance with the preliminary plat if lot sizes are within the range of lots sizes proposed for the preliminary plat, if lot sizes were shown on the preliminary plat.

~~D. Revisions of recorded plats. The subdivider shall file the final short plat or plat and attached documents for record with the Clark County Auditor. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in 58.17.215-220 RCW by a Type II or Type III process, respectively.~~

1. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in RCW 58.17 by a Type II or Type III process, respectively. If approved, the subdivider shall obtain approval of a final plat application as required by this Chapter.
2. Dedicated easements - (Alternative Process):
To extinguish or alter a dedicated easement, an alternative process to the above may be used if such process was established on the recorded plat or other document creating the dedicated easement as authorized under RCW 64.04.175.

(M-3701, Amended, 05/02/2005, Sec 12; M-3643, Added, 01/26/2004)

Section 20.320.090 Remedies and Penalties.

A. Remedies and penalties

1. Rescinding of sale and recovery of costs. Any purchaser or transferee of property divided in violation of this Chapter may rescind the sale or transfer and recover costs of investigation, suit and reasonable attorney's fee occasioned thereby, or otherwise recover any damage resulting thereby from the person or agent who illegally subdivided or short subdivided the land.

2. Injunctive

a. Whenever any parcel of land is divided into two or more divisions, lots, tracts or parcels of land, and any person, firm or corporation or any agent of any of them sells or transfers any such division, lot, tract or parcel without either having a final plat or short plat filed and recorded as required in this Chapter, the City Attorney shall commence an action to restrain and enjoin further divisions or sales, or transfers, and compel compliance with all provisions of this Chapter. The costs of such action shall be taxed against the person, firm, corporation or agent selling or transferring the property.

b. In the enforcement of this Chapter, the City Attorney may accept an assurance of discontinuance of any act or practice deemed in violation of this Chapter from any person engaging in or who has engaged in such act or practice. Any such assurance shall be in writing and be filed with and subject to, the approval of

the Superior Court of Clark County. The violation of such assurance shall constitute prima facie proof of violation of this Title.

3. Penalty for violation. No land comprising any part of a proposed subdivision or short subdivision to be established henceforth in the City shall be sold or leased until such subdivision or short subdivision has been approved as provided by this Chapter, and a plat or short plat, as appropriate, has been filed and recorded. In addition, any person, being the owner or agent of the owner of such land, or who acts in any capacity in effectuating a sale or lease, who sells or leases any division, lot, tract or portion thereof shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine in any sum not to exceed \$5001,000. Each sale or lease shall constitute a separate and distinct offense for each separate land division, lot, tract or portion of said land.

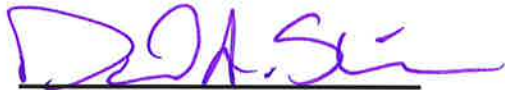
(M-3643, Added, 01/26/2004)

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

\$ **3,705,040.55** this 26th day of November 2018.

MAYOR



AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
November 13 - November 19	Accounts Payable Checks (see attached)	\$ 3,701,624.87
November 13 - November 19	Visa Refunds (see attached)	\$ 3,415.68
November 13 - November 19	Payroll Checks (see attached)	\$ -
TOTAL		\$ 3,705,040.55

