

DATE: October 1, 2018

TO: Eric Holmes, City Manager

CC: Chad Eiken, Teresa Brum

FROM: John W. Collum, Economic Development Principal Planner

RE: **Downtown Improvement Area Update**

On July 9, 2018, Teresa Brum and I presented an overview of business improvement areas as part of the "Downtown Improvement Area Tool" item during a Council workshop. As part of reviewing what an improvement area is, we covered its legal authority, five major components, governance and operations, and services and activities that are common in established areas. We also shared steps being taken to explore the establishment of an improvement area in Downtown Vancouver.

The attached one-page fact sheet entitled "Improvement Areas in Washington" was included with information provided to Council in advance of the workshop. The fact sheet provides a concise overview of improvement areas.

Beyond the fact sheet and staff presentation, there were many details about improvement areas that could not be covered or fully explained within the workshop timeframe. Council asked many specific questions that staff agreed to provide follow-up responses. Also attached is a list of the questions and responses.

Since the July workshop, the project support team (consisting of Vancouver's Downtown Association (VDA), consultant BDS Planning and Urban Design, and City CED Staff) held three additional meetings with the project Steering Committee to complete the framework for a potential Downtown Improvement Area (DIA). In general, the framework recommends:

- Boundary (map attached):
 - Downtown core properties located between Jefferson/Kauffman, 15th Street, I-5 and the railroad;
 - Waterfront properties located between the railroad, I-5 and the Columbia River; and
 - Uptown district properties that front along Main Street from Fourth Plain Boulevard to 15th Street.
- Possible Services/Programs, covering the following categories:
 - Safety
 - Homeless Outreach
 - Parking & Transportation
 - Cleanliness
 - Main Street Activation & Beautification

- Marketing & Business Development
- Advocacy
- Budget: \$700,000 (a target amount agreed upon by the Steering Committee; based upon anticipated revenues generated by the selected assessment methodology)
- Assessment Methodology:
 - Special assessments would be levied for a four-year period based upon the following:
 - All properties in the area boundary assessed on a combination of market value (Clark County Assessor valuations) and lot size (square footage);
 - Waterfront property assessments are discounted by 25% (need for the possible services in this area is anticipated to be lower than downtown core and Uptown areas); and
 - All properties that touch Main Street from Fourth Plain Boulevard on the north to Fifth Street on the south are subject to a surcharge assessment on lot size (funds specifically targeted for activating and beautifying Main Street).
- Organizational Structure:
 - A Ratepayers Advisory Board (RAB) to be appointed by Council and charged with adopting bylaws, setting DIA policy guidelines, and recommending budgets, expenditures and programs to Council;
 - City to assess properties within the boundary, collect all funds, and reimburse the DIA's managing organization for all allowable expenses in accordance with an annual budget recommended by the appointed RAB and adopted by Council; and
 - Upon recommendation of the RAB, Council to appoint VDA as the managing organization for the DIA.

Following the final Steering Committee meeting in early August, the project support team has been finalizing a package of information that would be used by committee members to explain the proposed DIA framework to other downtown property owners. The package would include the expected assessment per property and a petition to sign supporting the establishment of the DIA. The largest ratepayers will be targeted first, and as growing levels of support are identified, additional ratepayers will be contacted. VDA will likely hold a downtown-wide meeting/open house during this period to explain the proposal to any ratepayers that may attend. Other outreach will target community organizations such as, but not limited to, the Uptown Village Association and Esther Short Neighborhood Association.

Attachments:

Fact Sheet: Improvement Areas in Washington
 Questions from July 9, 2018 Council Workshop with Staff Responses
 Downtown Improvement Area Boundary Map

Improvement Areas in Washington

Typical Functions:

- Cleaning Services
- Safety Services & Coordination
- Marketing & Events
- Business Development
- Beautification & Design
- Parking & Transportation
- Community Organizing
- Leadership



What is an Improvement Area?

Improvement Areas are self-help funding mechanisms for business district revitalization and management. They are special assessments on properties and/or businesses within defined boundaries. They include programs and services for the mutual benefit of the ratepayers being assessed, such as security, public area maintenance, marketing, and beautification. The legal authority for the establishment and management of improvement areas is set forth in the Revised Code of Washington (RCW) Chapter 35.87A and the City legislation passed to form a specific improvement area.

Improvement areas are also known as business improvement areas/districts or “Parking and Business Improvement Areas” in the RCW. An improvement area can be established by requesting City Council to do so, as long as there is support of enough ratepayers to meet a goal of 60% of the total assessment. After receiving the request, the City Council adopts a resolution of intent to form an improvement area and sets a public hearing date. Following the public hearing, the City Council adopts either an ordinance or resolution to form the improvement area. Once an ordinance or resolution is passed, all properties and/or businesses within the improvement area boundary will be assessed.

Each improvement area is governed by a ratepayer advisory board that is comprised of a representative mix of ratepayers in good standing within the improvement area. The City invoices all ratepayers, collects the assessments, and reimburses improvement area expenses.

There are about twenty improvement areas in Washington State. Of the state’s largest cities, Seattle has ten (see map to the left), Spokane has two, and Tacoma has one.

For more information on improvement areas refer to RCW Chapter 35.87A or to the City of Seattle’s BIA Handbook at: https://www.seattle.gov/Documents/Departments/economicDevelopment/OISI/Handbook-042112_WebCopy.pdf

Downtown Improvement Area (DIA)

City Council Questions at July 9, 2018 Workshop with Staff Responses

- 1. Question: Why is CREDC not involved? Will the creation of a DIA create an overlap in services already provided by the City of Vancouver ("City") and thus create inefficiencies?**

Response: CREDC works to support business recruitment, retention, expansion, and start-ups for companies in Clark County. A DIA will use an assessment on properties and/or businesses in a designated area to provide supplemental services to benefit those ratepayers. Typical DIA services often include cleaning and safety, beautification, marketing, business development, transportation, public space management, and other place-based activities. These services are focused only in the assessment area and so are more focused than CREDC's countywide activities.

The exploration process for a potential DIA has primarily involved key property owners and businesses thus far through a Steering Committee. Initial discussions are designed to involve a small core group of owners to serve on the Steering Committee in order to more effectively develop a proposed DIA framework that will then be shared with the broader downtown community. CREDC is not a property owner, and although they were not asked to serve on the Steering Committee, project staff has briefed CREDC staff on the exploration process. CREDC staff has indicated to the DIA project support team its support for working with downtown property and business owners to explore a DIA.

Services provided by an improvement area are typically "over and above" the services that may already be provided. These services are intended to enhance and complement the services that are already being provided. A successful DIA will fill service gaps that exist and improve the efficiency of all downtown service providers (including the City) through its central management and broad collaboration and communication efforts.

- 2. Question: Will the assessment be on the business owner or the property owner?**

Response: Who will be subject to the assessment was discussed by the Steering Committee and is included in the proposed DIA framework that the committee is developing. The current framework draft proposes that the assessment be property-focused. For other Washington cities that have improvement areas, ratepayers are determined on a case-by-case basis, and range from property owners only, to business owners only, and to a combination of both property and business owners.

- 3. Question: Would we be proposing to tie the billing and collection to business licenses so there's only one bill that goes out? Or would these be separate invoices with separate billing?**

Response: A final decision would be forthcoming, but as the assessment is proposed to be property-focused, invoices would be sent to property owners of record from the Clark County Assessor's database for each parcel within the DIA boundary. As this is proposed to be a special assessment anticipated to be managed by the City for only parcels within the DIA boundary, it is anticipated that there would be separate invoices as part of a separate billing. City staff would reach out to county, regional and state agencies to explore billing options that are available for a limited assessment that would potentially combine billings or utilize services to streamline the billing process.

4. Question: What role does Council get to play in determining control of the right of way and strategies being implemented? What is the extent of the authority that remains with the City Council under the creation of a DIA? And if you appoint a different governing body? Is the City able to appoint a separate oversight board?

Response: Council does not give up any authority by creating a DIA. The DIA is a funding mechanism only. The City may contract with a separate entity to carry out the DIA-funded programs as directed by the Council's DIA resolution. The City Council will have authority to monitor DIA programs and performance on contracted services.

Per RCW 35.87A.110, the legislative authority of each city shall have sole discretion as to how the revenue derived from the special assessments is to be used within the scope of the purposes, or may appoint an existing advisory board or commission to make recommendations as to its use, or create a new advisory board or commission for the purpose. This would be determined as part of Council's approval of a DIA if a request is submitted to do so.

In a large number of Washington improvement areas, an advisory board (referred to as a "ratepayers advisory board" or "RAB") comprised of a broad representation of ratepayers is appointed by the approving city council to oversee the management of improvement area programs and services and annually review and recommend a business plan and budget for council approval. RABs may meet more frequently to provide direction on particular issues. RABs may be appointed directly by the city council, through a council designated person (such as the City Manager or particular department administrator), direct election by ratepayers, or other reasonable process specified in the council's approval of the improvement area. In many cases, the city council may appoint a voting or nonvoting council member representative and/or city staff liaison to serve on the advisory board (and detailed in approval legislation). In general, the city council can determine how much authority it wants the advisory board to have in day-to-day and annual (business plan and budget) operations vs. the city council, and would detail this level of authority within the approval documents.

5. Question: Will this create a new entity as opposed to creating an advisory board or commission that the Council would put to place to make recommendations?

Response: See response to question #4 above. It is at Council's discretion as to whether the RAB is a newly created one or may be assigned to an existing board or commission. As RABs created for improvement areas are typically represented by the broad representation of ratepayers within the defined boundary, it may be difficult to match an existing board or commission that has the appropriate representation with the typical make-up of an improvement area RAB.

A typical model for DIA management is this: Council appoints a RAB to advise the City on contracting and performance of the DIA services. The RAB recommends that the City contract with an existing appropriate nonprofit organization to act as managing organization for DIA services (for example, Vancouver's Downtown Association (VDA)). The managing organization carries out DIA services and reports on its progress to the RAB. The RAB advises the managing organization on its operations, programs and activities, and also reports to the City on its level of satisfaction with the managing organization's performance. The attached diagram is part of the Vancouver DIA framework that was developed as part of the Steering Committee's work on this project. It describes the proposed DIA organizational structure based upon a typical model.

6. Question: How similar/dissimilar will this be to the Downtown Redevelopment Authority (DRA) which is an entity that finances and manages the hotel, but reports to the City Council? Who is responsible for the invoicing and billing?

Response: In the case of a DIA, the RAB and the organization managing the DIA's work are focused on refining and implementing the DIA business plan developed as part of any proposal submitted when ratepayers request approval of the DIA. The business plan is devised of whatever range of programs and services the Steering Committee and ratepayers supporting the plan have decided should be included in the business plan. Typical programs and services are related to cleaning and maintenance, safety and security, marketing, beautification, parking and transportation, and professional management of the programs and services. As City Council determines whether to establish a RAB as part its approval of a DIA, Council would determine how any board created or assigned to oversee the DIA reports to Council.

The DRA is an advisory board (seven members) created in 1997 that is appointed by and reports to City Council. It differs in its focus than a potential DIA RAB in that its focus is on one single downtown property. The DRA oversees the operational, financial and promotional aspects of the Vancouver Convention Center and Hilton Hotel, and is the building owner. The DRA owns the Hotel/Convention Center building, while the land upon which the facility is located is leased by the DRA from the Vancouver Public Facilities District, which owns the property. The DRA board approves budgets of and provides oversight and guidance to the Convention Center and Hotel project, which is managed by Hilton Corporation. The DRA has no employees. The City's Chief Financial Officer or appointee serves as the Executive Director of the DRA, with financial, administrative, and legal support provided by City staff.

The City Center Redevelopment Authority (CCRA) is a public agency established in 2006 to assume duties from the DRA not related to the Convention Center/Hilton property oversight. Its seven-member board is appointed by and reports to City Council, and provides broader authority and oversight than DRA in the downtown area, including, but not limited to, the ability to purchase and manage property, secure financing, and issue bonds. Its primary focus is to assist the City in the redevelopment of property in Downtown and provide oversight of implementation of the Vancouver City Center Vision (VCCV) and Vancouver Waterfront plans. The CCRA also reviews and makes recommendations on city investments, developer agreements, tax abatements, development projects/design review, parking, and related items in the VCCV area. The CCRA has no employees. The City's Community and Economic Development Department provides primary staff resources, with financial, administrative and legal support provided by other City staff.

The approval legislation for the DIA should designate who is responsible for invoicing and billing. In Washington, it is typical for a city approving an improvement area to utilize its staff to invoice and collect assessments, as well as manage revenues through a separate account designated specifically for the improvement area, handle disputes and delinquencies, and provide legal assistance as necessary. A city typically recovers the costs to perform these functions through retaining a portion of the revenues collected annually or potentially holding back a portion of its assessment payment (assuming that the city is a ratepayer). The Vancouver DIA framework generally recommends this approach.

- 7. Question: When you come back to us, please help us understand things like: What is the DIA? What is the CCRA? Where does this third entity fit in? Understanding the differences between these entities would be very helpful.**

Response: The respective roles of a potential DIA RAB, the DRA and the CCRA are included in the answer above. The members of each of these three entities would be appointed by Council, but each entity is assigned specific duties to perform that are distinct from each other (as detailed above). The third entity—a proposed DIA RAB— would be primarily charged with setting DIA policy guidelines and recommending an annual business plan and budget to Council, along with meeting more regularly (monthly or quarterly) to advise the organization managing the business plan’s specified services and programs.

- 8. Question: What is the role of the City in the finances of a DIA and the role of the City in the contracts with the third entity?**

Response: As noted above, the approval legislation would designate who is responsible for invoicing and billing, and it is likely the DIA proposal will request that the City utilize its staff to invoice and collect assessments, manage revenues through a separate account designated specifically for the DIA, transfer monies from the account on a reimbursement basis to the selected DIA managing organization, handle disputes and delinquencies, and provide legal assistance as necessary. The City would likely recover its costs to perform these functions through retaining a portion of the revenues collected annually or potentially holding back a portion of its assessment payment.

If a DIA is created, the City would likely enter into an agreement with the selected managing organization. The agreement would set forth the terms for transferring monies from the designated account to the organization. This would likely be an annual agreement that would be approved by Council. The Vancouver DIA framework recommends that the Council appoint VDA as the managing organization upon recommendation from the RAB.

- 9. Question: Could you also identify the gaps you mentioned?**

Response: Property owners and businesses have noted potential gaps in services that they believe are already or should be provided by local governments (city and county) and/or community organizations, but actually they are not. These services include physical activities such as systematically collecting litter on or sweeping sidewalks, trimming street trees, repairing trip and fall hazards on sidewalks, power-washing sidewalks, proactively reporting of code compliance issues, removing graffiti that is visible on private property, and replanting barren landscape areas in the public rights-of-way. In most cases, the owners of properties that front public sidewalks and streets are responsible for taking care of many of these activities. These are services that property and business owners may come together and choose to be collectively provide and pay for them through establishment of a DIA.



**DIA
RATEPAYERS
ADVISORY
BOARD**



**VDA
BOARD OF DIRECTORS**

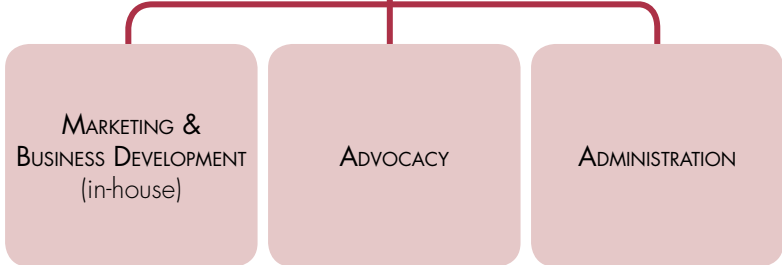


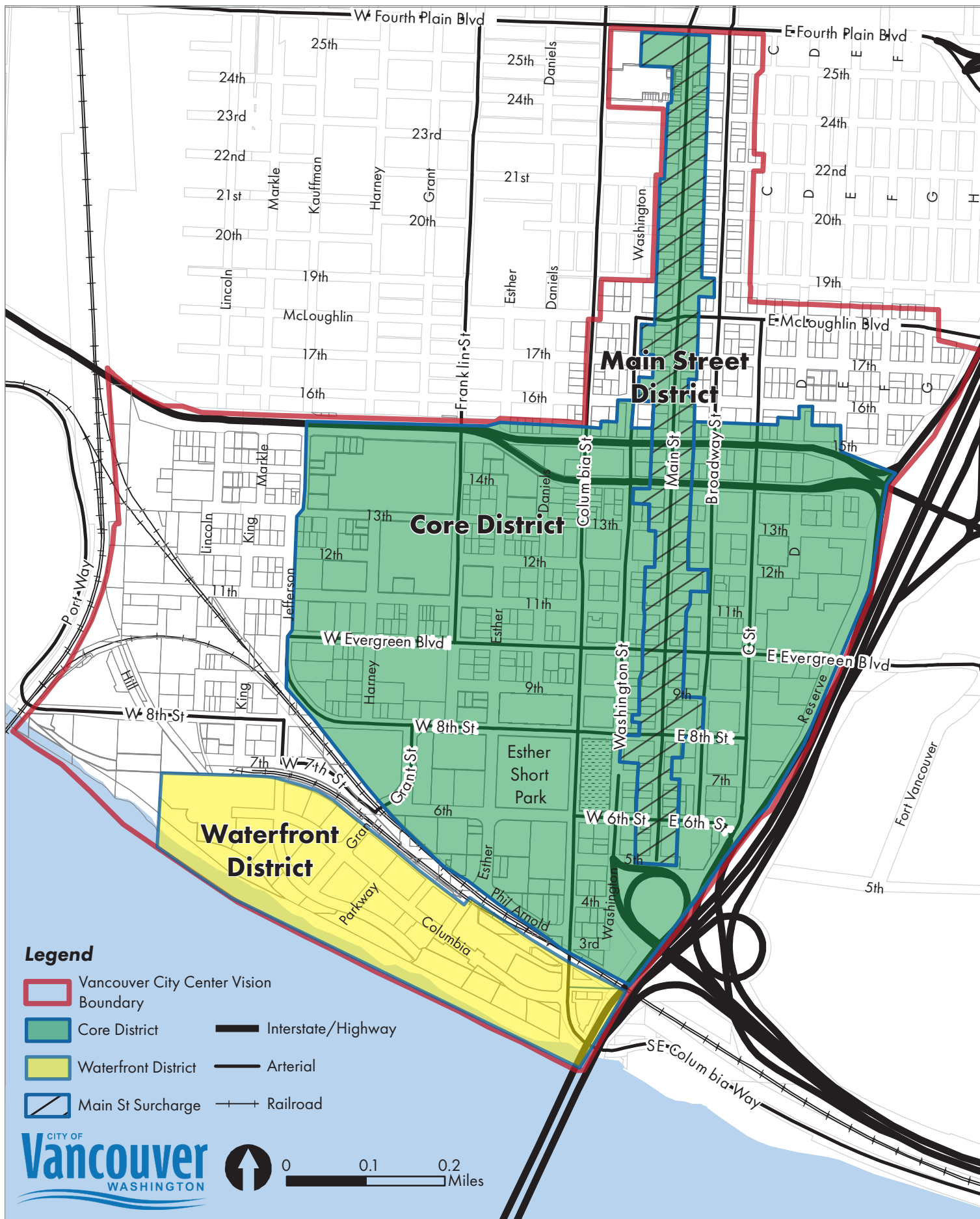
EXECUTIVE DIRECTOR

- Organization management**
- Active “face” of the organization including extensive government and community relations
 - Support business retention/recruitment and economic development
 - Issues advocacy
 - Ratepayer relations and support VDA & DIA boards
 - Hire and supervise staff/contractors
 - Major project oversight