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
*119994	13-Nov-2018	117,633.90	US BANK TRUST	***WIRE*** TAX REVENUES - TREASURY
119995	13-Nov-2018	22,434.83	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS WEEKLY CLAIMS, LAST OF OCTOBER
119996	13-Nov-2018	101,413.19	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS WEEKLY CLAIMS, WEEK 1 OF NOVEMBER
119997	14-Nov-2018	699.40	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** NOVEMBER BLUE CROSS COBRA PREMIUMS
119998	14-Nov-2018	538.00	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** NOVEMBER BLUE CROSS RETIREE PREMIUMS
119999	14-Nov-2018	56,235.00	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** NOVEMBER BLUE CROSS RETIREE MED ADV PREMIUMS
120000	14-Nov-2018	160.89	KAISER PERMANENTE	***WIRE*** NOVEMBER KAISER DENTAL COBRA
120001	14-Nov-2018	14,988.39	KAISER PERMANENTE	***WIRE*** NOVEMBER KAISER MEDICAL COBRA RETIREE
120002	14-Nov-2018	46,839.93	RELIASTAR LIFE INSURANCE CO	***WIRE*** NOVEMBER STOPLOSS PREMIUMS
120003	14-Nov-2018	1,365.58	WASHINGTON DENTAL SERVICE	***WIRE*** NOVEMBER WDS COBRA PREMIUMS
120004	14-Nov-2018	4,402.82	WASHINGTON DENTAL SERVICE	***WIRE*** NOVEMBER WDS RETIREE PREMIUMS
120005	13-Nov-2018	809,107.32	INTERNAL REVENUE SERVICE	***WIRE*** 21 2018 PAYROLL TAXES; FEDERAL W/H
120006	14-Nov-2018	17,579.07	STATE OF OREGON	***WIRE*** 21 2018 PAYROLL TAXES; OREGON W/H
120007	14-Nov-2018	6,986.16	BANK OF AMERICA	***WIRE*** 21 2018 PAYROLL HSA
120008	16-Nov-2018	7,491.90	ACTIVE NETWORK INC	***WIRE*** ACTIVENET FEES - 11/1/15-11/15/18 - TREASURY
120009	15-Nov-2018	701,123.64	STATE OF WASHINGTON	***WIRE*** 21 2018 PERS/LEOFF
120010	19-Nov-2018	123,178.85	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEK 2 OF NOVEMBER, WEEKLY BC CLAIMS INVOICE
596879	14-Nov-2018	192.84	Boger, Brent David	FALL WSAMA
596880	14-Nov-2018	86.25	Box, Justin R	BLEEA OCT. 2018
596881	14-Nov-2018	192.85	Brown, Jennifer Jill (Jill)	POST TRAVEL - LEAN CONFERENCE TACOMA, WA
596882	14-Nov-2018	886.01	Castle, Mark B	PNCWA CONFERENCE - BOISE, ID
596883	14-Nov-2018	431.85	Clary, Tyler Wayne	AWWA FALL TRUSTEE MEETING COEUR D'ALENE
596884	14-Nov-2018	567.79	Cook, Nathan E.	HAZMAT TRANSPORTATION SPECIALIST - COLLEGE STATION TX
596885	14-Nov-2018	270.40	Dearman, Anna Lauren Uselton	NACTO CONFERENCE - POST TRAVEL
596886	14-Nov-2018	218.70	Dick, Frank A	PNCWA 2018 CONFERENCE - POST TRAVEL
596887	14-Nov-2018	332.50	Dumas, Sean M	WSCJTC FIRST LEVEL SUPERVISOR CLASS
596888	14-Nov-2018	456.56	Erickson, Tara M	BI CONFERENCE - BELLVUE WA
596889	14-Nov-2018	7.00	Givens, Robert P	ICAC CONFERENCE 2018
596890	14-Nov-2018	912.81	Griffy, Annette M	PACIFIC NW CLEAN WATER ASSOCIATION ANNUAL CONFERENCE - POST TRAVEL
596891	14-Nov-2018	115.75	Guillot, Monica Elan Nicole (Nikki)	VERBAL JUDO TRAINING
596892	14-Nov-2018	787.89	Hale, Sheryl Lynn	2018 PNWCA CONFERENCE
596893	14-Nov-2018	903.12	Hazuka, Mark David	PNCWA CONFERENCE
596894	14-Nov-2018	11.00	Jensen, David M	2018 NW REGIONAL ICAC CONF
596895	14-Nov-2018	24.00	Kandoll, Wesley L	IAEI 2018 NW CONFERENCE - WES KANDOLL
596896	14-Nov-2018	50.00	Kendall, John A	IAEI 2018 SW SECTIONAL MEETING
596897	14-Nov-2018	252.88	Koellermeier, Douglas K	MILEAGE
596898	14-Nov-2018	545.63	Lester, Michael	2018 IACP
596899	14-Nov-2018	137.50	Malone, Christopher Allen (Chris)	MALONE-POSTTRAVEL-FALL-APWA 2018
596900	14-Nov-2018	507.70	Miles, Ryan E	2018 NWPMA CONFERENCE - KENNEWICK, WA
596901	14-Nov-2018	11.00	Nguyen, Chieu N	ICAC CONFERENCE - OCTOBER 2018
596902	14-Nov-2018	7.00	Nolan, Chadd L	ICAC 2018
596903	14-Nov-2018	30.00	Olson, Jeffrey Greg	RMS REPLACEMENT PROJECT
596904	14-Nov-2018	165.13	Patterson, Julia Ann (Julie)	SUCCESS HABITS WORKSHOP - AUBURN WA
596905	14-Nov-2018	397.20	Pettinger, Dade A	PNCWA CONFERENCE 2018 - POST TRAVEL
596906	14-Nov-2018	11.00	Prothero, Christopher J	2018 NORTHWEST REGIONAL ICAC CONFERENCE

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
596907	14-Nov-2018	11.00	Thomas, Eric A	NW ICAC CONFERENCE
596908	14-Nov-2018	218.00	Topper, Alishia Faith	POST TRAVEL - WA STATE HOUSING EVENT
596909	14-Nov-2018	232.48	Vogel, Anna L	WORKDAY TRAINING
596910	14-Nov-2018	354.60	Williams, Ian Gordan	DAVIS-BACON TRAINING WORKSHOP
596911	15-Nov-2018	2,339.40	ACCURATE CORPORATE SERVICES INC	08/28/18-08/29/18 - LOAD/DELIVER OMSI EXHIBIT - WREC - RECEIPT 138540 BY K ELLIOTT PER E-MAIL
596912	15-Nov-2018	672.81	ADVANCE STORES CO INC	SUMMARY: CUST 071370 -PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
596913	15-Nov-2018	1,400.00	ALL TRAFFIC DATA SERVICES INC	PROJ 19676-13TH ST SPEEDS - DATA COLLECTION SERVICES - THRU 10/16/18 - PLANNING
596914	15-Nov-2018	(7.84)	ALLEGIANCE BENEFIT PLAN MANAGEMENT	OCTOBER 2018 INTEREST POLICE
596914	15-Nov-2018	13,990.86	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
596915	15-Nov-2018	219.93	ARAMARK UNIFORM SERVICES INC	SUMMARY: COVERALL/MAT/TOWEL CLEANING - WREC/OPS
596916	15-Nov-2018	888.88	ARBORSCAPE LTD INC	10/16/18 - REMOVE TREE/STUMP GRINDING - BEHIND 9411 WOODRIDGE SWALE AREA - OP CENTER
596917	15-Nov-2018	7,277.75	ASPECT CONSULTING LLC	PROJ 180118 - WATER RIGHTS UTILIZATION STUDY - THRU 09/28/18 - MP ENG
596918	15-Nov-2018	2,820.84	BHC CONSULTANTS LLC	PROJ 18-10560.01 - ON-CALL SANITARY SYSTEM PLANNING/DESIGN SERVICES - THRU 09/28/18 - MP ENG
596919	15-Nov-2018	120.00	BURNT BRIDGE CR NEIGHBORHOOD	2018 PARTICIPATION IN THE RECYCLEU GRANT - SOLID WASTE
596920	15-Nov-2018	4,913.76	CASCADE CENTERS INC	PROJ EAP AB - MONTHLY EMPLOYEE ASSISTANCE PROGRAM - 18NOV - HR - RECEIPT 138500 BY A BAFUS PER E-MAIL
596921	15-Nov-2018	11,890.40	CASCADE COLUMBIA DISTRIBUTION	CUST 03481 - SODIUM FLORIDE - OPS CENTER
596922	15-Nov-2018	18,000.00	CFM STRATEGIC COMMUNICATIONS INC	2018 COMMUNITY SURVEY - THRU 10/19/18 - CMO - RECEIPT 138387 BY K PECK PER E-MAIL
596923	15-Nov-2018	6,769.88	CITY OF VANCOUVER ADVANCE TRAVEL	REIMBURSE ADVANCE TRAVEL FUND
596924	15-Nov-2018	7,257.00	CLARK COUNTY	RECORDING FEES- OCTOBER 2018
596925	15-Nov-2018	6,000.00	CLARK COUNTY	MENTAL HEALTH THERAPEUTIC COURT INDIGENT DEFENSE CONTRACT - 2018 QTR 4 - CMO
596925	15-Nov-2018	13,978.62	CLARK COUNTY	MONTHLY ANIMAL CONTROL SERVICES - 18JUN - BUDGET
596926	15-Nov-2018	5,962.00	CLARK COUNTY	CUST 1812 - WORK CREW 05 - 18SEP - OP CENTER
596926	15-Nov-2018	6,031.40	CLARK COUNTY	CUST 1812 - WORK CREW 06 - 18SEP - OP CENTER
596926	15-Nov-2018	6,341.40	CLARK COUNTY	CUST 1812 - WORK CREW 07 - 18SEP - OP CENTER
596926	15-Nov-2018	6,236.10	CLARK COUNTY	CUST 1812 - WORK CREW 11 - 18SEP - OP CENTER
596926	15-Nov-2018	7,493.50	CLARK COUNTY	CUST 1812 - WORK CREW 12 - 18SEP - OP CENTER
596927	15-Nov-2018	900.00	CLARK COUNTY HISTORICAL MUSEUM	SERVICES FOR THE NOMINATION FOR THE PARKERSVILLE SITE - CMO
596928	15-Nov-2018	109.99	Clary, Tyler Wayne	SAFTEY BOOTS FOR FIELD WORK
596929	15-Nov-2018	3,677.00	COLUMBIA CLAIMS SERVICE INC	FILE V118-1005 - CLAIMS ADJUSTER SERVICES - THRU 10/29/18 - RISK
596930	15-Nov-2018	9,658.14	COLUMBIA RESOURCE COMPANY	ACCT 130625 - 18OCT - DISPOSAL FEE - OPS CENTER
596930	15-Nov-2018	1,853.53	COLUMBIA RESOURCE COMPANY	ACCT 130635 - 18OCT - CODE COMPLIANCE DISPOSAL FEE - SHAREHOUSE TALKIN TRASH - SOLID WASTE
596931	15-Nov-2018	154.00	COLUMBIAN PUBLISHING COMPANY	ACCT 263636 - ADVERTISING - 9/26/18-10/26/18 - URBAN FORESTRY
596932	15-Nov-2018	14,853.41	COMCAST CABLE COMMUNICATIONS INC	SUMMARY: INTERNET CHARGES AT MULTIPLE LOCATIONS