Program Manager

Network Manager





Downtown Improvement Area Update

VANCOUVER
CITY HALL



October 8, 2018

Vancouver City Council Workshop

Teresa Brum, Economic Development Division Manager
John Collum, Economic Development Principal Planner

Presentation Overview

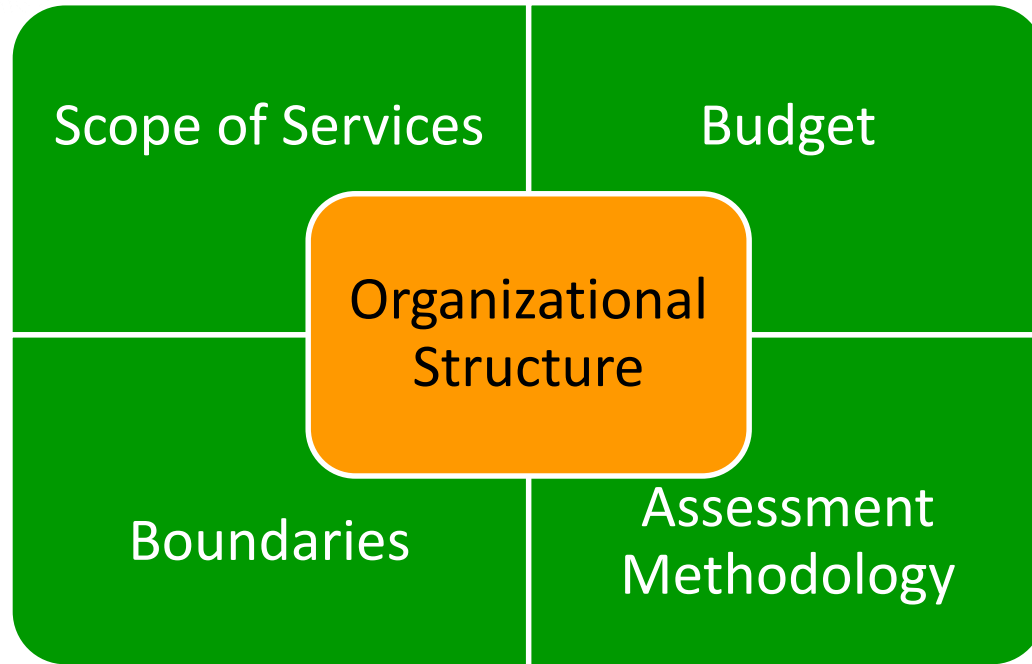
- Overview
- Proposed Vancouver Downtown Improvement Area Framework
- Outreach Strategy
- Vancouver Strong Coordination
- Next Steps

Overview

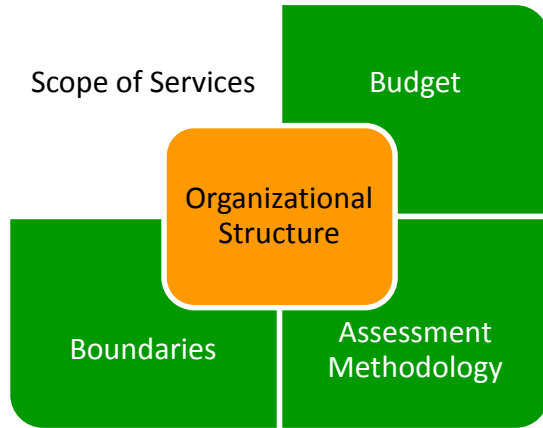


- Project update
- July 9th Council Workshop
- Steering Committee meetings
- Development of a proposed Vancouver Downtown Improvement Area (DIA) framework

Proposed Vancouver DIA Framework

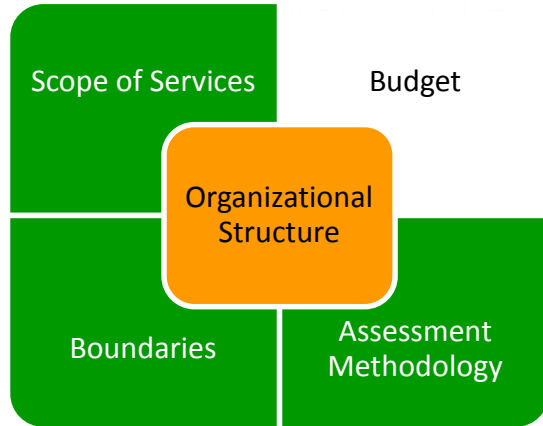


Possible Scope of Service Categories



- Safety
- Homeless Outreach
- Parking & Transportation
- Cleanliness
- Main Street Activation & Beautification
- Marketing & Business Development
- Advocacy

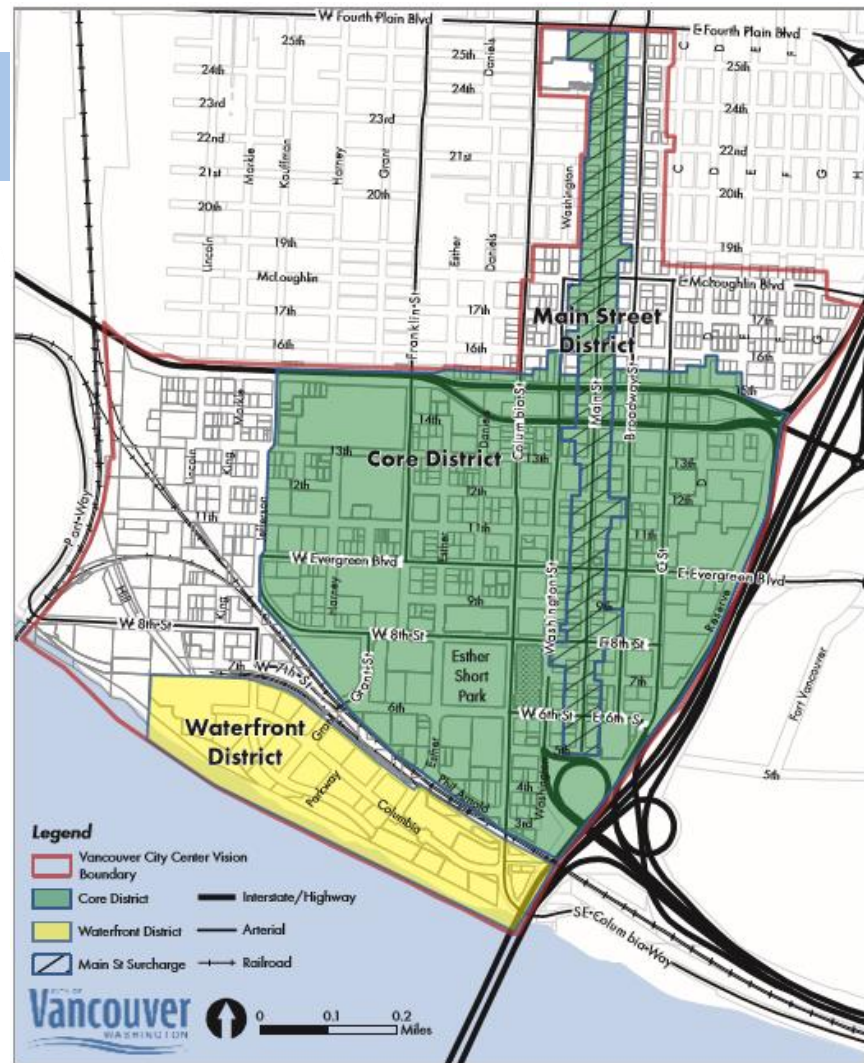
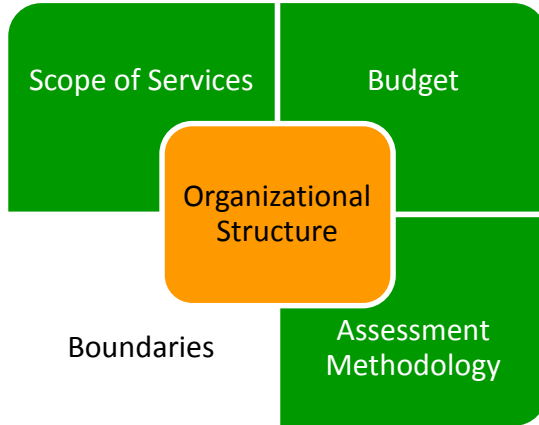
Budget



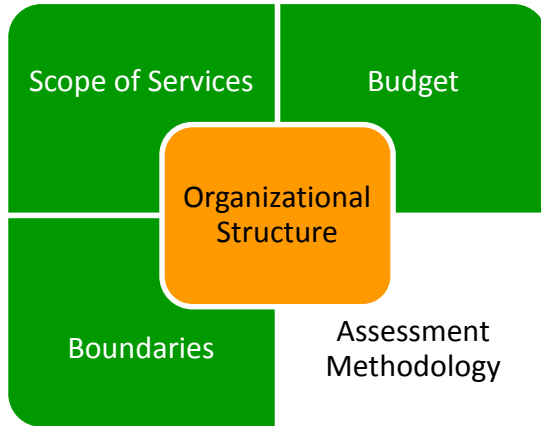
Target:
\$700,000

Category	% of Budget
Safety	28%
Homeless Outreach	14%
Parking & Transportation	11%
Cleanliness	7%
Main Street Activation/Beautification	14%
Marketing/Business Development	10%
Advocacy	6%
<u>Administration</u>	<u>10%</u>
Total	100%

Boundaries

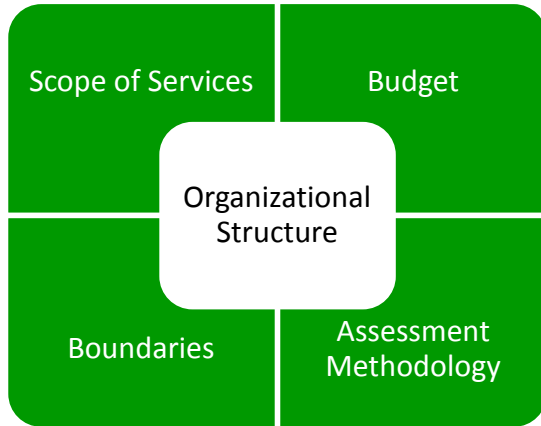


Assessment Methodology



- 4-year assessment period; property-based
- All properties in the Core and Waterfront districts assessed on a combination of:
 - Market value (Clark County Assessor)
 - Lot size (SF)
- Waterfront assessment discounted 25% (lower need for all services than Core)
- Properties touching Main Street (Fourth Plain to 5th) subject to surcharge based on lot size; funds specifically targeted for activating and beautifying Main Street environment

Organizational Structure



City of Vancouver

- Invoices and collects assessments, which are held in a special fund
- City Council approves annual DIA work program and budget
- Appoints Ratepayers Advisory Board
- Provides for DIA management through contractual arrangement with VDA
- Reimburses managing organization expenses per agreement and budget

Ratepayers Advisory Board

- Appointed by City Council
- Charged with adopting bylaws, setting DIA policy guidelines, and recommending annual DIA work program and budget to City Council

Managing Organization: Vancouver's Downtown Association (VDA)

- Handles day-to-day operations
- Hires/contracts for services

Outreach Strategy

Targeted Outreach Using:

Outreach Package with DIA Proposal Details:

- Cover letter from VDA requesting support
- Fact sheet with summary of DIA components
- DIA work program/business plan detailing objectives, service and program descriptions, org chart and budget

Steering Committee and Key Supporting Property Owners and Businesses Communicating Directly with Largest Ratepayers

VDA, City Staff and Steering Committee Joint Presentations at Key Community Groups:

- Uptown Village Association
- Esther Short Neighborhood Association
- Others

Downtown-wide Meeting/Open House Hosted by VDA

Coordination with Vancouver Strong

Vancouver Downtown Improvement Area Fact Sheet



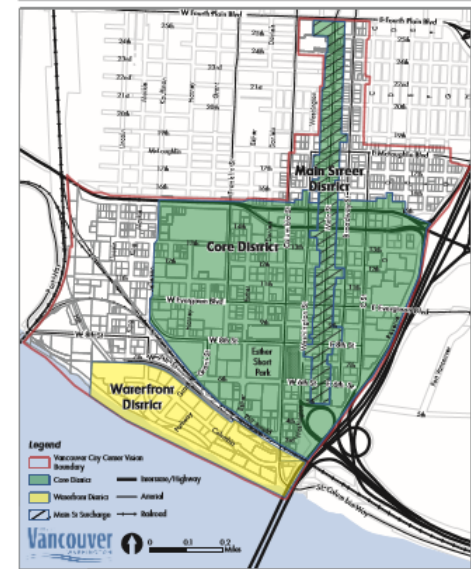
Background

Vancouver's Downtown Association (VDA) is dedicated to operating on behalf of the downtown community to ensure the central business district and the immediate surrounding areas remain vital, prosperous places. VDA supports the interests of businesses, property owners, employers, employees, residents, community organizations, local governments, and visitors, especially during this time of growth and change in Downtown Vancouver.

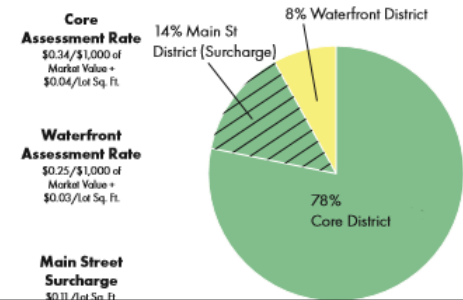
In mid-2018, VDA, in collaboration with the City, convened a steering committee of 17 business and property owners and civic organizations to explore the creation of a Downtown Improvement Area (DIA). Committee members were invited to participate based upon their knowledge of, interest in, and commitment to the downtown area. The committee reviewed background information about improvement areas, asked questions, provided feedback, and shaped the direction, goals, and funding approach for a local DIA. The framework and components of the Vancouver DIA are described in this package.

Proposed to be administered by VDA in conjunction with its ongoing work in downtown revitalization, the DIA will offer professionally-managed enhanced services to ensure that Downtown is a thriving, safe and clean district for all stakeholders. By targeting specific services, VDA also can boost a collective sense of community while protecting and enhancing the value of existing and future investments.

Downtown Improvement Area Boundary



Assessment Formula & Fund Allocation



Vancouver Strong Coordination



Next Steps

- Conduct additional/ongoing outreach
- Establish property owner support, return implementation options to Council for consideration

Questions and Discussion

Teresa Brum, Economic Development Division Manager
teresa.brum@cityofvancouver.us

John Collum, Economic Development Principal Planner
john.collum@cityofvancouver.us



Fourth Plain Forward Update



October 8, 2018

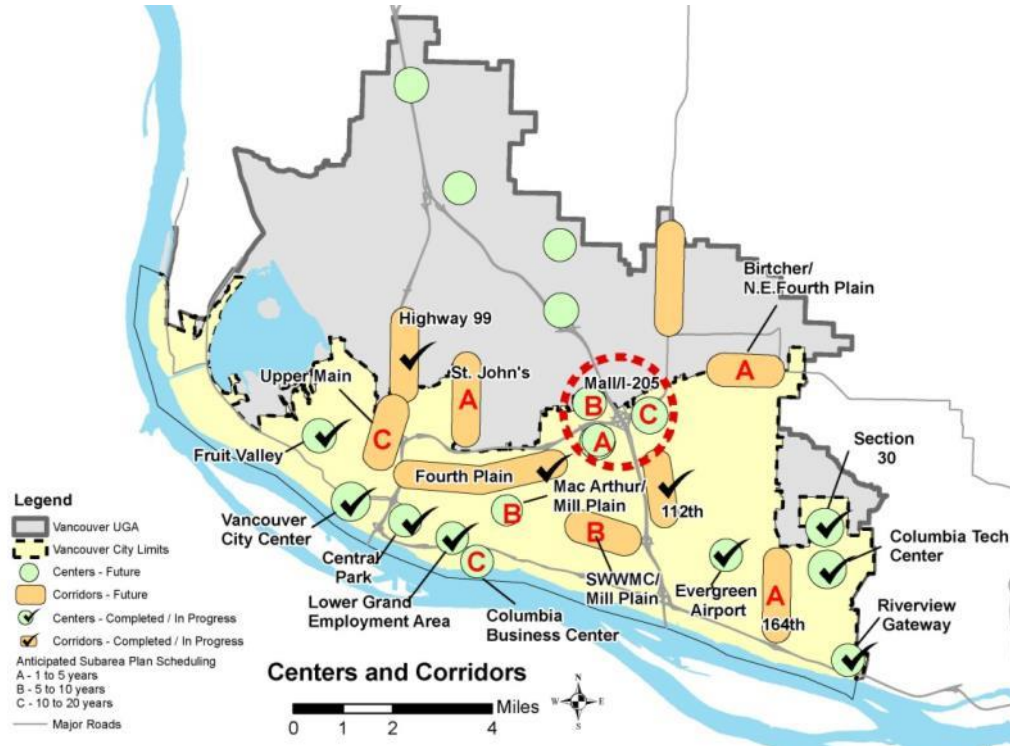
Vancouver City Council Workshop

Rebecca Kennedy, Planning Manager
Andrea Pastor, Associate Economic Dev Planner

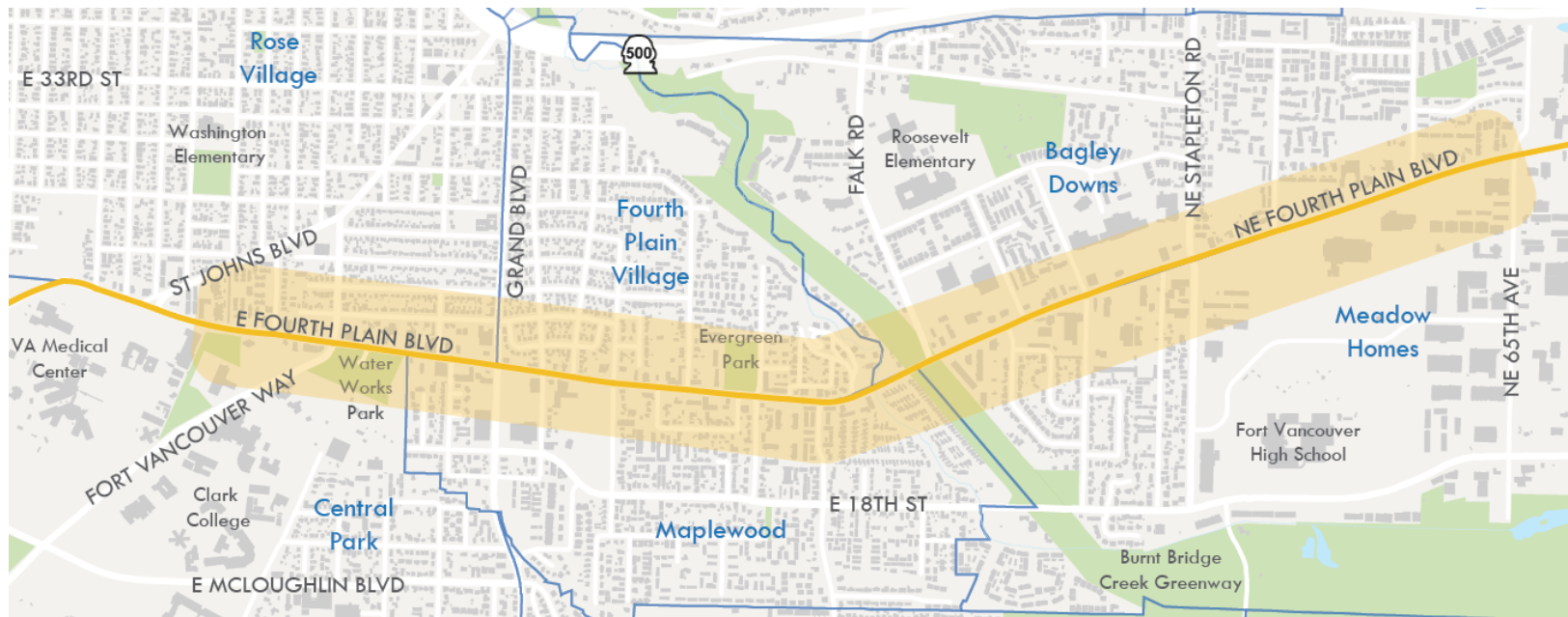
Presentation Overview

- Background & Context
- Fourth Plain Forward Implementation
 - Business District Development & Placemaking
 - Pedestrian connectivity & safety
 - Fourth Plain Coalition
- Next Steps & Questions