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
I				
596940	15-Nov-2018			
596941	15-Nov-2018	4,992.90	CORE & MAIN LP	ACCT 110866 - OPERATING SUPPLIES - OPS CENTER
596942	15-Nov-2018	140.00	CORPORATE TRANSLATION SVCS INC	PROJ 104514 - TRANSLATION SERVICES - BUSINESS TECH ASSIST PROGRAM SURVEY - 10/16/18 - CDBG - RECEIPT 138125 BY B THOMAS
596943	15-Nov-2018	793.70	CUES INC	SO 000669987 - REPAIR SERVICES - SR3 MINI-CAM - SERIAL # 07011502 - ORDER DATE 10/04/18 - OP CENTER
596944	15-Nov-2018	2,773.51	DSU PETERBILT & GMC INC	ACCT 53317 - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
596945	15-Nov-2018	16,677.38	EPIC LAND SOLUTIONS INC	SUMMARY: PROJ 0810/0811 ON-CALL RIGHT-OF-WAY SVCS - SE EVERGREEN HWY TRAIL PHASE II & NE 137TH AVE CORRIDOR - THRU 10/14/18 - TRANSP
596946	15-Nov-2018	7,221.42	EPICENTER SERVICES LLC	18JUL-18SEP - SOLID WASTE CONTRACTING PROJECT - MP ENG
596947	15-Nov-2018	205.00	ESIX SPORSTWEAR INC	PORT & COMPANY UNIFORMS/PROTECTIVE CLOTHING - OP CENTER
596948	15-Nov-2018	163.39	Fritz, Cevin	BOOT REIMBURSEMENT
596949	15-Nov-2018	2,141.21	GALLS LLC	ACCT 1001096190 - FIRE UNIFORM - FIRE
596950	15-Nov-2018	200.53	Gatter, Kirk V.	BOOT REIMBURSEMENT
596951	15-Nov-2018	977.99	GENUINE PARTS COMPANY	CUST 7970 - 18OCT - PARTS FOR VEHICLE AND EQUIPMENT REPAIRS - EQUIP SERVICES
596952	15-Nov-2018	582.93	GORDON TRUCK CENTERS	CUST 96056 - 18OCT - PARTS FOR VEHICLE AND EQUIPMENT REPAIR - EQUIP SERVICES
596953	15-Nov-2018	75.25	GOVERNMENT REVENUE SOLUTIONS HOLDINGS I LLC	LTC DISCOVERY SERVICES - THRU 10/31/18 - TREASURY
596954	15-Nov-2018	1,083.58	GRAY & OSBORNE INC	PROJ 17226.00 - WATER SYSTEM EMERGENCY PLAN WSWA & WSRP - THRU 10/13/18 - MP ENG - RECEIPT 138290 BY MP ENG
596955	15-Nov-2018	4,158.00	H&H WOOD RECYCLERS INC	ACCT 10-0000006 - THRU 10/31/18 - YARD DEBRIS RECYCLING - OPS CENTER
596956	15-Nov-2018	5,138.25	HALBERT CONSTRUCTION LLC	INV 733-89229-10 - DISTINCTIVE LANDSCAPE - EST 9 - THRU 09/30/18
596957	15-Nov-2018	270,765.29	HALME EXCAVATING INC	39TH ST WATER MAIN REPLACEMENT - EST 1 - THRU 10/15/18
596958	15-Nov-2018	1,261.35	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-64-C - WATERFRONT INSPECTION - THRU 09/21/18 - CONSTRUCTION - RECEIPT 138300 BY L PETERSEN PER E-MAIL
596958	15-Nov-2018	10,512.90	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-64-E - WATER TOWER SEISMIC IMPROVEMENTS - THRU 09/21/18 - CONSTRUCTION - RECEIPT 138299 BY L PETERSEN PER E-MAIL
596958	15-Nov-2018	12,025.95	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-64-F - FOURTH PLAIN BLVD-WINTER/CAPLES - THRU 09/21/18 - CONSTRUCTION - RECEIPT 138301 BY L PETERSEN PER E-MAIL
596958	15-Nov-2018	411.26	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-69 - 18TH ST DRAINAGE - THRU 09/21/18 - MP ENG - RECEIPT 84443 BY L JONES
596959	15-Nov-2018	256.36	HARRYS KEY SERVICE INC	ACCT C1037 - SERVICE CALL - SWAP FUSE HOLDERS W/ KNOWN GOOD ADA OPERATOR - MARINE PARK - THRU 10/19/18 - OP CENTER
596960	15-Nov-2018	3,549.55	HDJ DESIGN GROUP	PROJ HDJ4101.007 - 2018 BONDED WEARING COURSE - 18SEP - CONSTRUCTION - RECEIPT 138302 BY L PETERSEN PER E-MAIL
596961	15-Nov-2018	27.25	Hebert, Suzanne M	STEM WORKSHOP W/ ESD 112