City of Vancouver Subareas



Fourth Plain Forward Focus Area



Fourth Plain Forward Action Plan (2015)

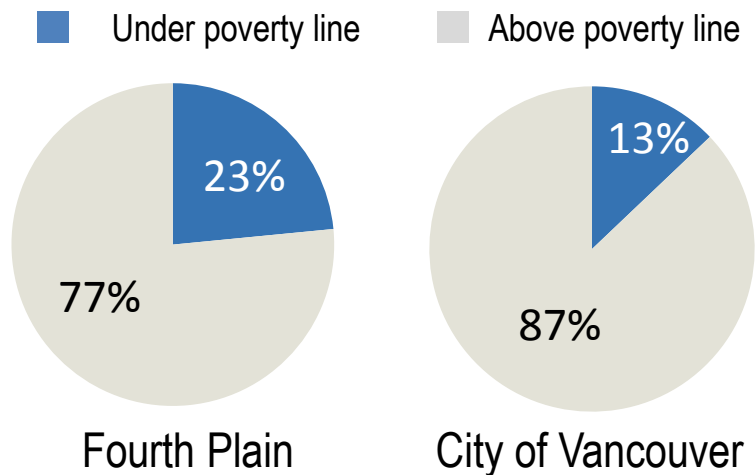


ACTION PLAN FOR VANCOUVER'S
MULTICULTURAL BUSINESS DISTRICT

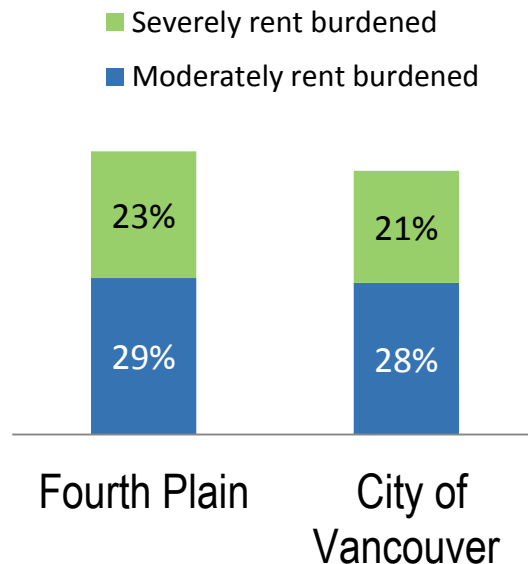


Why Focus on Fourth Plain?

Poverty



Rent Burden



Fourth Plain Forward Nonprofit



Fourth Plain Summer of Murals Program



Fourth Plain Multicultural Festival



Movies at Evergreen Park



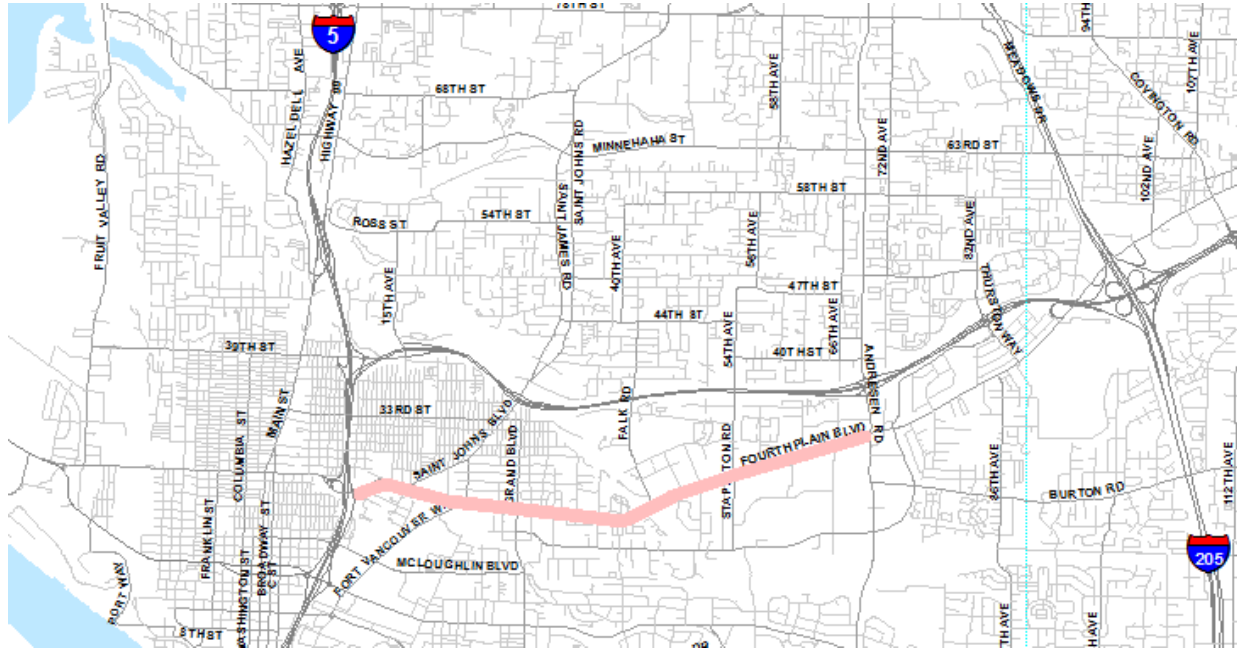
Business Workshops & Technical Assistance



Affordable Housing

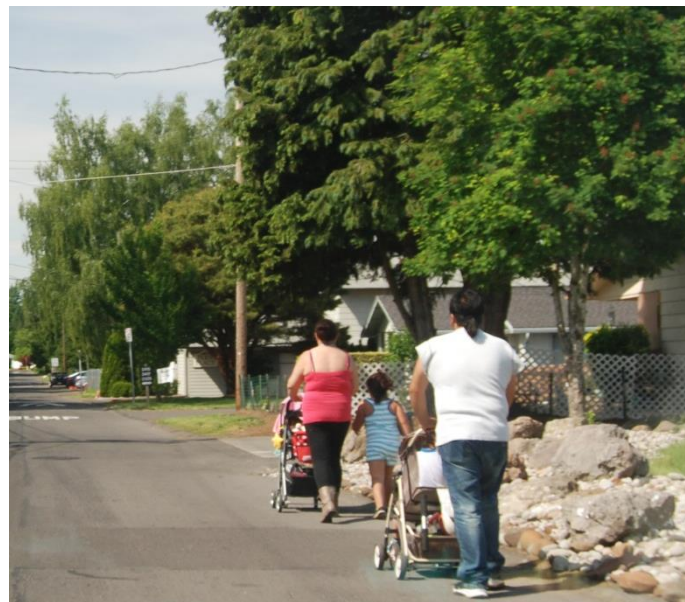


Pedestrian Safety Challenges



From 2012-2016, there were 363 crashes on Fourth Plain Blvd. between I-5 and Andresen Rd.

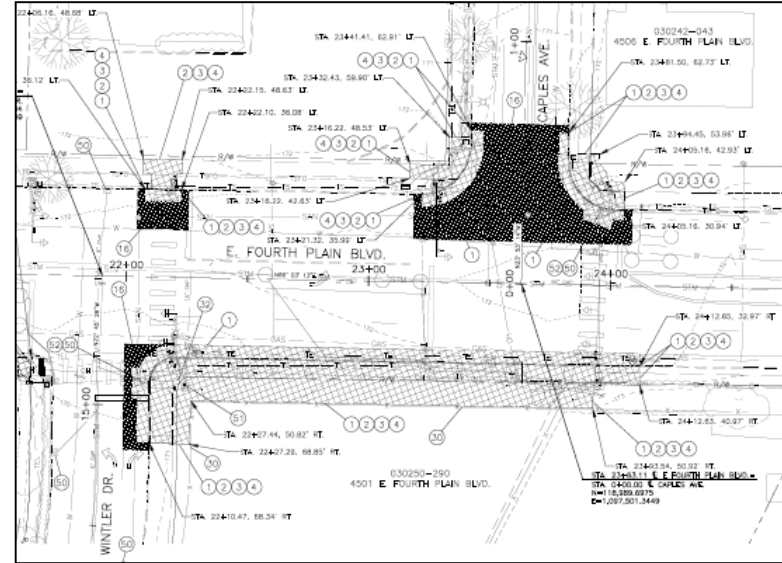
Prioritize Pedestrian Safety



Corridor Improvements

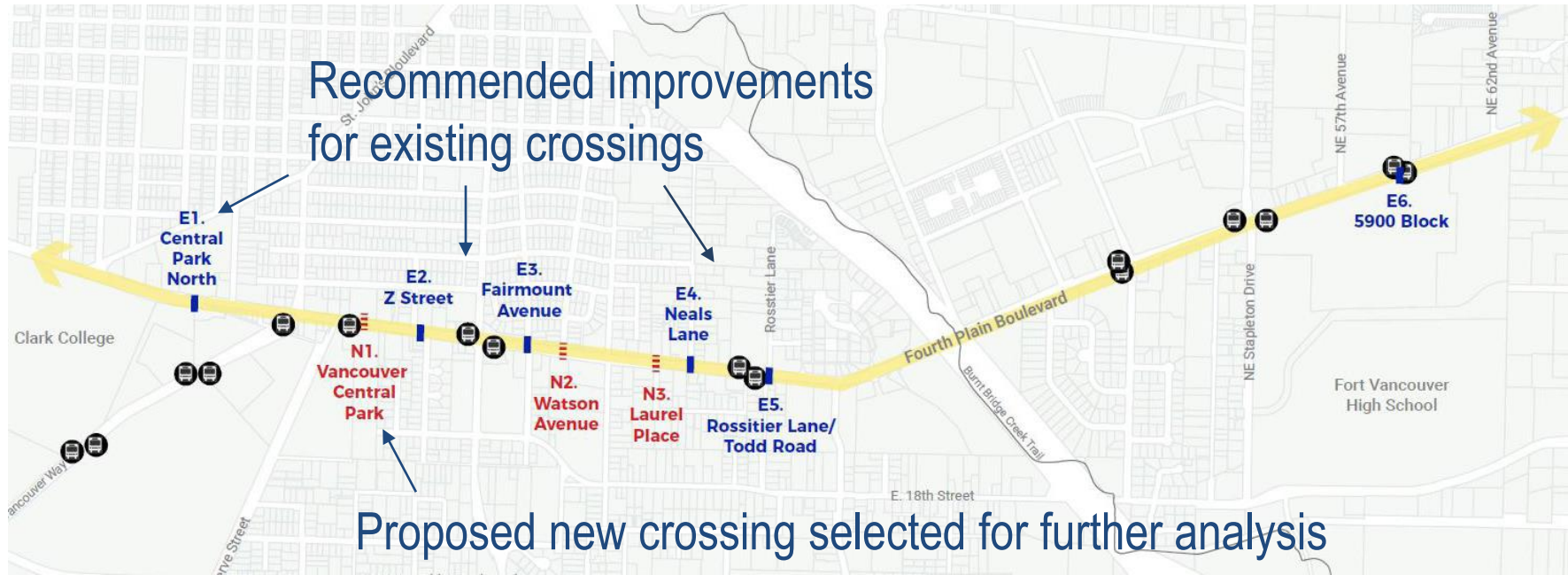


2017 Sidewalk Infill Project- Neals and Rossiter lanes



Grant funded pedestrian Improvements to intersection of Caples Ave./Wintler Drive and Fourth Plain

New and Existing Crossing Evaluation



Fourth Plain Coalition

PRIORITIES



Family support

**Housing and
economic security**



**Community
wellness
and safety**

WHY FOURTH PLAIN?



24% of Fourth Plain residents live below the poverty line, compared to 10% of Clark County residents.



17% of area residents lack a high school diploma vs 9% in Clark County.



Fourth Plain Boulevard between Grand and Andresen has the highest number of **crashes per mile** of all main arterials in Vancouver.

77% of elementary students in our focus area receive free or reduced lunch, compared to 42.9% in WA state.



19% of the population in our focus area are uninsured, versus 9% of the Clark County population.

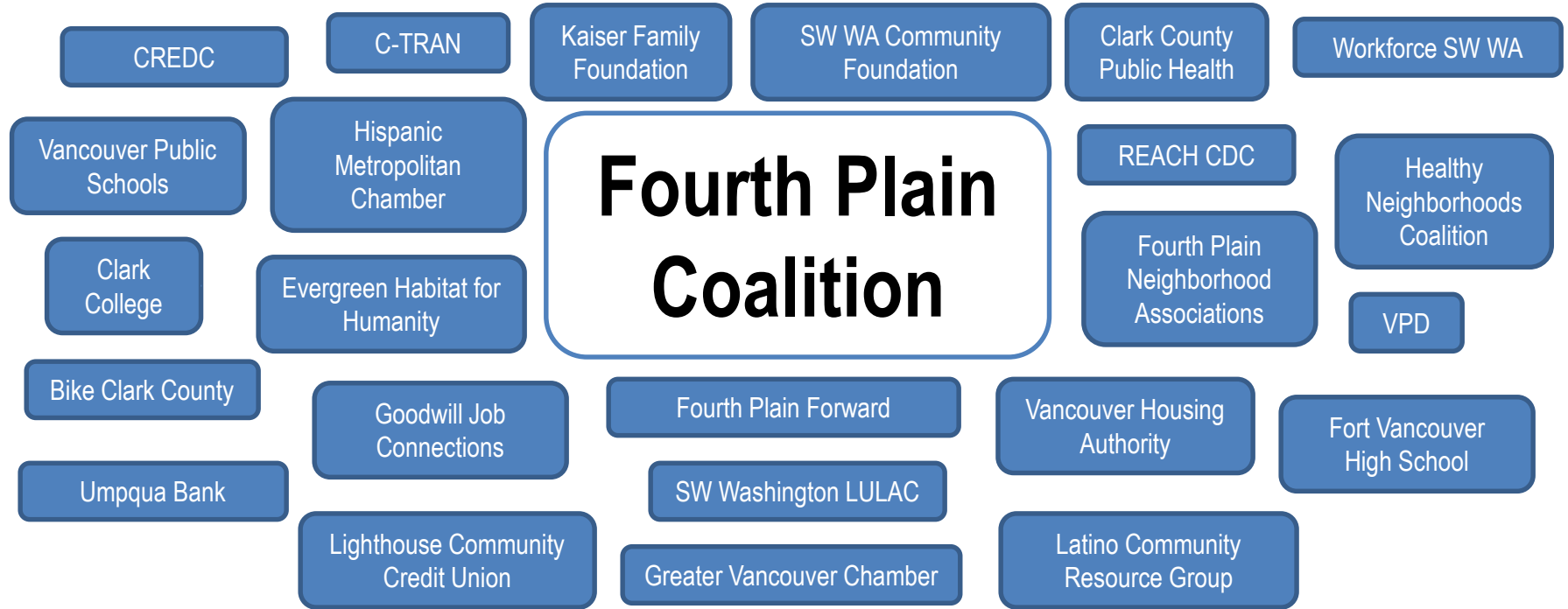


68% of Fourth Plain residents rent, vs 35% of residents in Clark County.



A quarter of Fourth Plain renters spend over **50%** of their income on housing.

Place-based Equitable Development



Community Models



CITY OF
Vancouver
WASHINGTON

The
Rosewood
Initiative



PASCO
Specialty KITCHEN

Next Steps

- Ongoing implementation of the Fourth Plain Forward Action Plan
- Continue building a coalition of partners and developing new funding resources
- Identify and apply for resources to fund Fourth Plain Community Commons- community space and commercial kitchen
- Utilize street funding to leverage infrastructure grants
- 6 months: Next Fourth Plain Forward update

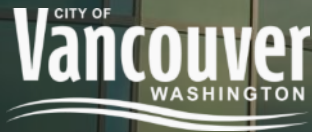
Questions and Discussion

Rebecca Kennedy, Rebecca.Kennedy@cityofvancouver.us

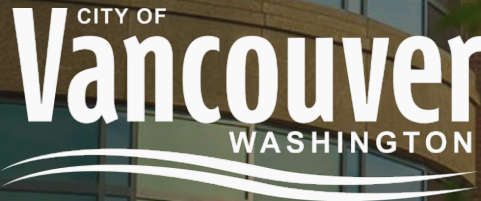
Andrea Pastor, Andrea.Pastor@cityofvancouver.us

www.cityofvancouver.us/fourthplainforward

www.facebook.com/FourthPlainForward/



Human Service Facilities Siting Ordinance Amendments



City Council Workshop
October 8, 2018

Chad Eiken, CED Director
Jonathan Young, Deputy City Attorney

Presentation Overview

- Problem Statement
- Summary of Process To-Date
- Planning Commission Recommendation
- Planning Commission Rationale
- Staff Recommendation on Fee
- Process Considerations
- Next Steps



Problem Statement

- City Council, following advice from City Attorney, asked staff for an ordinance that repeals and replaces the HSF Ordinance, VMC 20.870, due to susceptibility to legal challenge
- Council's Direction:
 1. Insulate VMC 20 from legal challenge
 2. Make it easier to site social services
 3. Address neighbor concerns
 4. Avoid unintended impacts to businesses



Summary of Process To-Date

- May 2, 2016 Council workshop
- 6 Planning Commission workshops
- 5 City Council workshops
- Neighborhood, downtown stakeholder, service provider and homeless ideas group meetings
- Email notifications, web comment form, information on city website
- Planning Commission public hearing

Planning Commission Recommendation

- Two proposals reviewed, considered and discussed:
“Option A and B”
 - Option A reviewed at City Council’s 5/8/18 Workshop
 - Option B incorporates Council’s input

Planning Commission Recommendation

- Both options:
 - eliminate minimum spacing requirements and combine HSF uses into most similar use classifications
 - make it much easier to site social services
 - insulate VMC 20 to a legal challenge
- Most HSF uses would be permitted outright in commercial or industrial districts with no extra standards
- PC received testimony in support of both Option A and B

Planning Commission Recommendation

Option A

- Would create two narrow exceptions to the “similar use rule:”
 1. Lodging where customers must check in at one time (e.g. shelters) vs. all other commercial lodging; the former would require a conditional use permit in all commercial zoning districts to increase public notice and comment opportunities

Option B

- Would not distinguish between shelters and other commercial lodging: (All lodging permitted outright in CX, CG, RGX commercial districts; conditional use in CC, MX, WX; prohibited in CN)

Planning Commission Recommendation

Option A

Narrow Exceptions (continued)

2. Eating & Drinking Establishments which have specified meal times (e.g. group meal service) vs. all other Eating & Drinking uses; the former would require a conditional use permit in commercial districts

Option B

- Would not distinguish between group meal service and eating & drinking establishments: (Eating/Drinking permitted outright in commercial districts)

Planning Commission Recommendation

Option A

- Community centers subject conditional use permit in most commercial districts to allow for public notice and comment
- Imposes operational standards (e.g. litter control plan, adequate restrooms, on-site waiting area) on shelters and group meal service and community centers

Option B

- Allows all community centers outright in most commercial districts
- Would not impose operational standards

Planning Commission Recommendation

Option A	Option B
• Allow shelters in IL, Light Industrial District • \$7,450 fee for a conditional use permit for shelters, group meal service and community centers (unintended consequence)	• Prohibit all commercial lodging in IL District • Fewer instances where a conditional use permit and fee would apply to shelters, group meal service, or day centers

Planning Commission Recommendation

Following public testimony and deliberations, Planning Commission voted **5-0 to recommend that Council:**

1. Repeal the HSF Ordinance and approve **Option A** as its replacement, and
2. Work with city staff to **reduce the applicable fee** for newly affected conditional use permits as appropriate

Planning Commission Rationale

Planning Commission remarks:

- Option A better balances the needs of the social service providers with concerns of neighbors and existing businesses; focuses on uses with most impacts
- Important for businesses and residential neighbors to obtain notice and have an opportunity to comment on certain uses
- The fee could be a burden on non-profits; consideration should be given to lowering it for shelters, group meal service, and community centers

Staff Recommendation on Fee

- Land use fees are charged to offset staff and hearing examiner costs (Council goal is 60% recovery)
- Conditional use fee of \$7,450 is based on time-tracking, hourly expenses, and overhead (at 60% of actuals)
- Lowering fee for *all* conditional uses would negatively affect city's ability to meet cost recovery target
- Lowering fee for the shelters, group meal service and day centers would not drastically affect budget; may lead to “me too” issues
- If the fee is lowered, it should cover hard costs for Examiner time

Process Considerations

- Council expressed a desire at 5/8/18 workshop to treat similar uses exactly the same and to eliminate operational standards (Option B)
- Staff is obliged under VMC 20.285 to forward PC's recommendation (Option A) to Council for consideration
- By Charter, any changes of substance made to the ordinance at the public hearing would require re-advertising and a subsequent public hearing

Process Considerations (cont.)