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
596962	15-Nov-2018	704.16	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 15-06206-002 - LID MAINTENANCE TOOLKIT - THRU 09/28/18 - MP ENG
596963	15-Nov-2018	459.34	INTERIOR OFFICE SOLUTIONS	SO1012400 - QUOTE EST9250 - ADJUSTMENTS TO WORKSTATION ERGO - THRU 10/18/18 - REPAIRS/MAINTENANCE - CITY HALL - FACILITIES
596964	15-Nov-2018	608.13	J2 BLUEPRINT SUPPLY CO	SUMMARY: ACCT CO19 - CONTRACTS - COPIER/PLOTTERS - - PERMITS & SOLID WASTE
596965	15-Nov-2018	2,500.00	JANE JACOBSEN	FUNDRAISING CONSULTANT - VANCOUVER WATERFRONT PROJECT - THRU 09/30/18 - PARKS
596966	15-Nov-2018	531.92	K F JACOBSEN & CO INC	ACCT 13866 - FINE MIX ASPHALT - 7.01 TON - OPS CENTER
596967	15-Nov-2018	140.00	KARI OWEN	03/29/18 - INTERPRETING SERVICES - STATE OF THE CITY ADDRESS - PARKS ADMIN
596968	15-Nov-2018	5,692.00	KINETICORP LLC	JOB LLOYD.3593-0918 - 09/06/18-10/04/18 - JOB MATTER CORRESPONDENCE/ANALYSIS & DOC REVIEW - GLUR V COV - RISK
596969	15-Nov-2018	4,575.84	KING COUNTY DIRECTORS ASSN PURCHASING DEPT	CUST 101771 ZEAGER CEDAR - OPS CENTER
596970	15-Nov-2018	1,032.83	KITTELSON & ASSOC INC	PROJ 198940 - VANCOUVER TRAFFIC ON CALL - THRU 09/30/18 - FACILITIES - RECEIPT 138065 BY A POWERS PER E-MAIL
596971	15-Nov-2018	2,190.67	LAKESIDE INDUSTRIES	SUMMARY: JOB 1 - ASPHALT - ORCHARDS ASPHALT SALES - 11.43 TONS / 12.46 TONS - THRU 10/20/18 - OPS CENTER
596972	15-Nov-2018	217.91	LANDMARK FORD	ACCT 5294 - PARTS FOR CITY EQUIPMENT - EQUIP SERVICES
596973	15-Nov-2018	1.63	LEXIS NEXIS RISK DATA MANAGEMENT INC	ACCT 1130110 - REPORTS/SEARCHES - 18OCT - CODE ENFORCEMENT - RECEIPT 138458 BY B THOMAS PER E-MAIL
596973	15-Nov-2018	63.79	LEXIS NEXIS RISK DATA MANAGEMENT INC	ACCT 1130110 - REPORTS/SEARCHES - 18SEP - CODE ENFORCEMENT - RECEIPT 138458 BY B THOMAS PER E-MAIL
596974	15-Nov-2018	1,928.95	LN CURTIS & SONS	SUMMARY: CUST C32902 - ORDERS - FIRE
596975	15-Nov-2018	151.76	MARK IV ENTERPRISES DBA FOLIAGE SERVICES	CUST VANCO - LOCATION VANCOU - MONTHLY PLANT MAINTENANCE - 18COT - CITY HALL - RECEIPT 138533 BY A POWERS PER E-MAIL
596976	15-Nov-2018	175.01	MCFARLANES BARK INC	ACCT CIT009 - TRANSACTION 131229 - 10/19/18-10/21/18 - YARD DEBRIS DISPOSAL - COUPON PROGRAM - SOLID WASTE
596977	15-Nov-2018	26,962.00	MEAD & HUNT INC	PROJ R3003300-160101.06 - FOURTH PLAIN CENTRAL LID RETROFITS - THRU 09/30/18 - MP ENG - RECEIPT 138113 BY L JONES PER E-MAIL
596978	15-Nov-2018	288,776.35	MICHELS CORPORATION	E3A-1 SEWER REHABILITATION-CIPP - EST 1 - THRU 08/01/18
596979	15-Nov-2018	9,695.87	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC
I				
597029	15-Nov-2018			
597030	15-Nov-2018	14,837.00	MOSS ADAMS LLP	CLIENT 628026 - CLAIMS AUDIT OF HEALTHSMART - THRU 09/30/18 - HR - PO 90882/RECEIPT 138196 BY A BAFUS PER E-MAIL
597031	15-Nov-2018	1,104.00	MOTUS RECRUITING & STAFFING INTL	NOTO KELLY - W/E 10/21/18 - PAYROLL WORK DAY PROJ
597032	15-Nov-2018	1,159.10	MUNICIPAL EMERGENCY SERVICES INC	CUST C63793 - POINT BLANK AXBIIIA WITH 1 HI LITE CARRIER DK NAVY & ACCESSORIES - MUSICH - VPD
597032	15-Nov-2018	2,295.20	MUNICIPAL EMERGENCY SERVICES INC	CUST C63793 - POINT BLANK AXIIA AND ACCESSORIES - VPD
597033	15-Nov-2018	255.50	MUNNELL AND SHERRILL INC	SUMMARY: CUST 3363 - SHOP SUPPLIES - EQUIP SERVICES