Staff recommended process for public notice and testimony:

1. Publish both ordinances so that Council can hear public testimony on both versions during the same evening (at First Reading)
2. Following public testimony, deliberation and motion, if either ordinance meets City Council's approval, it may be forwarded through to Second Reading / Public Hearing

Next Steps

- First reading on both Options A and B: 11/26/18
- Second Reading and Public Hearing: 12/3/18
- Ordinance in effect by 1/4/19



Questions and Discussion

VANCOUVER
CITY HALL

Chad Eiken, Community and Economic Development Director
Jonathan Young, Deputy City Attorney



For more information, visit:

<https://www.cityofvancouver.us/ced/page/human-services-facilities-ordinance-changes>

Human Service Facilities Siting Ordinance - 17

DRAFT ORDINANCE REGARDING AMENDMENTS TO VMC TITLE 20 “LAND USE AND DEVELOPMENT CODE” REGARDING THE SITING OF HUMAN SERVICES FACILITIES

*Editor’s Note: Proposed deletions of text are highlighted and indicated with ~~strike-through~~, additions of text are highlighted and indicated with underline. Text shown in **bold red italicized print** are included as a possible alternative approach to specific changes, based on input and direction from City Council at their May 7, 2018 workshop.*

Section 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).~~

43. 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.

54. 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 Centers. Public, private, and non-profit social, resource and multi-purpose facilities that are open to the public for free or fee (including membership fees. Examples include: community centers; senior centers; homeless day centers. Accessory uses may include offices, food preparation and service, child care, laundry facilities, showers, health assessments, classrooms and related activities.

34. 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 may include clubhouses, pro shops,

offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes such facilities when col-located 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.)

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

56. 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.

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

78. 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.

89. Medical Centers. Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment. 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.

910. 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 ~~co~~locate 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 ~~co~~locate 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.

4011. 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).

4112. 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. May include on-site functions related to ministry to the poor such as emergency overnight shelter, food service, group meals and food and clothing pantries.

4213. 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 co-locate 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.

1314. Social/Fraternal and Clubs/Lodges. Non-profit organizations with social, philanthropic and/or recreational functions and activities.

1415. 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.

1516. 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 **and Transient** Lodging. Residential facilities such as hotels, motels, rooming houses, **and** bed-and-breakfast establishments, **and homeless shelters** where tenancy is typically

less than one month. May include accessory meeting, convention facilities, and restaurants/bars
food preparation and service.

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, and group meal service.

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; and clothing and food pantries. 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, micro distilleries, 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; food banks; 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.

Section 4. Section 20.210.020 of the Vancouver Municipal Code entitled “Types of Development Applications” as last amended by Ordinance M-4179 is hereby amended to read as follows:

Section 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
	Boundary Adjustments	20.310	Planning Official
	Conditional Use – Minor Modification	20.245	Planning Official
	Critical Areas Permit (Type I)	20.740.040 B	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, 1st 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	20.740.040	Planning Official
	Human Services Facilities – Collocation	20.870	Planning Official
	Planned Developments – Detailed Plan, 2-Year Extension	20.260	Planning Official
	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 – 2nd 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	17.39.070	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
	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 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 City Council
	Planned Developments, 25 acres or less	20.260	Hearings Examiner City Council
	Text/Map Amendment – Legislative	20.285	Planning Commission City Council
	Zoning Map Amendments, greater than 25 acres in size	20.285	Planning Commission City Council

	Zoning Map Amendments, 25 acres or less	20.285	Hearings Examiner City Council
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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.

Section 5. Vancouver Municipal Code Section 20.410.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

Section 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	L ²¹	L ²¹	L ²¹	L ²¹
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 Centers	X	X	X	X
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	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
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 and Transient 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
- 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	X	X	X	X
Agriculture/Horticulture				
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X
Cemeteries	X	X	X	X
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 Collectives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P
Basic Utilities	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 20.410.050F – 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. 030VMC.

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 20.410.050F 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 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.

Section 6. Vancouver Municipal Code Section 20.420.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

Section 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
Home Occupation	L ³	L ³	L ³	L ³
HOUSING TYPES				
Single Dwelling, Attached	P ⁴	P ⁴	P ⁴	X
Single Dwelling, 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	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X

Developments				
Designated Manufactured Home	L ²³	X	X	X
New Manufactured Home	X	X	X	X
CIVIC (Institutional)				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Centers	C ²	C ²	C ²	C ²
<i>Alternative approach</i>	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	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 (except ambulance 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				
- Neighborhood Parks	P	P	P	P
- Community Parks	L/C ¹³	L/C ¹³	L/C ¹³	L/C ¹³
- Regional Parks	L/C ¹³	L/C ¹³	L/C ¹³	L/C ¹³
- Trails	L/C ¹³	L/C ¹³	L/C ¹³	L/C ¹³
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 and Transient 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				
- 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
Non-Accessory Parking	X	X	X	X
Self-Service Storage	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				
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X
Cemeteries				
Detention & Post Detention	X	X	X	X

Facilities				
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 Collectives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C
Temporary Uses	L ²¹	L ²¹	L ²¹	L ²¹
Basic Utilities	P	P	P	P
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.~~ Subject to the provisions of Section 20.895.050 VMC. ***Alternative Approach: Do not reference additional standards of 20.895.050***

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 20.420.050G – 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 and transient lodging prohibited.

¹⁷ New commercial uses allowed as limited uses subject to special development restrictions in Section 20.420.060 and 20.895.080 VMC. 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). *Alternative approach: Do not include additional standards for group meals at 20.895.080 in order to treat all eating establishments the same*

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 years of the date of the original placement.

²⁴ Subject to the provisions of Chapter 20.840 VMC, Child Care Centers.

Section 7. Vancouver Municipal Code Section 20.430.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

Section 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 ⁴
RESIDENTIAL								
Household Living	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁵		P ⁶	P
Group Living	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷		P ⁶	P
Transitional Housing	X	E ⁹	E ⁹	E ⁹	E ⁹		X	X
Home Occupation	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰		L ¹⁰	L ¹⁰
HOUSING TYPES								
Single Dwelling, Attached	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P
Single Dwelling, 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 Developments	X	X	X	X	X		X	X
Designated Manufactured Homes	X	X	X	X	X		X	X
New Manufactured Homes	X	X	X	X	X		X	X
CIVIC (Institutional)								
Basic Utilities	C	C	C	P	C		C	C
Colleges	X	C	C	P	C		P	P
Community Centers	X	C ¹²	C ¹²	C ¹²	C ¹²		C ¹²	C ¹²
<i>Alternative Approach</i>	X	C	C	C	C		C	C
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	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³		P/L ¹³	P/L ¹³
- Child Care Center	L ¹³	L ¹³	L ¹³	L ¹³	L ¹³		L ¹³	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	E ⁹	E ⁹	E ⁹	E ⁹	E ⁹		E ⁹	E 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 and Transient Lodging	X	C ¹⁵	P/C ^{9,15}	P/C ^{9,15}	L ¹⁸ / C ^{48,15}		L ¹⁸ /C ^{8,15}	P/C ^{9,15}
<i>Alternative approach</i>	<i>X</i>	<i>C</i>	<i>P</i>	<i>P</i>	<i>L¹⁸/C</i>		<i>L¹⁸/C</i>	<i>P</i>
Eating/Drinking Establishments	L ^{19,20} / C ^{8,16}	P/C ^{8,16}	P/C ^{8,16}	P/C ^{8,16}	P/C ^{8,16}		P/C ^{8,16}	P/C ^{8,16}
<i>Alternative approach</i>	<i>L^{19,20}</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>
Entertainment-Oriented								
- Adult Entertainment	X	X	L ²³	X	X		X	X
- 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	PL ²⁷	P	P	X		C ²⁷	X/L ⁴⁵
- Motor Vehicle Servicing/Repair	X	PL 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 only)	P	P	P	P	P		P	P
- EV Rapid Charging Stations (accessory only)	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
- 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
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 Kennels/Shelters	X	L ³³	L ³³	X	X		X	X
Cemeteries	X	C ³⁴	P ³⁴	C ³⁴	X			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 Cooperatives	X	X	X	X	X		X	X
Recreational or Medical Marijuana Facilities	X	X	X	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. Conditional use permit required if meals served to guests at specific time(s) of day, versus guests being able to obtain a meal at any time.~~ *Alternative approach: Do not add this footnote; no special conditions would apply to group meal service*

⁹ ~~Subject to provisions of Chapter 20.870 VMC Human Service Facilities. Conditional use permit required if guests only allowed to check in at the same time of day.~~ *Alternative approach: Do not add this footnote: no special conditions would apply to commercial lodging where guests check in at the same time of day*

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. Subject to the provisions of Section 20.895.050 VMC.~~ *Alternative approach: Do not add this footnote: no special conditions would apply to community centers*

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. Subject to the provisions of Section 20.895.040 VMC.~~ *Alternative approach: Do not add footnote referencing special standards for commercial lodging where guests must check in at the same time*

¹⁶ ~~The language for this footnote has been deleted. Subject to the provisions of Section 20.895.080 VMC.~~ *Alternative approach: Do not add footnote referencing special standards for group meal service*

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; © 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 20.430.050A. 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.

⁴³Parking structures are permitted outright.

⁴⁴Allowed subject to provisions of Riverview Gateway Plan District Standards 20.680, and associated Master Plan adopted for the area of proposed development.

⁴⁵Motor vehicle rental permitted where ancillary to another use.

⁴⁶Retail 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.

Section 8. Vancouver Municipal Code Section 20.440.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

Section 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 Homes	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 Centers	L ³⁰	L ³⁰	X	L ³⁰
<i>Alternative Approach</i>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>
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 (except	P	P	P	P

ambulance services)				
Human Service Facilities	L ²⁵	L ²⁵	L ²⁵	L ²⁵
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 ³¹	L ³¹	X
-Structure	L ³¹	L ³¹	L ³¹	L ³¹
COMMERCIAL				
Commercial and Transient Lodging	X	L ³⁵ /X	X	P/C ^{25,35}
<i>Alternative approach</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>P</i>
Eating/Drinking Establishments	L ^{5,36}	L ^{5,36}	L ^{6,36}	L ^{6,36}
<i>Alternative approach</i>	<i>L⁵</i>	<i>L⁵</i>	<i>L⁶</i>	<i>L⁶</i>
Entertainment-Oriented				
- Adult Entertainment	X	L ⁷	L ⁷	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	P
General Retail				
- Sales-Oriented	L ⁶	L ⁶	L/C ⁶	L ⁶
- Personal Services	L ⁶	L ⁶	X	L ⁶
- Repair-Oriented	L ⁶	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	P	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	P	P	X	P
Office				
- General	P	P	L/C ⁹	P
- 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 ³⁰¹⁰
Self-Service Storage	P	P	P	P
INDUSTRIAL				
Industrial Services	P	P	P	P
Manufacturing and Production	P	P ¹¹	P ¹¹	P
Railroad Yards	X	X	X	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
Wholesale Sales	P	L ¹²	X	X
Waste-Related	X	X	P ²² /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 Kennels/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
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana	X	X	X	X

Collectives				
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 is~~ 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. If "C" in use table, a conditional use permit is required if guests are only allowed to check in at the same time of day. If "L" in use table, commercial and transient lodging only allowed if guests check in at the same time of day and all other lodging is prohibited.~~ *Alternative approach: Commercial lodging would be treated the same in all*

districts, so this footnote would not be needed; would be a prohibited use in all industrial districts except for the ECX District

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.~~ Subject to the provisions of Section 20.895.050 VMC. *Alternative approach: Delete footnote 30 which duplicates footnote 10, but do not add language which references special requirements for community centers*

³¹ See Section 20.430.040.E. Park & Ride Facilities Development Standards.

³² Major Utility Facilities are prohibited with the exception that sewer treatment plants and lagoons are allowed outright.

³³ 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.

³⁴ Existing bulk crude oil storage facilities including vested projects as of July 18, 2016 are prohibited to expand the amount of crude oil storage.

³⁵ Subject to the provisions of Section 20.895.040 VMC. *Alternative approach: Do not add footnote referencing special standards for commercial lodging where guests must check in at the same time*

³⁶ Subject to the provisions of Section 20.895.080 VMC. *Alternative approach: Do not add footnote referencing special standards for group meal service*

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 broad woven 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			IL ²	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 processing	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			
	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	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
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	P
	3254	Pharmaceutical and medicine manufacturing	P	P
	3255	Paint, coating, and adhesive manufacturing	X	C
	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
	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
	3315	Foundries	X	P
332	Fabricated Metal Product Manufacturing			
	3321	Forging and stamping	P	P
	3322	Cutlery and hand tool manufacturing	P	P
	3324	Architectural and structural metals manufacturing	P	P
	3325	Boiler, tank, and shipping container manufacturing	P	P
	3326	Hardware manufacturing	P	P
	3327	Spring and wire product manufacturing	P	P
	3328	Machine shops; turned product; and screw, nut, and bolt manufacturing	P	P
	33281	Coating, engraving, heat treating, and allied activities	P /X ¹	P /X ¹
	3329	Coating, engraving, heat treating, and allied activities	P	P
	33291	All other fabricated metal product manufacturing	P	P
	33299	Metal valve manufacturing	P	P
	32991	All other fabricated metal product manufacturing	P	P
	32992	Ball and roller bearing manufacturing	X	P
	32993	Small arms ammunition manufacturing	X	P
	32994	Ammunition (except small arms) manufacturing	X	P
	32995	Other ordnance and accessories manufacturing	X	P
	32996	Fabricated pipe and pipe fitting manufacturing	P	P
	32997	Industrial pattern manufacturing	P	P

	32998	Enameled iron and metal sanitary ware manufacturing	P	P
	32999	All other miscellaneous fabricated metal product manufacturing	P	P
333	Machinery Manufacturing			
	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			
	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 repair	P	P
	336612	Boat building	X	P
	3369	Other transportation equipment manufacturing	X	P
	33699	Other transportation equipment manufacturing		
	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
	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.

Section 9. Vancouver Municipal Code Section 20.450.030 entitled “Uses” as last amended by Ordinance M-4701 is hereby amended as follows:

Section 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 20.450.030-2					
Permitted, Limited, Conditional and Prohibited Uses in Open Space District					
		Greenway			
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 Centers	X	X	X	X	X
Community Recreation	X	X	X	X	P
Cultural Institutions	X	X	X	X	P
Day Care					
- Family Day Care	X	X	X	X	P
- Child Care Center	X	X	X	X	X
- Adult Day Care	X	X	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	X	X	X	P
Social/Fraternal Clubs	X	X	X	X	X

COMMERCIAL					
Commercial and Transient 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
- 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		X	X	X	X
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
- Light Industrial	X	X	X	X	X
- General Industrial	X	X	X	X	X
- Heavy Industrial	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight	X	X	X	X	X

Movement					
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	X	X	X	X	X
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	
Cemeteries	X	X	X	X	X
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	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
- 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	
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.

Section 10. Vancouver Municipal Code Chapter 20.870 entitled “Human Services Facilities” as last amended by Ordinance M-3643 is hereby repealed in its entirety:

Chapter 20.870

HUMAN SERVICES FACILITIES

Sections:

20.870.010 Purpose.

20.870.020 Types.

20.870.030 Approval Process.

20.870.040 Approval Criteria

20.870.050 Development Standards.

20.870.060 Existing Facilities.

Section 20.870.010 Purpose.

Community benefits. Facilitating the provision of basic shelter, food, job training and other health and social services to those City residents in need is an important function of the community. At the same time, it is important that these be regulated in a way that minimizes any adverse off-site impacts, particularly in established neighborhoods where such facilities tend to be located. There is a particular concern that no area bear a disproportionate burden in the provision of these services. The purpose of this Chapter is to identify the procedures and criteria by which such Human Service Facilities will be reviewed.

(M 3643, Added, 01/26/2004)

Section 20.870.020 Types. A. Class 1 facility. A Class 1 facility is a facility defined as Transitional Housing pursuant to the definition in Section 20.160.020(A)(3) VMC.

B. Class 2 facility. A Class 2 facility is (1) a human services facility other than a Class 1 facility as defined in Subsection A above, which (2) serves an average of 75 or more clients per day based on the number of days per week that the facility serves its clients.

C. Class 3 facility. Class 3 facility is (1) a human service facility other than a Class 1 or 2 facility as defined in Subsections A and B above; which (2) serves an average of 20-74 clients per day based on the number of days per week that the facility serves its clients.

D. Exemption. If the application for location, relocation or expansion of a human service facility states that said facility is to serve an average of 19 or fewer clients per day, based on the number of days per weeks that the facility serves its clients, said facility shall be exempt from the requirements of this Chapter.

(M 4034, Amended, 12/03/2012, Sec 26 Effective 01/03/2013; M 3643, Added, 01/26/2004)

Section 20.870.030 Approval Process. A. Any new or expanded Human Service Facility shall be reviewed as a Type III, pursuant to VMC 20.210.060, with demonstration of compliance with approval criteria contained in VMC 20.870.040.

B. Co-location of services. The City shall encourage clustering of services, including multi-service centers, in areas or situations where such clustering will measurably improve the effective and efficient delivery of services to clients and minimize or reduce adverse impacts to the adjacent neighborhood. In recognition of this, an applicant may request a waiver or reduction of the spacing standards contained in VMC 20.870.050 to a service in an existing Human Service facility by means of a Type II, pursuant to Section 20.210.050 VMC, if the applicant demonstrates that co-location of facilities will:

1. Provide a range of services to the same or similar client population;
2. Reduce cumulative impacts of the services that would occur if they were separately located;
3. Improve coordination of services by addressing gaps in services or by reducing duplication of services; and
4. Improve the ability of the client population to access needed services in a more efficient and coordinated way.