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Check Number	Check Date	Amount	Vendor Name	Description
597034	15-Nov-2018	1,610.00	MURRAYSMITH INC	PROJ 18-2177 - WATER STATION 5-DRAIN REVISION - THRU 09/30/18 - MP ENG - RECEIPT 138305 BY L JONES
597035	15-Nov-2018	18,443.90	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 10/21/18
597036	15-Nov-2018	3,312.13	NW NATURAL	SUMMARY: GAS USAGE OCT/NOV18 - MULTIPLE LOCATIONS
597037	15-Nov-2018	3,052.75	OBEC CONSULTING ENGINEERS INC	JOB 0503-0013.00 - SEISMIC IMPROVEMENTS-WATER TOWERS - THRU 09/30/18 - MP ENG - RECEIPT 138204 BY L JONES
597038	15-Nov-2018	225.47	OLDCASTLE INFRASTRUCTURE	CUST 020001137 MANHOLE FLAT TOP 8
597039	15-Nov-2018	135.75	Osborn, Brandon Russell	BOOT REIMBURSEMENT
597040	15-Nov-2018	341.64	OTIS ELEVATOR	CUST 734008 - 18NOV - MONTHLY ELEVATOR SERVICE - TOWER MALL BLDG - OP CENTER
597041	15-Nov-2018	552.37	PAPE MACHINERY	CUST 101272 - 18OCT - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
597042	15-Nov-2018	2,748.00	PBS ENGINEERING & ENVIRONMENTAL INC	PROJ 0071338.000 - HILTON PARKING LOT - THRU 09/28/18 - FACILITIES - RECEIPT 138312 BY B THOMAS PER E-MAIL
597043	15-Nov-2018	9.31	PETTY CASH CUSTODIAN	MEETING REFRESHMENTS - NATIVE AMERICAN COMMITTEE
597044	15-Nov-2018	9.58	PETTY CASH CUSTODIAN	CLIP BOARDS
597044	15-Nov-2018	13.98	PETTY CASH CUSTODIAN	FOOD- EMPLOYEE WELLNESS LUNCH
597044	15-Nov-2018	35.70	PETTY CASH CUSTODIAN	FOOD- GRANOLA; HANDSANITIZER
597044	15-Nov-2018	29.47	PETTY CASH CUSTODIAN	FOOD- VOLUNTEER WORKSHOP
597044	15-Nov-2018	25.19	PETTY CASH CUSTODIAN	GAS/PARKING FOR POOL CAR
597044	15-Nov-2018	45.00	PETTY CASH CUSTODIAN	MULCH
597044	15-Nov-2018	10.00	PETTY CASH CUSTODIAN	PARKING
597044	15-Nov-2018	59.00	PETTY CASH CUSTODIAN	WORKSHOP TRAINING
597045	15-Nov-2018	7,037.03	PPC SOLUTIONS INC	SUMMARY: CUST 2409 - SECURITY SERVICES - MULTIPLE LOCATIONS &
597046	15-Nov-2018	134.74	PRAXAIR DISTRIBUTION INC	CUST 73769060 - CO2 LIQUID BULK TANK 460# - THRU 10/19/18 - PARKS & REC FIRSTENBURG POOL
597047	15-Nov-2018	6,214.50	QWEST CORP DBA CENTURY LINK	CITYWIDE PHONE LINES
597048	15-Nov-2018	2,494.00	R & M PLANT PROCUREMENT	16 TREES FOR CITY OF VANCOUVER URBAN FORESTRY
597049	15-Nov-2018	570.00	RB RECYCLING	RECYCLING PASSENGER TIRES - 200 TIRES - THRU 10/16/18 - EQUIP SERVICES
597049	15-Nov-2018	730.00	RB RECYCLING	RECYCLING PASSENGER TIRES - 3.65 UNITS - THRU 10/16/18 - OP CENTER
597050	15-Nov-2018	130,871.00	REACH ISABELLA COURT LLC	PROJ 221106 - ISABELLA COURT PHASE II - 18OCT - HOME FUNDING
597051	15-Nov-2018	262.33	RENTOKIL NORTH AMERICA INC	SUMMARY: CUST 20766 - MONTHLY PEST CONTROL MAINT - MARSHALL
597052	15-Nov-2018	1,531.58	REXEL USA INC	CUST 342824 - TAKING .5% DISCOUNT - OPERATING SUPPLIES - OPS CENTER
597053	15-Nov-2018	975.60	RIC JAMES	SETTLEMENT RE: R JAMES - FILE 922862 - DOL: 09/20/18 - RISK
597054	15-Nov-2018	230.50	RICHARD HEPPER	18OCT - SENIOR MESSENGER DELIVERY - MEDIA SERVICES
597055	15-Nov-2018	10,848.00	ROOTX	CUST 21928 32 CASES 40#ROOTX
597056	15-Nov-2018	1,082.00	ROTSCHY INC	SUMMARY: CLIENT 59 - VAC TRUCK DUMP, CONCRETE IN - OPS CENTER
597057	15-Nov-2018	2,260.00	SERBU FIREARMS INC	CUST VPD - 18OCT - SUPER-SHORTY REMINGTON 870 - SS12R3B
597058	15-Nov-2018	250.00	SHELDON WONG	10/19/18 - SADIE HAWKINS DANCE - MUSICAL ENTERTAINMENT - PARKS
597058	15-Nov-2018	200.00	SHELDON WONG	10/21/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
597059	15-Nov-2018	4.57	SHRED IT USA LLC	CUST 14978866 - DOCUMENT DESTRUCTION - 18OCT - UTILITIES