C. Modification of spacing requirements

1. An applicant for a Human Service Facility may request a modification of the spacing requirements contained in Section 20.870.050 VMC by up to 20% as part of the approval pursuant to Subsection A above by demonstrating that there is a lack of feasible alternative sites outside of the dispersal area.

2. An applicant for a Human Service Facility may request a modification of the spacing requirements contained in Section 20.870.050 VMC by more than 20% as part of the initial approval pursuant to Subsection (A) above that all the following conditions and facts exist:

a. The facts presented constitute an exceptional situation that provides for relief under this provision;

b. The applicant has demonstrated there is a lack of feasible alternative sites outside of the dispersal area;

c. Approval of the application will not be substantially detrimental to the public health, safety and welfare or to the property and improvements in the neighborhood.

(ACM M-3363, Amended, 12/20/2013, Change reference of 20.210.040 to 20.210.020 Type II applications; M-4034, Amended, 12/03/2012, Sec 27 Effective 01/03/2013; M-3663, Amended, 08/02/2004, Sec 21; M-3643, Added, 01/26/2004)

Section 20.870.040 Approval Criteria

A. Compatibility. The establishment, maintenance or operation of the facility will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be significantly detrimental or injurious to the property or improvements in the neighborhood or to the general welfare of the City.

B. Compliance with applicable regulations. Demonstration that the applicant has complied with all standards and regulation contained in this Chapter.

(M-3643, Added, 01/26/2004)

Section 20.870.050 Development Standards. A. ~~Class 1 facility.~~ All such facilities shall be required to comply with each of the following

standards:

1. A Transitional Housing provider shall not be sited less than one mile from another such facility or less than 1,320 feet from any Class 2, 3 or other human service facility as defined herein, or from any Residential Care Center defined at VMC 20.150.040. The distances required by this provision shall be measured by following a straight line, without regard to intervening buildings, from the nearest property line of the proposed facility to the nearest property line of the closest existing facility.

2. All functions associated with such a facility must take place within the building proposed to house the facility, provided, that this regulation shall not apply to facilities that provide services to persons at different locations.

3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.

4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right of way and must be physically separated from the public right of way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.

5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.

6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.

7. Sufficient off-street parking must be provided for staff and clients.

B. Class 2 facility. All such facilities shall be required to comply with each of the following standards:

1. Class 2 facilities shall be sited not less than 1,320' from any other Class 1, 2, or 3 facility as defined herein. The distances required by this provision shall be measured by following a straight line, without regard to intervening buildings, from the nearest property line of the proposed facility to the nearest property line of the closest existing facility.

2. Functions associated with such a facility must take place within the building proposed to house the facility, provided that this regulation shall not apply to facilities that provide services to persons at different locations.

3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.

4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right-of-way and must be physically separated from the public right-of-way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.

5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.

6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.

7. Sufficient off-street parking must be provided for staff and clients.

~~C. Class 3 facility. All such facilities shall be required to comply with each of the following standards:~~

~~1. Class 3 facility may be located, relocated or expanded if there are no more than four existing Class 3 facilities within 2,000' of the center of the proposed Class 3 site.~~

~~2. All functions associated with such a facility must take place within the building proposed to house the facility, provided, that this regulation shall not apply to facilities that provide services to persons at different locations.~~

~~3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.~~

~~4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right-of-way and must be physically separated from the public right-of-way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.~~

~~5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.~~

~~6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.~~

~~7. Sufficient off-street parking must be provided for staff and clients.~~

~~(M-3643, Added, 01/26/2004)~~

~~Section 20.870.060 Existing Facilities.~~

~~A. Registration. Facilities existing as of November 1, 1991, shall be required to register with the Planning Official and shall provide information regarding size, function and number of clients served.~~

~~B. Compliance with regulations. Such facilities shall be required to comply with all standards and regulations as set forth in this Chapter except spacing requirements within 90 calendar days of the date of receipt of the City's written notice requesting compliance. Spacing and location requirements as set forth herein shall be met by any facility whose client numbers or operations change so that such facility becomes either a Class 1, 2 or 3 facility.~~

~~C. Abandonment. Any existing facility that is abandoned for a continuous period of one year or more must meet the spacing and location requirements as set forth in this Chapter to be re-established at the same location.~~

~~(M-3643, Added, 01/26/2004)~~

Section 11. Vancouver Municipal Code Chapter 20.895 entitled “Miscellaneous Special Use Standards” as last amended by Ordinance M-3959 is hereby amended as follows:

Chapter 20.895

MISCELLANEOUS SPECIAL USE STANDARDS

Sections:

20.895.010 Purpose.

20.895.020 Animal Kennels/Shelters.

20.895.030 Cemeteries.

20.895.040 Community Recreation and Related Facilities.

20.895.050 Domestic Animals and Livestock.

20.895.060 Indoor Target Shooting Ranges.

20.895.070 Motor Vehicle Fuel Sales and Repair.

20.895.080 Private Use Landing Strips for Aircraft and Heliports.

20.895.090 Temporary Storage Units

Section 20.895.010 Purpose.

Purpose. In addition to other standards and requirements imposed by this Title, all uses included in this Chapter shall comply with the provisions stated below. Should a conflict arise between the requirements of this Chapter and other requirements of this Title, the more restrictive provision shall control. (M-3643, Added, 01/26/2004)

Section 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 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. (M-3643, Added, 01/26/2004)

Section 20.895.030 Cemeteries.

A. Defined. The development standards in Subsection B and C below apply to any facility that falls within the use 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.

(M-3643, Added, 01/26/2004)

Section 20.895.040 Commercial and Transient Lodging. *Alternative approach: Do not add this section in order to treat all lodging uses the same*

A. Defined. The development standards in Subsection B below only apply to any facility that falls within the use classification for Commercial and Transient Lodging if lodging guests check in at the same time of day, as determined during site plan review, governed by Chapter 20.270 VMC.

B. General Requirements.

1. Either an a) indoor or b) screened/covered outdoor area with adequate seating shall be provided and opened to customers no less than one hour prior to mealtime; and
2. A litter control plan that provides for effective litter removal within 200 feet of the facility shall be submitted with the application and adhered to at all times during operating hours; and
3. An indoor area where personal belongings may be temporarily and securely stored shall be provided. No outdoor storage of belongings is permitted; and
4. Restrooms shall be provided to serve the expected number of clients at peak periods and shall be kept in working order.

Section 20.895.050 Community Centers. *Alternative approach: Do not add this section of special performance standards for community centers*

A. Defined. The development standards in Subsection B below apply to any facility that falls within the use classification for community centers, pursuant to Section 20.160.020 VMC.

B. General Requirements.

1. Either an a) indoor or b) screened/covered outdoor area with adequate seating shall be provided and opened to customers no less than one hour prior to mealtime; and
2. A litter control plan that provides for effective litter removal within 200 feet of the facility shall be submitted with the application and adhered to at all times during operating hours; and
3. An indoor area where personal belongings may be temporarily and securely stored shall be provided. No outdoor storage of belongings is permitted; and

4. Restrooms shall be provided to serve the expected number of clients at peak periods and shall be kept in working order.

Section 20.895.0460 Community Recreation and Related Facilities.

A. Defined. The development standards in Subsection (B) below shall apply to any facility that falls within the use category for Community Recreation, pursuant to Section 20.160.020(B)(3) VMC; and Social /Fraternal Clubs/Lodges, pursuant to Section 20.160.020(B)(13) VMC.

B. General requirements

1. All buildings shall be set back a minimum of 30' from a side or rear lot line that abuts residentially-zoned property.

2. There shall be no external evidence of any incidental commercial activities taking place within the building. (M-3643, Added, 01/26/2004)

Section 20.895.05070 Domestic Animals and Livestock.

A. Defined. Domestic animals and livestock as defined per 20.150.040 are allowed for hobby and personal use purposes within all zoning districts subject to the standards in Subsections B – F below, in addition to any applicable requirements of VMC Section 8.20 (Nuisances) and 8.24 (Animals).

B. General Requirements.

1. Domestic Animals. The keeping of domestic animals shall comply with all requirements of this section and all requirements of VMC 8.20 and 8.24, as noted above.

2. Large Livestock. The keeping of livestock that will weigh more than 500 pounds at maturity requires a minimum lot size of one acre for the first animal. For each additional animal, an additional contiguous 10,000 square feet must be available. The minimum one acre lot may include a normally permitted residence, provided that at least ½ acre is still available for livestock use.

3. Small Livestock. The keeping of livestock that will weigh 100-500 pounds at maturity will require a minimum lot size of ½ acre for the first animal. For each additional such animal, an additional contiguous 5,000 square feet must be available. The minimum half acre lot may include a normally permitted residence, provided that at least ¼ acre is available for livestock use.

4. Miniature Livestock. Miniature livestock, such as certain breeds of mini-goats and mini-horses, that will weigh under 100 pounds at maturity are considered domestic animals. The combined total of all miniature animals and dogs on a single premises shall not be more than three, unless the lot size requirements for small livestock specified above are met.

5. Poultry and Rabbits. The keeping of chickens, ducks, geese, domesticated hare or rabbit, and similar animals is permitted with no required minimum lot size. No turkeys, peacocks, or roosters are permitted.

6. Livestock facilities. Barns, sheds, and shelters used to house livestock shall be located in the rear yard and meet the same side and rear yard setbacks as the primary residence. Doorways and other openings shall be oriented away from neighboring properties. Livestock shall be confined or

tethered in such a manner that intrusion on to neighboring property or damage to neighboring landscaping and fences is avoided. Such facilities shall be included in lot coverage percentage calculations.

C. Exceptions to Swine Prohibition. Notwithstanding the above prohibition of swine, the keeping of that type of swine commonly referred to as Miniature Vietnamese, Chinese or Oriental pot-bellied pig (*sus scrofa vittatus*) is allowed, subject to the following conditions:

1. The maximum height of the swine may be no more than eighteen 18” at the shoulder and weight shall be no more than 95 pounds;
2. The swine must have been spayed or neutered prior to entry into the City;
3. Registration, vaccination and other requirements as set forth in Section 8.24.022 VMC must be met; and
4. No more than two such pigs shall be kept at any one address for any period in excess of three calendar days.

D. Lot size exceptions. The minimum lot size does not apply to miniature livestock, as addressed above in VMC 20.895.050.B.4 or Miniature Vietnamese, Chinese or Oriental pot-bellied pig (*sus scrofa vittatus*), as defined above in VMC 20.895.050C.

E. Off-site impacts. The keeping of domestic animals or livestock shall comply with all of the

applicable requirements of Chapter 20.935 VMC, Off-Site Impacts.

F. Other Requirements

1. The raising and keeping of animals is also subject to VMC Section 8.20 (Nuisances) and 8.24 (Animals).
2. The raising and keeping of domestic animals for commercial purposes is prohibited. Commercial purposes does not include incidental sale of livestock off-spring, milk, or eggs subject to Washington State health and agricultural regulations.
3. The keeping of four or more dogs, which are 5 months old or older constitutes a Kennel and must meet requirements of 20.895.020. Excludes veterinary clinics, animal hospitals and dog day care. (M-3959, Amended, 07/19/2010, Sec 43-Effective 8/19/2010; M-3643, Added, 01/26/2004)

Section 20.895.080 Eating and Drinking Establishments *Alternative approach: Do not add this section regarding special requirements for group meal service as all restaurants would be treated the same*

A. Defined. The development standards in Subsection B below only apply to any facility that falls within the use classification for Eating and Drinking Establishments if meals are served to all guests at a specific time, as determined during site plan review, governed by Chapter 20.270 VMC.

B. General Requirements.

1. **Either an a) indoor or b) screened/covered outdoor area with adequate seating shall be provided and opened to customers no less than one hour prior to mealtime; and**

2. A litter control plan that provides for effective litter removal within 200 feet of the facility shall be submitted with the application and adhered to at all times during operating hours; and
3. An indoor area where personal belongings may be temporarily and securely stored shall be provided. No outdoor storage of belongings is permitted; and
4. Restrooms shall be provided to serve the expected number of clients at peak periods and shall be kept in working order.

Section 20.895.06090 Indoor Target Shooting Ranges.

A. Defined. The development standards in Subsection B – E below shall apply to any Indoor Target Shooting Range.

B. Criteria for building design and construction. Building design and construction shall provide the following:

1. Solid masonry or concrete on all walls in the shooting areas.
2. Trap construction to prevent bullet penetration and ricochet.
3. Sound baffling to assure noise levels not greater than 65 dBA at the property line.
4. Air ventilation and filtration system capable of removing dangerous levels of smoke and particulates.

C. Worker safety. Hearing protection devices shall be required for all persons exposed to noise levels above 75 dBA.

D. Air emission permit. Air emission permit shall be obtained from Southwest Clean Air Agency (SWCAA) prior to occupancy permit.

E. Noise. Baffling to assure noise levels do not exceed 60 dBA in the waiting area and 50 dBA in the office area. (M-3643, Added, 01/26/2004)

Section 20.895.070100 Motor Vehicle Fuel Sales and Repair.

A. Defined. The development standards in Subsection B – G below apply to any facility that falls within the use category for Motor Vehicle Fuel Sales, pursuant to Section 20.160.020(C)(5)(c) VMC and Motor Vehicle Servicing/Repair, pursuant to Section 20.160.020(C)(5)(b) VMC, as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. Lot area and frontage. Minimum lot area shall be 10,000 square feet, with at least 100' frontage on a public street.

C. Surfacing. The entire area to be used for driveway, service or parking shall be surfaced with light bituminous macadam or better.

D. Repair work. All repair work shall be done within an enclosed building.

E. Buffer of adjacent property. A solid or woven fence or solid evergreen hedge, free of advertising, which is 6' in height, shall be maintained along property lines which abut residential districts.

F. Off-site impacts. The facility shall comply with all of the applicable requirements of Chapter 20.935 VMC Off-Site Impacts governing glare, noise, vibration, dust and heat.

G. Retail. Sale of merchandise shall be conducted within a building except for items used for the maintenance and servicing of automotive vehicles. (M-3643, Added, 01/26/2004)

Section 20.895.080110 Private Use Landing Strips for Aircraft and Heliports.

A. Defined. The development standards in Subsection B – C below apply to any facility that falls within the use category, pursuant to Section 20.160.020(E)(2) VMC, as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. General requirements. All landing strips for aircraft or heliports shall be so designed and the runways and facilities so oriented, that the incidence of aircraft passing directly over dwellings during their landing or take-off patterns is minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights. New landing strips and heliports shall not be construed to be permitted in any district established by this Title,

unless and until a conditional use permit shall first have been secured. (M-3643, Added, 01/26/2004)

Section 20.895.090120 Temporary Storage Units

A. Defined. Temporary storage units are box-like containers used for storing household items that are being moved to another location or being stored during a home remodel projects.

B. Placement Standards:

1. On properties with single-family residences, the unit shall be placed in the driveway or other paved surface, not to extend into public right of way.
2. On properties with multi-family residences, the unit shall be placed in a parking space. Not to extend into an aisle way or public right of way.
3. Alternate location may be approved at the discretion of the City Planning Official, provided that the alternate location does not create an unsafe condition.
4. A City street use permit shall be required for the placement of temporary storage units in a public right-of-way.

C. Duration of placement:

1. Allowed up to 30 days without a permit.
2. Allowed up to 90 days total with a land use permit.

D. Safety. Storage of flammable or hazardous material within temporary storage units is prohibited.

E. Signs. Signs on temporary storage units may only identify the owner or provider of the storage unit and not include advertisement of any other product or service. (M-3922, Added, 07/06/2009, Sec 42)

Section 11. Vancouver Municipal Code Section 20.945.070 entitled “Minimum Off-Street Parking Requirements” as last amended by Ordinance M-4223 is hereby amended as follows:

Section 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
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 Centers	Per Approved Parking Study
Community Recreation	Per Approved Parking Study
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	None
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 in auditorium or assembly room, whichever is greater
- High School	1 space/employee, plus 1 space/each 6 students, or 1 space/4 seats 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 classroom
COMMERCIAL	
Commercial and Transient 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' 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
- 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
- Extended	1/300
Non-Accessory Parking	N/A
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.

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 12. This Ordinance shall be effective thirty days after adoption.

DRAFT

9/25/2018

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

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

Approved as to form:

E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE repealing the current chapter 20.870 VMC relating to the siting of Human Services Facilities; amending chapters 20.160 VMC Use Classifications, 20.225 Summary of Land Use Permits, 20.410 Lower Density Residential Districts, 20.420 Higher Density Residential Districts, 20.430 Commercial and Mixed Use Districts, 20.440 Industrial Districts, 20.450 Open Space Districts, 20.895 Miscellaneous Special Use Standards, 20.945 Parking and Loading; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at (360) 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).



Staff Report 149-18

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/8/2018
11/5/2018

SUBJECT Arnada Park ROW Vacation

Key Points

- Right-of-way vacation of approximately 5,152 square feet of unimproved street right-of-way associated with E 24th Street and H Street, located within the current boundaries of Arnada Park.
- There are existing public utilities within the proposed vacation area.
- Because the underlying property will remain under the ownership of the City, no compensation will be required.

Strategic Plan Alignment

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 that will meet the needs of future generations.
- **Objective 1.2:** Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Goal 4: Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region.

Present Situation

City of Vancouver staff is requesting approval to vacate the right-of-way associated with the north half of E. 24th Street and east half of H Street, all which is located within the current boundaries of Arnada Park. The right-of-way is located within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian.

Historically, the subject rights-of-way were part of the overall City of Vancouver downtown street grid. When Interstate 5 was constructed in the 1960's, some of the nearby properties and rights-of-way were acquired by WSDOT to accommodate the construction of the Fourth Plain Blvd interchange. After construction of the interstate was completed, Arnada Park was constructed by the City on a collection of remnant properties and unused rights-of-way; there is no record of the City having constructed any public street improvements within the subject right-of-way area. The City of Vancouver now wishes to vacate the rights-of-way to create a clear designation of property ownership to correspond to the property use as a public park.

The rights-of-way to be vacated do not provide public street access to any adjacent private properties. Staff has reviewed the City's Transportation Systems Plan and determined there is no future need for these rights-of-way. Therefore, vacation of these rights-of-way will have no adverse impact on the City's transportation assets.

Staff has contacted all utility owners with facilities potentially located within the subject area. The City of Vancouver has utilities within the area of the proposed vacation, including a domestic water main, a storm water main, and associated appurtenances. The private utility owners have indicated there are no private utilities within the subject area. The City will retain a public utility easement under and over the entire vacated area for the construction, repair and maintenance of all public utilities and services. Pursuant to VMC 11.05.130, the property associated with a vacated street shall belong to the abutting property owners, one-half to each. The half-widths of right-of-way being vacated abut property currently owned by the City of Vancouver.

RCW 35.79.030 provides for, but does not require, the City to collect compensation for the value of public right-of-way that is vacated. As previously noted, prior to construction of I-5 the subject rights-of-way were part of the overall City of Vancouver downtown street grid. The rights-of-way were then converted to a public park after the completion of the interstate. The City has not constructed any street improvements within the proposed right-of-way. Based on these circumstances, staff recommends that no compensation be required for the vacated right-of-way.

Advantage(s)

- Allows the vacated property to be owned and controlled by the City of Vancouver Parks Department, commensurate to the actual use of the property.
- Allows enforcement of all City codes and regulations pertaining to Park property.

Disadvantage(s)

There are no known disadvantages.

Budget Impact

There is no budget impact. Vacation of the right-of-way and conveyance to the Parks Department will not require compensation.

Prior Council Review

There has been no known prior Council review on this subject.

Action Requested

On October 8, 2018, adopt a resolution of intent and approved ordinance on first reading to vacate portions of street rights-of-way associated with E 24th Street and H Street situated within the current boundaries of Arnada Park, located within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, setting the date of public hearing for Monday, November 5, 2018.

Eric Hahn, Senior Civil Engineer, 487-7702; Ryan Lopossa, Streets & Transportation Manager, 487-7706.

ATTACHMENTS:

- ▣ Exhibit A - Legal Description
- ▣ Exhibit B - Site Map
- ▣ Exhibit C - Overall Vicinity Map
- ▣ Resolution
- ▣ Ordinance

EXHIBIT "A"

Vacation of a portion of
E. 24th Street and "H" Street
to
ARNADA PARK ANNEX (C-16)

Being a portion of dedicated E. 24th Street and "H" Street as shown on Arnada Park Annex as recorded in Book "C" of Plats, Page 16 records of Clark County, Washington more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block "I", Arnada Park Annex as recorded in Book "C" of Plats, Page 16 records of Clark County, Washington also being a point on the North Right-of-Way line of E. 24th Street;

Thence easterly 68' more or less, along the North Right-of-Way- line of E. 24th Street to the Southern Turn Back line of SR-5 as shown on Washington State Highway Commission SR-5 Vancouver Freeway: Columbia River to Burnt Bridge Creek Interchange / Right of Way and Limited Access Plan, Fourth Plain Boulevard Interchange, adopted Sept 17, 1973. Sheet 6 of 9;

Thence southeasterly 55' more or less, along said SR-5 Turn Back line to the centerline of E. 24th Street;

Thence westerly 144' more or less, along said centerline to the centerline of "H" Street;

Thence northerly 107' more or less, along the centerline of "H" Street to said SR-5 Turn Back line;

Thence southeasterly 44' more or less, along said SR-5 Turn Back line to the East Right-of-Way line of "H" Street;

Thence southerly along said East Right-of-Way line 45' more or less, to the North Right-of-Way line of E. 24th Street also being the point of beginning.

Except the following:

Being a portion of dedicated E. 24th Street and "H" Street as shown on Arnada Park Annex as recorded in Book "C" of Plats, Page 16 records of Clark County, Washington more particularly described as follows.

Beginning at the centerline-centerline intersection of E. 24th Street and "H" Street of said Plat;

Thence northerly 21.96' along the centerline of "H" Street to the beginning of a non-tangent curve concave to the southwest with a radius of 60.00';

Thence along said curve through a central angle of $30^{\circ}00'14''$ and an arc length of 31.42' to a point on the centerline of E. 24th Street;

Thence westerly 21.96' along said centerline to the point of beginning;

Vacated area contains approximately 5152 square feet.

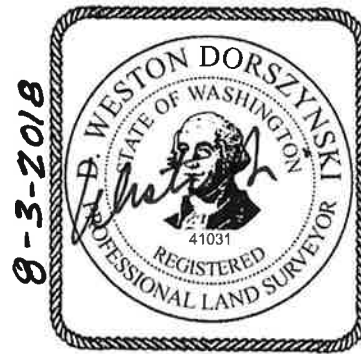


Exhibit B - Site Map

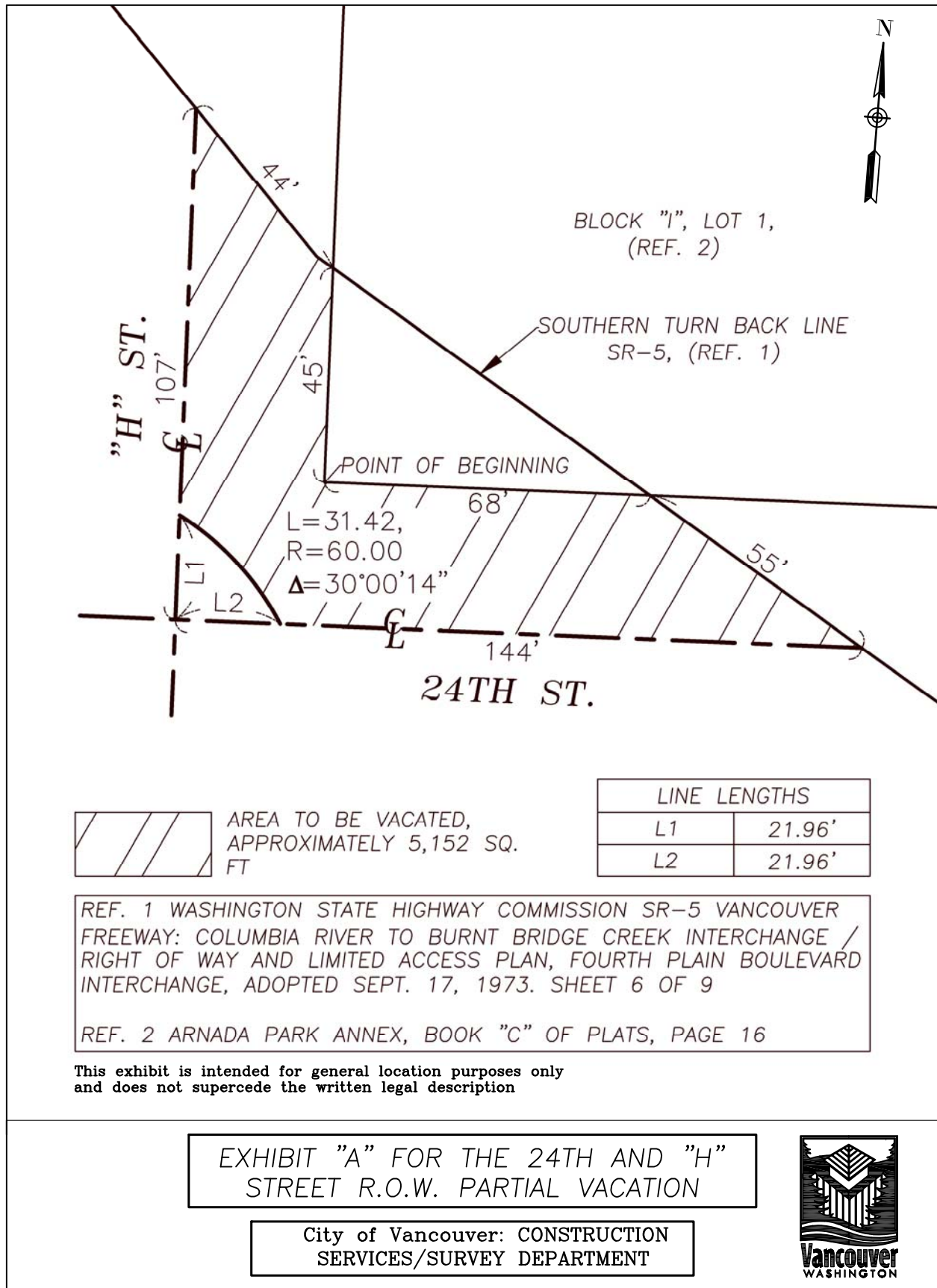
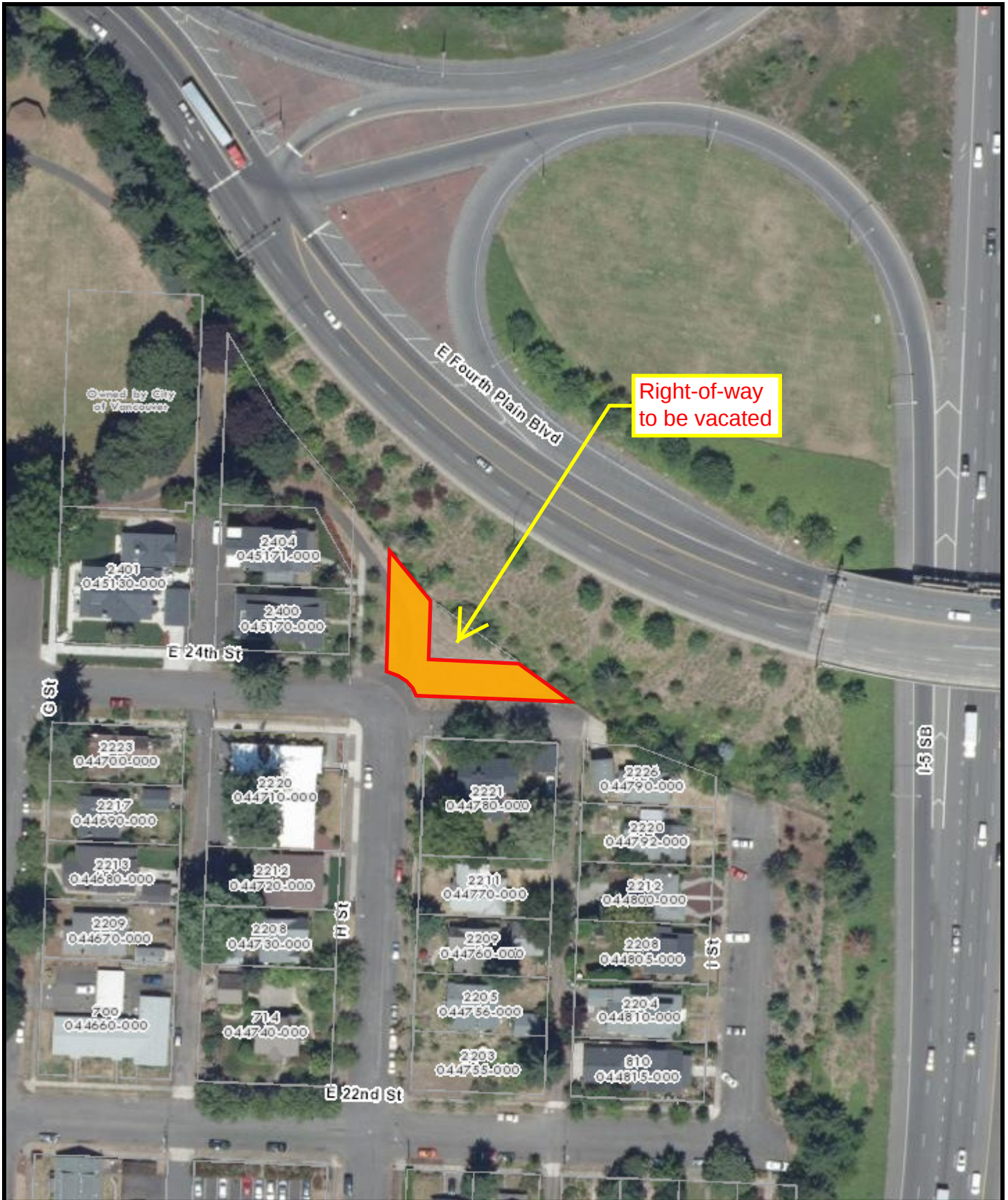


Exhibit C - Overall Vicinity Map



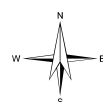
System Utility Map



RUS / PAC

Taxlot #:

1 inch = 100 feet



THE UTILITY INFORMATION SHOWN ON THIS MAP DOES NOT INDICATE OR IMPLY AVAILABILITY. CONTACT THE ENGINEERING COUNTER STAFF AT THE CDD PERMITS CENTER AT (360) 487-7804 OR 415 W. 6TH ST. FOR AVAILABILITY OF SERVICE.

THIS INFORMATION IS COMPILED FROM A VARIETY OF SOURCES. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR MAP ACCURACY.

10/08/18

RESOLUTION NO. _____

A RESOLUTION fixing November 5, 2018 as the date for a public hearing on a proposal to vacate a portion of public rights-of-way associated with E 24th Street and H Street located within the current boundaries of Arnada Park. The right-of-way is located within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian.

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. As recommended in SR-_____, City Council, pursuant to VMC 11.05.040 and RCW 35.79.010, hereby initiates procedures to vacate a portion of the rights-of-way of E 24th Street and H Street.

Section 2. The legal description and Map Exhibit of the street area proposed to be vacated are attached hereto and incorporated herein as Exhibits “A” and “B”.

Section 3. November 5, 2018, at the hour of 7:00 p.m. in the Council Chambers in City Hall, 415 West 6th Street, Vancouver, Washington, is fixed as the time and place for public hearing on said proposed street vacation.

Section 4. The City Clerk shall give notice of the pendency of said proposal and time and place of hearing, as required by VMC 11.05.060 and RCW 35.79.020.

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of _____, 2018.

RESOLUTION - 1

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

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

E. Bronson Potter, City Attorney

RESOLUTION - 2

10/08/18
11/05/18

ORDINANCE NO. _____

AN ORDINANCE vacating a portion of public rights-of-way associated with E 24th Street and H Street located within the current boundaries of Arnada Park. The right-of-way is located within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington; providing for an effective date.

WHEREAS, under Vancouver Municipal Code (“VMC”) 11.05.050, the Vancouver City Council initiated a vacation proceeding for portions of public right-of-way associated with E 24th Street and H Street located within the current boundaries of Arnada Park, within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington; and

WHEREAS, the subject right-of-way consists of approximately 5,152 square feet and the City of Vancouver (the “City”) converted it to a public park after construction of Interstate-5 and the Fourth Plain Blvd interchange; and

WHEREAS, the City has not constructed any street improvements within the subject right-of-way; and

ORDINANCE - 1

WHEREAS, City Council adopted Resolution M-_____, which set the date of public hearing on the proposed right-of-way vacation for November 5, 2018 at 7:00 p.m.; and

WHEREAS, the City Clerk provided notice of the public hearing in accordance with VMC 11.05.060; and

WHEREAS, on November 5, 2018, the hearing was held and City Council considered the reports and information provided at the public hearing; and

WHEREAS, City Council considered all factors under VMC 11.05.110 and found that: (1) vacation of the right-of-way will better serve the public; (2) the right-of-way is not currently needed for public access and changes are not likely to occur in the future requiring the need for the right of way; and (3) there are no objections to the vacation sufficient to deny its approval; and

WHEREAS, public utility easements should be preserved because there are public domestic water lines, stormwater lines, and associated appurtenances within the area of right-of-way to be vacated;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. The right-of-way described in the legal description and map exhibit attached hereto and incorporated herein as Exhibits “A” and “B” is hereby vacated.

Section 2. The City retains a public utility easement under and over the vacated area for the construction, repair and maintenance of all public utilities and services.

Section 3. No compensation for vacation is required.

.

ORDINANCE - 2

Section 4. Effective date. This ordinance shall go into effect five days after its recording.

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:

ORDINANCE - 3

E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE vacating a portion of public rights-of-way associated with E 24th Street and H Street located within the current boundaries of Arnada Park. The right-of-way is located within the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington; 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).



Item #2.

TO: Mayor and City Council

FROM: Natasha Ramras, Chief Financial Officer

DATE: 10/8/2018

SUBJECT Approval of Claim Vouchers

Action Requested

Approve claim vouchers for October 8, 2018.

(Copy available upon request.)

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:

\$ **10,694,905.81** this 8th day of October 2018.

MAYOR

COUNCILMEMBER


AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
September 25 - October 1	Accounts Payable Checks (see attached)	\$ 7,852,333.67
September 25 - October 1	Visa Refunds (see attached)	\$ 3,607.80
September 25 - October 1	Payroll Checks (see attached)	\$ 2,838,964.34
TOTAL		\$ 10,694,905.81

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
119852	25-Sep-2018	1,275.16	VANCOUVER FIRE COMMAND OFFICERS	***WIRE*** PAYROLL
119853	25-Sep-2018	11,827.04	ALLEGIANCE BENEFIT PLAN MANAGEMENT	***WIRE*** PAYROLL
119854	25-Sep-2018	12,156.58	WESTERN STATES HEALTH &	***WIRE*** PAYROLL
119855	25-Sep-2018	6,292.83	WASHINGTON SDU	***WIRE*** PAYROLL
119856	25-Sep-2018	24,666.00	VANCOUVER FIREFIGHTERS UNION HEALTH	***WIRE*** PAYROLL
119857	25-Sep-2018	150,459.58	ICMA CORP	***WIRE*** PAYROLL
119858	25-Sep-2018	21,855.60	ING	***WIRE*** PAYROLL
119859	25-Sep-2018	20,625.00	WASHINGTON STATE FIREFIGHTERS	***WIRE*** PAYROLL
119860	25-Sep-2018	54,252.60	STATE OF WASHINGTON 457	***WIRE*** PAYROLL
119861	25-Sep-2018	375.00	OREGON SDU	***WIRE*** PAYROLL
119862	25-Sep-2018	6,222.73	ICMA 401A	***WIRE*** PAYROLL
119863	25-Sep-2018	75.00	HRA VEBA PLAN	***WIRE*** PAYROLL
119864	25-Sep-2018	69,529.37	GALLAGHER BASSETT SERVICES INC	***WIRE*** WC FUNDING / 42638184
119865	26-Sep-2018	6,718.66	BANK OF AMERICA	***WIRE*** 18 2018 PAYROLL HSA
119866	25-Sep-2018	8,293.19	ACTIVE NETWORK INC	***WIRE*** ACTIVENET FEES - 09/01/18-09/19/18 - TREASURY
119868	26-Sep-2018	629,024.94	OPERATIONS MANAGEMENT INTERNATIONAL INC	***WIRE*** - 18AUG - PROJ 664927.03 L3 P2 S0 S1 & UV - CUST 003143 - REF VANC - OPERATION OF THE VANCOUVER WASTEWATER TREATMENT FACILITIES - MP ENG
119869	26-Sep-2018	161,821.95	STELLAR J CORP	***WIRE*** WATER STATION 1 - PHASE 1 - EST 21 - THRU 08/25/18
119870	26-Sep-2018	663,813.80	TAPANI UNDERGROUND INC	***WIRE*** WATERFRONT PARK TRAIL - EST 16 - THRU 08/31/18
119871	26-Sep-2018	765,533.11	INTERNAL REVENUE SERVICE	***WIRE*** 18 2018 PAYROLL TAXES; FEDERAL W/H
119872	27-Sep-2018	18,636.60	STATE OF OREGON	***WIRE*** 18 2018 PAYROLL TAXES; OREGON W/H
119873	26-Sep-2018	67.82	INTERNAL REVENUE SERVICE	***WIRE*** CORR 18 2018 FEDERAL PR TAX
119874	28-Sep-2018	688,426.62	STATE OF WASHINGTON	***WIRE*** 18 2018 PERS/LEOFF
119875	28-Sep-2018	8,500.00	MARK BROWN	***WIRE*** 18SEP - MONTHLY INTERGOVERNMENTAL RELATIONS - CMO
119876	27-Sep-2018	366,786.18	WASHINGTON STATE DEPT REVENUE	***WIRE*** EXCISE/SALES TAX COMBINED RETURN ~ AUGUST 2018
119877	27-Sep-2018	14,681.40	WASHINGTON STATE DEPT REVENUE	***WIRE*** USE TAX FOR THE PERIOD OF AUG-2018
119878	25-Sep-2018	632,467.40	PNC BANK NATIONAL ASSOCIATION	***WIRE*** PNC PAYMENT TO COVER 09/20/18 STATEMENT AND DIFFERENCE OF THE TOTAL STMT TO THE ACTUAL INV DUE TO AN UPLOAD ISSUE THAT IT IS WORKING ON
119880				
119881	01-Oct-2018	130,660.80	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS WEEKLY CLAIMS, WEEK 4 OF SEPT
119882	01-Oct-2018	3,680.75	INTERNAL REVENUE SERVICE	***WIRE*** 9 2018 PENSION TAXES
119883	01-Oct-2018	267,065.24	US BANK TRUST	***WIRE*** TAX REVENUES - TREASURY
595189	27-Sep-2018	452.02	A LINE ASPHALT MAINTENANCE INC	SUMMARY: 18AUG - MAINTENANCE RATED SWEEP - OP CENTER
595190	27-Sep-2018	3,220.00	ABM ON-SITE SERVICES WEST INC	JOB 31062242 - CUST 6631793 - EXTRA JANITORIAL SERVICES - FIRE STATION 1 - THRU 08/28/18 - OP CENTER - RECEIPT 137118 BY P NEWTON PER E-MAIL
595190	27-Sep-2018	1,157.00	ABM ON-SITE SERVICES WEST INC	JOB 31062242 - CUST 6631793 - EXTRA JANITORIAL SERVICES - OLD FIRE STATIONS 1 AND 2 - THRU 08/28/18 - OP CENTER - PO 90502/ RECEIPT 136988 BY P NEWTON PER E-MAIL
595191	27-Sep-2018	64.00	ACCURATE CORPORATE SERVICES INC	07/15/18-08/15/18 - LONG TERM STORAGE - WINTER HOLIDAY PRODUCTS - FACILITIES - RECEIPT 137199 BY A POWERS PER E-MAIL
595192	27-Sep-2018	2,880.00	ACROSS THE STREET PRODUCTIONS	ANNUAL RENEWAL FEES AND SUPPORT - FIRE
595192	27-Sep-2018	4,000.00	ACROSS THE STREET PRODUCTIONS	TRAIN THE TRAINER CERTIFICATION PROGRAM - LICENSE TRANSFERS FOR KAYS AND WILLIS - FIRE
595193	27-Sep-2018	41,360.00	ADVANCED POOL COATINGS	FIRSTENBURG POOL - EST 1 - THRU 08/30/18