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597060	15-Nov-2018	3,558.66	SHRUMS PEST CONTROL	18AUG - MONTHLY PEST CONTROL SERVICES - MULTIPLE CITY LOCATIONS - OP CENTER
597061	15-Nov-2018	2,656.34	SOFTWARE HOUSE INTERNATIONAL SHI	SUMMARY: CUST 1072078 ACROBAT & VISIOPRO LICENSES
597062	15-Nov-2018	31,590.00	SOUTHWEST WA HUMANE SOCIETY	CUST COV001 - MONTHLY ANIMAL CONTROL SERVICES - 18OCT - BUDGET - RECEIPT 137232 BY C ALLEMANG PER E-MAIL
597063	15-Nov-2018	380.00	ST JOSEPHS CATHOLIC CHURCH	11/20/18 - FACILITY RENTAL - VOLUNTEER APPRECIATION POTLUCK/SOCIAL - VPD
597064	15-Nov-2018	151,370.87	STATE OF WASHINGTON	3RD QTR 2018 SELF INSURANCE
597065	15-Nov-2018	279.99	STERICYCLE INC	SUMMARY: CUST 6032639 - SEP/OCT - MEDICAL WASTE REMOVAL - FIRE/VPD
I				
597067	15-Nov-2018			
597068	15-Nov-2018	1,535.00	SUMMIT LAW GROUP	CLIENT 20147-1 RBY - LEGAL SERVICES - CONTRACT NEGOTIATIONS - THRU 09/30/18 - INVOKE VMC 3.05.200(2) - HR/LAW
597068	15-Nov-2018	671.00	SUMMIT LAW GROUP	CLIENT 20147-10 RBY - LEGAL SERVICES - GENERAL EMPLOYMENT - THRU 09/30/18 - INVOKE VMC 3.05.200(2) - HR/LAW
597068	15-Nov-2018	7,866.50	SUMMIT LAW GROUP	CLIENT 20147-16 MCB - LEGAL SERVICES - J B INVESTIGATION - THRU 10/09/18 - INVOKE VMC 3.05.200(2) - HR/LAW
597069	15-Nov-2018	3,120.00	TEKSYSTEMS	BAKER MICHAEL - W/E 10/27/18 - INFO TECH - RECEIPT 138405 BY J SCHOESSLER PER E-MAIL
597069	15-Nov-2018	1,800.00	TEKSYSTEMS	BENSON ROBERT - W/E 10/27/18 - INFO TECH - RECEIPT 138404 BY J SCHOESSLER PER E-MAIL
597069	15-Nov-2018	4,000.00	TEKSYSTEMS	LAWSON COREY - W/E 10/27/18 - INFO TECH - RECEIPT 138541 BY J SCHOESSLER PER E-MAIL
597070	15-Nov-2018	325.20	TOWING & RECOVERY SERVICES INC	SUMMARY: MULTIPLE TOWING SERVICES - CASE UNSPECIFIED - VPD
I				
597071	15-Nov-2018			
597072	15-Nov-2018	1,054.19	TRIPLE J ENTERPRISES	SUMMARY - MULTIPLE TOWING SERVICES - CASE NOT SPECIFIED - VPD
597073	15-Nov-2018	169.23	UNITED PARCEL SERVICE	SUMMARY: 18OCT - SHIPPING & SERVICE CHARGE - OPS CENTER/MAILROOM
I				
597075	15-Nov-2018			
597076	15-Nov-2018	32,896.43	UNITED RENTALS NORTH AMERICA INC	CUST 67383 - AGREEMENT 162213202-001 - EQUIPMENT RENTAL - 4 EA - OP CENTER
597077	15-Nov-2018	25.00	US DOSIMETRY TECHNOLOGY INC	CUST Z93 - FINANCE CHARGE/LATE FEE - CONSTRUCTION
597077	15-Nov-2018	481.56	US DOSIMETRY TECHNOLOGY INC	CUST Z93 - TLD 5 CHIP (F)/NUCLEAR BADGES AND RADIATION TESTING - CONSTRUCTION
597078	15-Nov-2018	26.00	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 3-2 14 - DEODORIZING SERVICE - THRU 10/16/18 - OP CENTER - RECEIPT 138222 BY P NEWTON PER E-MAIL
597079	15-Nov-2018	10,715.00	VANCOUVER DOWNTOWN ASSOCIATION	2018 QTR 4 - VANCOUVER DOWNTOWN ASSOCIATION SUPPORT - CMO
597080	15-Nov-2018	344.70	VANCOUVER USA REGIONAL TOURISM OFFICE	2018 LODGING TAX GRANT PROGRAM - REGIONAL TOURISM MARKETING WATERFRONT - CMO
597081	15-Nov-2018	4,475.00	WA STATE DIST 6 AMATEUR SOFTBALL ASSN	2018 SUMMER & FALL - TEAM REGISTRATIONS/TOURN ASSESS FEE - CITY LEAGUE SOFTBALL - PARKS
597082	15-Nov-2018	435.39	WALTER E NELSON CO	SUMMARY: CUST 21069 - ORDERS - JANITORIAL SUPPLIES - FIRE