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
595194	27-Sep-2018	8.96	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 07/31/18 - FIRE STATION 5
595194	27-Sep-2018	2.98	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 08/31/18 - FIRE STATION 5
595195	27-Sep-2018	3,214.93	AKS ENGINEERING & FORESTRY VANCOUVER LLC	PROJ 6012 - 2017 ON-CALL SURVEY SERVICES - THRU 07/31/18 - CONSTRUCTION
595196	27-Sep-2018	5,947.50	ALERA GROUP INC DBA DAVIDSON BENEFITS PLANNING	18SEP - BENEFITS BROKER SERVICES - FINANCE/HR
595197	27-Sep-2018	803.00	ALLEGHENY ANSWERING SERVICE	ACCT 2134 - 18SEP - TELEPHONE ANSWERING SERVICES - OP CENTER - RECEIPT 137468 BY P NEWTON PER E-MAIL
595198	27-Sep-2018	(9.43)	ALLEGIANCE BENEFIT PLAN MANAGEMENT	AUGUST 2018 INTEREST FIRE
595198	27-Sep-2018	326.46	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 FIRE MEDICAL CLAIMS
595199	27-Sep-2018	13,875.86	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
595200	27-Sep-2018	351,094.70	AMER X INC DBA AMER X ROOFING	VANCOUVER TENNIS CENTER REROOF PROJECT - EST 2 - THRU 08/28/18
595201	27-Sep-2018	197.33	ARAMARK UNIFORM SERVICES INC	SUMMARY: MAT/COVERALL CLEANING - THRU 09/03/18 - OP CENTER
595202	27-Sep-2018	317.07	ARBORSCAPE LTD INC	06/26/18 - TRIM PINE TREE FOR CLEARANCE - BEHIND 2912 SE 171ST AVE - OP CENTER
595203	27-Sep-2018	351.75	AVENU MUNISERVICES	LTC DISCOVERY SERVICES - THRU 08/31/18 - TREASURY
595204	27-Sep-2018	215.00	Baker, Cale M	FIRE INSPECTOR REIMBURSEMENT
595205	27-Sep-2018	1,054.10	BARRAN LIEBMAN LLP	CLIENT 707505 - RE: 0009-INVESTIGATION 2017/2018 - THRU 06/07/18 - VPD
595206	27-Sep-2018	8,862.41	BDS PLANNING & URBAN DESIGN	18AUG - ASSIST WITH CREATION OF BUSINESS DEVELOPMENT AREA - CED - RECEIPT 137534 BY B THOMAS PER E-MAIL
595207	27-Sep-2018	377,619.94	BLACKLINE INC	2018 JOINT AGENCY SLURRY SEAL PROJECT - EST 1 - THRU 08/20/18
595208	27-Sep-2018	3,003.00	BSK ASSOCIATES	SUMMARY: CLIENT VANCO8428 - WO MULTIPLE - SAMPLE TESTING SERVICES - OP CENTER
595209	27-Sep-2018	87,500.00	CARON COLVIN ROBISON & SHAFTON LLP &	SETTLEMENT FOR WILLIAM BRIGHT - FINAL PAYMENT - DOL: 12/19/15 - RISK
595210	27-Sep-2018	4,872.00	CASCADE CENTERS INC	PROJ EAP AB - MONTHLY EMPLOYEE ASSISTANCE PROGRAM - 18SEP - HR - RECEIPT 137452 BY A BAFUS PER E-MAIL
595211	27-Sep-2018	91,983.02	CENTENNIAL CONTRACTORS ENTERPRISES	CHLORINE BUILDING DEMO AT WESTSIDE - EST 1 - THRU 08/24/18
595211	27-Sep-2018	34,442.09	CENTENNIAL CONTRACTORS ENTERPRISES	PETLOCK BUILDING DEMO - EST 4 - THRU 06/27/18
595212	27-Sep-2018	19,610.16	CENTURY WEST ENGINEERING CORP	PROJ 41004.011.01 - 2018 PEARSON AIRPORT IMPROV - CONSTRUCTION
595213	27-Sep-2018	13,613.86	CFM STRATEGIC COMMUNICATIONS INC	SUMMARY: PROFESSIONAL SERVICES - THRU 08/31/18 - CMO
595214	27-Sep-2018	212,182.17	CH2M HILL ENGINEERS INC	CUST 003143 - PROJ 684786 - WATER STATION 1 PHASE II PROJECT RESERVOIR REPLACEMENTS - THRU 07/27/18 - MP ENG
595215	27-Sep-2018	46.00	CITY OF VANCOUVER	CUST 111526 - KITCHEN FIRE PROTECTION REPORT REVIEW - ITM INSPECTION-18-3946 - LOC ID 2226-0050 - 700 NE 136TH AVE - 09/10/18 - OP CENTER
595215	27-Sep-2018	50.00	CITY OF VANCOUVER	REG 21333 - REINSTATEMENT FEE - DAY CENTER - 2018 GRAND BLVD - OP CENTER
595216	27-Sep-2018	35,030.00	CLARK COUNTY	CJC CONTRIBUTION - 18SEP - BUDGET
595216	27-Sep-2018	13,978.62	CLARK COUNTY	MONTHLY ANIMAL CONTROL SERVICES - 18SEP - BUDGET
595217	27-Sep-2018	800.00	CLARK COUNTY TITLE CO	RECONVEYANCE 9-19-18
595217	27-Sep-2018	800.00	CLARK COUNTY TITLE CO	RECONVEYANCE FOR : DIVENS; SANDEEN; ATWOOD; HERMAN
595218	27-Sep-2018	79.31	CLARK PUBLIC UTILITIES	ACCT 7026-254-8 - 08/02/18-09/05/18 - 300 WASHINGTON ST - CED PARKING
595219	27-Sep-2018	5,327.85	CLARK PUBLIC UTILITIES	SUMMARY: ELECTRICITY
595220	27-Sep-2018	6,261.50	CLARK PUBLIC UTILITIES	ACCT 7433-280-0 - ORDER 524373-1 - CONSTRUCTION CHARGE/SDC - W COLUMBIA WAY/W PARKWAY PL - THRU 09/20/18 - PARKS ADMIN
595221	27-Sep-2018	164.76	Collins, Anthony W	BOOT REIMBURSEMENT
595222	27-Sep-2018	2,841.40	COLUMBIA CLAIMS SERVICE INC	FILE V118-1002 - CLAIMS ADJUSTER SERVICES - THRU 09/11/18 - RISK
595223	27-Sep-2018	31,866.35	COLUMBIA FORD	2018 FORD F150 - VIN 1FTEX1CB1JKF16894 - EQUIP SERVICES

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
595223	27-Sep-2018	31,866.35	COLUMBIA FORD	2018 FORD F150 - VIN 1FTEX1CB3JKF16895 - EQUIP SERVICES
595223	27-Sep-2018	42,346.46	COLUMBIA FORD	2018 FORD K8A POLICE UTILITY FOR VPD - VIN 1FM5K8AR6JGC34224 - EQUIP SERVICES
595223	27-Sep-2018	35,561.70	COLUMBIA FORD	2018 FORD X2C TRANSIT VAN - VIN 1FBZX2CM4JKB41905 - EQUIP SERVICES
595224	27-Sep-2018	1,181.29	COLUMBIA RESOURCE COMPANY	ACCT 450002 - 18AUG - DISPOSAL FEE FOR NEIGHBORHOOD CLEANUPS- SOLID WASTE
595225	27-Sep-2018	25,000.00	COLUMBIA RIVER ECONOMIC	2018 QTR 4 QUARTERLY INVESTMENT - CDD
595226	27-Sep-2018	720.35	COLUMBIA WEST ENGINEERING INC	WO 17159 - WATER STATION 1 - THRU 08/31/18 - CONSTRUCTION - RECEIPT 136137 BY C CERTO PER E-MAIL
595227	27-Sep-2018	80.54	COMCAST CABLE COMMUNICATIONS INC	8778 10 101 4482433 - 09/18/18-10/17/18 - VPD WEST PRECINCT
595228	27-Sep-2018	370.97	COMMUNITY HOUSING RESOURCE CTR	PROJ 414747 - REHAB CLIENT ELIGIBILITY/LOAN PROCESSING - 18AUG - CDBG FUNDING
595229	27-Sep-2018	104.66	COMPASS ELECTRIC	PERMIT WITHDRAWN SEE MPE-249310
595230	27-Sep-2018	12,763.97	CONSOLIDATED SUPPLY CO	CUST 23132 - OPERATING SUPPLIES - OPS CENTER
595231	27-Sep-2018	61,646.98	CONSOLIDATED SUPPLY CO	CUST 23132 - OPERATING SUPPLIES - OPS CENTER
595232	27-Sep-2018	13,170.60	CONTECH STORMWATER SOLUTIONS	CART REFURB 18" 1/4 TURN -ZPG - CART REFURB 27" 1/4 TURN -ZPG
595233	27-Sep-2018	324.00	CUES INC	SO 000662555 - REPAIR SERVICES - RVC - SER 12080801 - ORDER DATE 07/26/18 - OP CENTER - RECEIPTED BY P TANDY PER E-MAIL
595234	27-Sep-2018	2,974.45	DATABAR INC	ORDER 48646 - #9 RETURN ENVELOPES WITH BLUE STRIPE - UTILITIES
595235	27-Sep-2018	627.00	DiPalma, Lauren R	ICC INSPECTOR/EXAMINER FEES REIMBURSEMENT
595236	27-Sep-2018	27,885.00	DWAYNE LANE JEEP	2018 DODGE CHARGER - VIN 2C3CDXAG2JH325840 - EQUIP SERVICES
595236	27-Sep-2018	27,643.00	DWAYNE LANE JEEP	2018 DODGE CHARGER - VIN 2C3CDXAG4JH325838 - EQUIP SERVICES
595236	27-Sep-2018	27,885.00	DWAYNE LANE JEEP	2018 DODGE CHARGER - VIN 2C3CDXAG4JH325841 - EQUIP SERVICES
595236	27-Sep-2018	27,357.00	DWAYNE LANE JEEP	2018 DODGE CHARGER - VIN 2C3CDXAG6JH325839 - EQUIP SERVICES
595236	27-Sep-2018	27,885.00	DWAYNE LANE JEEP	2018 DODGE CHARGER - VIN 2C3CDXAG6JH325842 - EQUIP SERVICES
595237	27-Sep-2018	1,274.66	EAGLE WEB PRESS	JOB 91164 - MESSENGER EXPO TAB INSERTS/MAIL PROCESSING - 18SEP - MEDIA SERVICES
595237	27-Sep-2018	4,528.29	EAGLE WEB PRESS	JOB 91164 - MESSENGER INSERTS/MAIL PROC - 18SEP - MEDIA SERVICES
595238	27-Sep-2018	5,182.50	ECONORTHWEST	PROJ 23261.00 - VANCOUVER STRONG ON-CALL SERV - THRU 08/31/18 - CMO
595239	27-Sep-2018	2,394.30	ENTRE PRISES	CLIMBING WALL INSPECTION SERVICES/REPORT/EXPENSES - THRU 08/30/18 - PARKS
595240	27-Sep-2018	2,599.90	ENVIROISSUES INC	PROJ 158-002-005 - VANCOUVER STRONG EXECUTIVE SPONSORS FAC - THRU 07/31/18 - CMO
595241	27-Sep-2018	65.25	ESIX SPORSTWEAR INC	FACILITIES UNIFORMS/PROTECTIVE CLOTHING - OP CENTER
595241	27-Sep-2018	97.00	ESIX SPORSTWEAR INC	PUBLIC WORKS UNIFORMS/PROTECTIVE CLOTHING - OP CENTER
595242	27-Sep-2018	335.52	FAZIO BROTHERS SAND CO INC	CUST CIT VAN - MASON SAND - 32.58 TON - OPS CENTER
595243	27-Sep-2018	420.10	FERGUSON ENTERPRISES INC	CUST 51216 - OPERATING SUPPLIES - WAREHOUSE
595244	27-Sep-2018	2,044.97	FIRE SYSTEMS WEST	SUMMARY: 2018 ANNUAL FIRE ALARM SYSTEM INSPECTION/TESTING OP CENTER
595245	27-Sep-2018	3,650.00	FIRETREX INC	2018 FIRE TRAINING TRACKER MONTHLY FEE - 10 EA - FIRE DEPT
595246	27-Sep-2018	579.57	GALLS LLC	ACCT 1001096190 - FIRE UNIFORM - FIRE
595247	27-Sep-2018	2,740.35	GENERAL PACIFIC	CUST #101952 - ORDER 1172557 - OPS CENTER
595248	27-Sep-2018	2,339.39	GENUINE PARTS COMPANY	CUST 7970 - 18AUG - PARTS FOR VEHICLE AND EQUIPMENT REPAIRS - EQUIP SERVICES
595249	27-Sep-2018	225.00	GEORGE & DONALD SIMPSON AMERICAN INNS OF COURT	2018-2019 MEMBERSHIP DUES - L BLAIR - INN OF COURT REGISTRATION - LAW
595250	27-Sep-2018	275.00	GEORGE & DONALD SIMPSON AMERICAN INNS OF COURT	2018-2019 - MEMBERSHIP DUES - K MCCLURE - INN OF COURT REGISTRATION - LAW
595251	27-Sep-2018	790.00	GLOBAL TRANSPORTATION ENGINEERING	PROJ P16-110 - 138TH & 28TH SYSTEM INT - 17MAY - MP ENG

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
595252	27-Sep-2018	13,339.92	GORDIAN GROUP	SUMMARY: REPAIRS - JOB ORDER CONTRACTING PROGRAM CONSULTANT - PROCUREMENT
595253	27-Sep-2018	19,244.69	GOVERNMENTJOBS.COM INC	INSIGHT ENTERPRISE USER LICENSE & SUBSCRIPTION - 09/26/18-09/25/19 - INFO TECH - RECEIPT 137463 BY J SCHOESSLER PER E-MAIL
595254	27-Sep-2018	29,327.34	HALME EXCAVATING INC	BIDDLE WAY TRUNK E3A REALIGNMENT IMPROV - EST 4 - THRU 08/31/18
595254	27-Sep-2018	118,325.32	HALME EXCAVATING INC	NE 130TH AVE @ 31ST ST SEWER ALIGNMENT - EST 1 - THRU 08/31/18
595255	27-Sep-2018	4,127.18	HD FOWLER CO	SUMMARY: OPERATING SUPPLIES - OPS CENTER
595256	27-Sep-2018	7,473.58	HD FOWLER CO	ORDER O6001851 - OPERATING SUPPLIES - OPS CENTER
595257	27-Sep-2018	4,583.33	HISPANIC METROPOLITAN CHAMBER	PROJ 414744 - SMALL BUSINESS ASSISTANCE PROGRAM - 18AUG - CDBG FUNDING
595258	27-Sep-2018	300.00	IRON MOUNTAIN INTELLECTUAL PROPERTY MANAGEMENT INC	BENFICIARY 30358-2201066-CITY OF VANCOUVER - 10/17/18-10/16/19 - INTELLECTUAL PROPERTY MANAGEMENT SERVICES - INFO TECH
595259	27-Sep-2018	(25.80)	IRON MOUNTAIN SECURE SHREDDING	CUST 24WNH - RECORDS STORAGE/RETRIEVAL - 03/27/18-04/24/18 - FINANCE
595259	27-Sep-2018	1,035.27	IRON MOUNTAIN SECURE SHREDDING	CUST 24WNH - RECORDS STORAGE/RETRIEVAL - 07/25/18-08/28/18 - FINANCE
595259	27-Sep-2018	780.30	IRON MOUNTAIN SECURE SHREDDING	CUST 7121Y - ON-SITE DOCUMENT DESTRUCTION - 18AUG - VPD
595260	27-Sep-2018	241.63	J2 BLUEPRINT SUPPLY CO	ACCT CO19 - CONTRACT CN10150-03 - CANON IPF765 COPIER/PLOTTER - SER AAGW4033 - 09/01/18-09/30/18 - PERMITS
595260	27-Sep-2018	356.96	J2 BLUEPRINT SUPPLY CO	ACCT CO19 - CONTRACT CN10233-01 - HP DESIGNJET T3500PS PLOTTER - SER CN84PCH00M - 08/01/18-08/31/18 - SOLID WASTE
595261	27-Sep-2018	1,626.00	JAMESTOWN NETWORKS	1GB LGN ACCESS - 18SEP - INFO TECH - RECEIPT 137375 BY J SCHOESSLER PER E-MAIL
595262	27-Sep-2018	2,500.00	JANE JACOBSEN	FUNDRAISING CONSULTANT - VANCOUVER WATERFRONT PROJECT - THRU 08/31/18 - PARKS
595263	27-Sep-2018	3,500.00	JCI JONES CHEMICALS INC	ORDER 566221 - CHLORINE 150 LB CYLINDERS - 14 EA - OP CENTER
595264	27-Sep-2018	89,434.00	JEFFREY BARRAR PS AKA VANCOUVER DEFENDERS	18OCT PUBLIC DEFEND PRIMARY AND INVESTIGATOR - CMO
595265	27-Sep-2018	2,875.00	KRAMER GEHLEN & ASSOC	PROJ 18025-07 - HURLEY OFFICE TOWER - CMI-245535 - THRU 08/31/18 - CDD
595266	27-Sep-2018	1,182.16	LAKESIDE INDUSTRIES	JOB 1 - ASPHALT - ORCHARDS ASPHALT SALES - 19.17 TON - THRU 08/31/18 - OPS CENTER
595267	27-Sep-2018	200.00	LEE NICHOLAS	09/02/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS - RECEIPT 137070 BY A THOMPSON PER E-MAIL
595268	27-Sep-2018	120.00	Leedom, Lance Raymond	CDL LICENSE AND HAZMAT TEST REIMBURSEMENT
595269	27-Sep-2018	100.00	LEWIS & CLARK WOODS NEIGHBORHOOD	2018 PARTICIPATION IN THE RESOURCE CONSERVATION CHALLENGE - SOLID WASTE
595270	27-Sep-2018	1,584.34	LEXIS NEXIS A DIV OF RELX INC	ACCT 424XNVMDX - 18AUG - SUBSCRIPTION SERVICES - LAW
595271	27-Sep-2018	17,139.09	LIFE INSURANCE CO OF NORTH AMERICA	SEPT LIFE INS PREMIUMS
595271	27-Sep-2018	14,012.66	LIFE INSURANCE CO OF NORTH AMERICA	SEPT LTD PREMIUMS
595272	27-Sep-2018	100.00	LINCOLN NEIGHBORHOOD ASSN	2018 PARTICIPATION IN THE RESOURCE CONSERVATION CHALLENGE - SOLID WASTE
595273	27-Sep-2018	2,418.73	LN CURTIS & SONS	SUMMARY: CUST C32902 - ORDER - FIRE
595274	27-Sep-2018	135.50	MARK IV ENTERPRISES DBA FOLIAGE SERVICES	CUST VANCO - LOCATION VAN-02 - PLANT SERVICE - 18SEP - MP ENG - RECEIPT 137096 BY A POWERS PER E-MAIL
595274	27-Sep-2018	151.76	MARK IV ENTERPRISES DBA FOLIAGE SERVICES	CUST VANCO - LOCATION VANCOU - MONTHLY PLANT MAINTENANCE - 18SEP - CITY HALL - RECEIPT 137192 BY A POWERS PER E-MAIL
595275	27-Sep-2018	1,000.00	MESSAGE GEARS LLC	18SEP - USAGE FEE - INFO TECH
595276	27-Sep-2018	3,095.90	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC REFUNDS
595300				