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
597083	15-Nov-2018	956.09	WASHINGTON STATE DEPT OF ECOLOGY	PERMIT BA0024350 - BIOSOLIDS PERMIT - 07/01/18-06/30/19 - MP ENG
597083	15-Nov-2018	956.09	WASHINGTON STATE DEPT OF ECOLOGY	PERMIT BA0024368 - BIOSOLIDS PERMIT - 07/01/18-06/30/19 - MP ENG
597084	15-Nov-2018	793.47	WASTE CONNECTIONS INC	SUMMARY - CODE COMPLIANCE CLEAN UP & DISPOSAL FEES AT MULTIPLE LOCATIONS - SOLID WASTE
I				
597085	15-Nov-2018			
597086	15-Nov-2018	1,648.23	WESTERN EQUIPMENT DISTRIBUTORS	CUST 1823 - OPERATING SUPPLIES - EQUIP SERVICES
597087	15-Nov-2018	32,200.70	WESTERN PACIFIC SIGNAL	GRINDSMART VEHICLE IMAGING VIDEO DETECTION SYSTEM - 2 EA - 39TH @ MAIN & 39TH @ H ST - OP CENTER
597088	15-Nov-2018	73.20	XPO ENTERPRISE SERVICES INC	WEEKLY POSTAGE SERVICES - THRU 10/20/18 - FINANCE/MAILROOM
597089	15-Nov-2018	2,362.29	ZAYO GROUP, LLC	18NOV - SERVICE AGREEMENT, INTERNET SERVICE, TELECOMMUNICATIONS - IT
20001454	14-Nov-2018	290,999.67	CITY OF VANCOUVER	SUMMARY: INFOR CITY PAYMENTS
I				
20001455	19-Nov-2018			
	SUBTOTAL	3,701,624.87		
VISA	20-Nov-2018	699.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 11/13/18-11/19/18
VISA	20-Nov-2018	1,143.38	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 11/13/18-11/19/18
VISA	20-Nov-2018	650.00	MISCELLANEOUS	PARKS CLASS REFUNDS - SPECIAL EVENTS 11/13/18-11/19/18
VISA	19-Nov-2018	923.30	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 11/13/18-11/19/18
	SUBTOTAL	3,415.68		
	TOTAL	3,705,040.55		
EXCEPTIONS: The following wire was missed on the 11/13 report. It was entered in Oracle on 11/13 but was backdated to the actual wire date.				
*119993	7-Nov-18	498.92	GOVERNMENT REVENUE SOLUTIONS HOLDINGS I LLC	***WIRE*** LTC DISCOVERY SERVICES THRU 10/31/18 - TREASURY

City of Vancouver
Payroll Council Report
November 13, 2018 - November 19, 2018

Check No.	Date	Explanation	Amount
		No payroll this period	

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