*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
595301	27-Sep-2018	23,473.26	MJ HUGHES CONSTRUCTION INC	2018 RESURFACING CURB RAMP - EST 4 - THRU 08/31/18
595302	27-Sep-2018	2,150.00	MKE & ASSOCIATES INC	PROJ VA-5035 - GENERATOR ADDITION - LEUPKE/MARSHALL CENTERS - THRU 08/31/18 - OP CENTER - RECEIPT 137012 BY P NEWTON PER E-MAIL
595303	27-Sep-2018	1,159.10	MUNICIPAL EMERGENCY SERVICES INC	CUST C63793 - POINT BLANK AXIIA AND ACCESSORIES - VPD
595304	27-Sep-2018	59.45	MUNNELL AND SHERRILL INC	CUST 3363 - DOC 015290 - SHOP SUPPLIES - EQUIP SERVICES
595305	27-Sep-2018	921.36	MURRAYSMITH INC	PROJ 17-2134 - 63RD STREET PUMP STATION REPLACEMENT - THRU 07/31/18 - MP ENG - RECEIPT 137029 BY MP ENG
595306	27-Sep-2018	248.00	NORTHWEST CASCADE INC DBA HONEY BUCKET	SUMMARY: ACCT 014800 - PORTA POTTY RENTALS - OPS CENTER
595307	27-Sep-2018	32,411.26	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 09/02/18
595308	27-Sep-2018	15.00	NW NATURAL	ACCT #2620143-4 - GAS USAGE 08/20/18-09/19/18 - ENGLISH PIT
595309	27-Sep-2018	4,426.62	OLDCASTLE INFRASTRUCTURE	SUMMARY: CUST 020001137 - OPERATING SUPPLIES - OP CENTER
595310	27-Sep-2018	1,480.88	ONE CALL CONCEPTS INC	ACCT 19-0000085 - DIST VAN01 - EXCAVATION NOTIFICATIONS - 18AUG - OP CENTER - RECEIPT 137052 BY P TANDY PER ORACLE
595310	27-Sep-2018	322.07	ONE CALL CONCEPTS INC	ACCT 19-0000085 - DIST VAN04 - EXCAVATION NOTIFICATIONS - 18AUG - OP CENTER/TRAFFIC - RECEIPT 137053 BY P TANDY PER ORACLE
595311	27-Sep-2018	271.00	ORCHARDS TOWING	08/29/18 - TOWING - '76 WINNEBAGO MOTORHOME - LIC 6C1098M - FROM 2511 NE 65TH AVE TO LOWER RIVER RD WASTE FACILITY - VPD
595312	27-Sep-2018	767.00	OTAK INC	PROJ 018322.000 - STRUCTURAL ENGINEERING REVIEW OF STEEL COMPONENTS FOR GT-1 - WESTSIDE WASTEWATER PLANT - THRU 08/24/18 - MP ENG - RECEIPT 137033 BY A POWERS PER E-MAIL
595312	27-Sep-2018	4,091.06	OTAK INC	PROJ 018727.000 - WESTSIDE BICYCLE MOBILITY IMPROVEMENT - THRU 08/24/18 - CDD - RECEIPT 137068 BY B THOMAS PER E-MAIL
595313	27-Sep-2018	175.70	PACIFIC NORTHWEST CLEAN WATER ASSN	REFUND PERMIT 4600/ RENTAL DEPOSIT RETURN
595314	27-Sep-2018	1,800.00	PACIFIC OUTDOOR ADVERTISING LLC	ACCT 2810 - CONTR 2692 - ADVERTISING SERVICES - BILLBOARD DUI CAMPAIGN ADS - NE ST JOHNS RD 100 FT S/O 78TH ST/W FOURTH PLAIN BLVD 10' E/O ROOSEVELT - 09/03/18-09/30/18 - VPD
595314	27-Sep-2018	3,600.00	PACIFIC OUTDOOR ADVERTISING LLC	ACCT 2810 - CONTR 3480 - ADVERTISING SERVICES - BILLBOARD DUI CAMPAIGN ADS - NE ST JOHNS RD 100 FT S/O 78TH ST/W FOURTH PLAIN BLVD 125' W/O T ST - 10/01/18-11/25/18 - VPD
595315	27-Sep-2018	6,900.00	PARKEON	CUST 0030328P - SO P74066 - PARKFOLIO LEVEL 3 FEES - 138 EA - 18AUG - PARKING
595315	27-Sep-2018	274,252.00	PARKEON	CUST S0330328 - SO P73765 - SRR2TPS0M9X4GTG SRR2 TPAL SOLAR MX9 GRY PAYSTATIONS - 40 EA - WATERFRONT PAYSTATIONS - PARKING
595316	27-Sep-2018	20.00	PETTY CASH CUSTODIAN	PARKING - COLIN HAYES
595316	27-Sep-2018	20.00	PETTY CASH CUSTODIAN	PARKING - ERIK SCHOOLFIELD
595317	27-Sep-2018	440.00	PETTY CASH CUSTODIAN	107 DRUG FUND REIMBURSEMENT
595318	27-Sep-2018	208.13	PHYSIO CONTROL INC	ACCT 07176401 - SO S3911510-00 -HOSE - SHIPPED 08/30/18 - FIRE
595318	27-Sep-2018	85.69	PHYSIO CONTROL INC	ACCT 07176401 - SO S3911510-00 -NIBP CUFF-REUSABLE ADULT - BAYONET - SHIPPED 08/29/18 - FIRE
595319	27-Sep-2018	5,206.00	PORTLAND ADVENTIST MEDICAL CENTER	18AUG - MEDICAL TESTING SERVICES - HR - RECEIPT 137440 BY A BAFUS
595320	27-Sep-2018	1,870.83	PORTLAND MECHANICAL CONSTRUCTION INC	INV 271825, 2718206, & 271830 - TOWN PLAZA HVAC INSPECTIONS/REPAIR PROJECT - EST 17 - THRU 08/06/18
595320	27-Sep-2018	12,121.76	PORTLAND MECHANICAL CONSTRUCTION INC	INV 271983 - TOWN PLAZA HVAC INSPECTIONS/REPAIR PROJECT - EST 16 - THRU 08/31/18 - RECEIPT 137114 BY P TANDY PER E-MAIL
595321	27-Sep-2018	25,682.50	PPC SOLUTIONS INC	SUMMARY: CUST 2409 - SECURITY SERVICES - 18AUG
595322	27-Sep-2018	135.29	PRAXAIR DISTRIBUTION INC	CUST 72155065 - CO2 LIQUID BULK TANK 450# - THRU 08/31/18 - PARKS & REC AQUATICS
595322	27-Sep-2018	110.42	PRAXAIR DISTRIBUTION INC	CUST 83600654 - CO2 LIQUID BULK TANK 460# - THRU 08/31/18 - PARKS & REC MARSHALL

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
595323	27-Sep-2018	1,145.85	PROFESSIONAL CREDIT SERVICE	SUMMARY: NEGATIVE TRUST / PARKING CITATIONS
595324	27-Sep-2018	669.02	PROFESSIONAL SERVICE INDUSTRIES	CUST 1104830 - PROJ 07021966 - VANC WATERFRONT PARK - 18AUG - CONSTRUCTION
595325	27-Sep-2018	962.50	QUICK CAPTION INC	18AUG - PROVIDE REMOTE BROADCAST CAPTIONING SERVICES - MEDIA SERVICES
595326	27-Sep-2018	1,040.91	QWEST CORP DBA CENTURY LINK	ACCOUNT # 83755295 - 8/10/18 - 9/11/18 - CURRENT CHARGES - IT
595327	27-Sep-2018	3,900.70	RETAIL LOCKBOX INC	SUMMARY: EPAY AND SUSPENSE - TRANSACTION FEES - THRU 08/31/18 - TREASURY
595328	27-Sep-2018	4,596.54	REXEL USA INC	CUST 342824 - TAKING .5% DISCOUNT - OPERATING SUPPLIES - OPS CENTER
595329	27-Sep-2018	603.55	RICK WILLIAMS CONSULTING	18AUG - PARKING POLICY CONSULTING - PARKING
595330	27-Sep-2018	243.90	RIGHT SYSTEMS INC	CUST COV120 - SERVICE TICKET 128211 - XENMOBILE CONSULTING - THRU 08/31/18 - INFO TECH - RECEIPT 137301 BY J SCHOESSLER PER E-MAIL
595331	27-Sep-2018	92.14	RIVERSIDE CONTAINERS LLC	JOB 49628 - RENTAL - 20' STEEL CONTAINER - 18SEP - CONSTRUCTION - RECEIPT 137171 BY L PETERSEN PER E-MAIL
595332	27-Sep-2018	5,835.75	ROBERT HALF INTERNATIONAL	SUMMARY: CUST 03660-000152000 - SHICK DAVID - FINANCE
595333	27-Sep-2018	328.00	ROTSCHY INC	CLIENT 59 - VAC TRUCK DUMP, ASPHALT IN - OPS CENTER
595334	27-Sep-2018	145,085.72	SCI INFRASTRUCTURE LLC	EVERGREEN/SR14 WATER MAIN REHABILITATION WITH CIPP - EST 3 - THRU 05/10/18
595335	27-Sep-2018	2,285.21	SECOND STEP HOUSING	PROJ 414844 - HOUSING SERVICES - 18AUG - 2018 CDBG FUNDING
595335	27-Sep-2018	1,128.00	SECOND STEP HOUSING	PROJ 601706 - RENT ASSISTANCE - 18AUG - HOME FUNDING
595335	27-Sep-2018	5,458.00	SECOND STEP HOUSING	PROJ 601806 - RENT ASSISTANCE - 18AUG - 2018 HOME FUNDING
595336	27-Sep-2018	26,646.00	SHARE INC	SUMMARY: 18JUL/AUG - SHARE HOUSE - SOLID WASTE SERVICE/SUPPLIES - SOLID WASTE
595336	27-Sep-2018	88,983.50	SHARE INC	PROJ 2017-AHF-221302 - HOUSING CONSORTIUM - 18AUG - CDBG
595337	27-Sep-2018	10,541.20	SIERRA-CEDAR INC	CUST 109266 - PROJ CITYVNCW_IMP_01 - WORKDAY IMPLEMENTATION SERVICES - EXPENSE REIMBURSEMENT - THRU 08/31/18 - INFO TECH - RECEIPT 137139 BY S COOLEY PER E-MAIL
595337	27-Sep-2018	140,300.68	SIERRA-CEDAR INC	CUST 109266 - PROJ CITYVNCW_IMP_01 - WORKDAY IMPLEMENTATION SERVICES - THRU 08/31/18 - INFO TECH - RECEIPT 137138 BY S COOLEY PER E-MAIL
595338	27-Sep-2018	5,061.65	SME SOLUTIONS LLC	REF 262468 - REPLACE BATTERY AND ANNUNCIATOR PACK - 1 EA - THRU 08/01/18 - 912 NE 192ND AVE - EQUIP SERVICES - RECEIPT 137363 BY J MAHAN PER E-MAIL
595338	27-Sep-2018	783.82	SME SOLUTIONS LLC	REF 264082 - REPLACE WING NUTS AND WASHERS - THRU 08/31/18 - 605 E EVERGREEN BLVD - EQUIP SERVICES - RECEIPT 137431 BY J MAHAN PER E-MAIL
595339	27-Sep-2018	102.00	Snow, Robert W	CDL RENEWAL REIMBURSEMENT
595340	27-Sep-2018	13.60	STATE OF OREGON	ACCT 83038 - AUTOMATED METER SKIPS-CARD/TAPE ENTRY RECORDS - THRU 08/31/18 - PARKING
595341	27-Sep-2018	2,027.54	STATE OF WASHINGTON	SALES TAX FOR LICENSING VEHICLE 2323 PURCHASED FROM CALIFORNIA, NO SALES TAX CHARGED
595342	27-Sep-2018	112.06	STONER ELECTRIC INC	PERMIT WITHDRAWN
595343	27-Sep-2018	1,170.00	SUMMIT LAW GROUP	CLIENT 23101-1 RBY - LEGAL SERVICES - FIRE GENERAL LABOR - THRU 07/20/18 - FIRE
595344	27-Sep-2018	1,180.00	TAPANI MATERIALS INC	SUMMARY: MAINTENANCE - OP CENTER
595345	27-Sep-2018	2,496.00	TEKSYSTEMS	BAKER MICHAEL - W/E 09/08/18 - INFO TECH - RECEIPT 137310 BY J SCHOESSLER PER E-MAIL
595345	27-Sep-2018	3,200.00	TEKSYSTEMS	LAWSON COREY - W/E 09/08/18 - INFO TECH - RECEIPT 137309 BY J SCHOESSLER PER E-MAIL

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
595346	27-Sep-2018	108.40	TOWING & RECOVERY SERVICES INC	TOWING - '02 CADILLAC SEVILLE - LIC 920-CLV OR - FROM 7700 NE HAZEL DELL AVE TO WEST PRECINCT - VPD
595347	27-Sep-2018	378.40	TOWING & RECOVERY SERVICES INC	SUMMARY: TOWING - VPD
595348	27-Sep-2018	336.91	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS INC	ACCT 230397 - DATABASE SEARCH FEES - 18AUG - VPD
595349	27-Sep-2018	1,440.00	TRIANGLE RESOURCES INC	18AUG - YARD DEBRIS - GROUNDS
595350	27-Sep-2018	171.54	TRIPLE J ENTERPRISES	TOWING - '02 FORD F350 - LIC NOT SPECIFIED - FROM WB SR14 MP1 TO VPD/EVIDENCE - CASE 13063 - VPD
595351	27-Sep-2018	74.42	UNITED PARCEL SERVICE	18SEP - SHIPPER #8E9480 - SHIPPING CHARGES - MAIL ROOM
595352	27-Sep-2018	138.09	UNITED PARCEL SERVICE	18SEP - SHIPPER #856018 - SHIPPING CHARGES - OPS CENTER
595353	27-Sep-2018	4,493.58	UNIVERSAL FIELD SERVICES INC	JOB 1483 - CUST 159BF - SE MILL PLAIN BLVD-104TH AVE TO CHKLOV DR PROJECT - 18AUG - TRANSPORTATION/CONSTRUCTION
595354	27-Sep-2018	1,084.00	US WATER SERVICES INC	SUMMARY: 18SEP - MONTHLY CHILLER/BOILER CHEM TESTING - OP CTR
595355	27-Sep-2018	144.50	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 4-1 3 - DEODORIZING SERVICE - THRU 07/31/18 - TOWN PLAZA - 5411 E MILL PLAIN BLVD - OP CENTER - RECEIPT 136851 BY P NEWTON PER E-MAIL
595355	27-Sep-2018	144.50	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 4-1 3 - DEODORIZING SERVICE - THRU 08/28/18 - TOWN PLAZA - 5411 E MILL PLAIN BLVD - OP CENTER
595356	27-Sep-2018	704.07	VERIZON WIRELESS SERVICES LLC	ACCT 772562790-00001 - CELL PHONES MONTHLY FEE 08/11/18-09/10/18 - FACILITIES
595356	27-Sep-2018	30.04	VERIZON WIRELESS SERVICES LLC	ACCT 772562790-00002 - GO CAMERAS 08/11/18-09/10/18 - FACILITIES
595357	27-Sep-2018	3,271.88	W TODD PASCOE PLLC	2018 CONTRACTURAL SERVICES - 18SEP - CMO
595358	27-Sep-2018	11,684.07	WALLIS ENGINEERING PLLC	18AUG - PROJ VAN15ES:02 - 162ND/164TH CURB RAMPS - THRU 08/31/18 - OP CENTER - RECEIPT 137437 BY P NEWTON PER E-MAIL
595359	27-Sep-2018	1,633.84	WALTER E NELSON CO	SUMMARY: JANITORIAL SUPPLIES - FIRE/OP CENTER
595360	27-Sep-2018	795.00	WASHINGTON CITIES INSURANCE AUTHORITY	10/29/18 - 21ST CENTURY SERGEANTS' ACADEMY - TRAINING - D MCSHEA - VPD
595361	27-Sep-2018	3,187.00	WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION	ACCT 20605-001 - TRAINING-BLEA - C TAYLOR - 08/23/18-01/03/19 - VPD
595361	27-Sep-2018	9,561.00	WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION	ACCT 20605-001 - TRAINING-BLEA - J BARNETT/C ESAU/U SOREQUE - 08/29/18-01/09/19 - VPD
595362	27-Sep-2018	40,585.07	WASTE CONNECTIONS INC	18AUG - CURBSIDE RECYCLE PROGRAM - SOLID WASTE
595363	27-Sep-2018	14,419.15	WILCOX & FLEGEL	SUMMARY: FUEL - EQUIP SERVICES
595364	27-Sep-2018	850.00	YAKIMA COUNTY	2018 INTERLOCAL AGREEMENT FOR TECHNOLOGY SERVICES - 18AUG - INFO TECH - APPROVED PER J SCHOESSLER PER E-MAIL
20001446	25-Sep-2018	21,477.35	CITY OF VANCOUVER	INFOR CITY PAYMENTS-0000002415-04
20001447	28-Sep-2018	10,723.04	CITY OF VANCOUVER	INFOR CITY PAYMENTS-0000003613-03
	SUBTOTAL	7,852,333.67		
VISA	02-Oct-2018	1,687.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 09/25/18 - 10/01/18
VISA	02-Oct-2018	1,087.00	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 09/25/18 - 10/01/18
VISA	02-Oct-2018	650.00	MISCELLANEOUS	PARKS CLASS REFUNDS - SPECIAL EVENTS 09/25/18 - 10/01/18
VISA	01-Oct-2018	183.80	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 09/25/18 - 10/01/18
	SUBTOTAL	3,607.80		
	TOTAL	7,855,941.47		

City of Vancouver
Payroll Council Report
Septemeber 25, 2018 - October 1, 2018

Check No.	Date	Explanation	Amount
91957 - 92027	09/25/18	18 2018 Payroll	\$ 32,915.59
N/A	09/25/18	18 2018 Direct Deposits	\$ 2,748,169.10
6772 - 6784	09/28/18	9 2018 Pension Payroll	\$ 9,714.53
N/A	09/28/18	9 2018 Pension Direct Deposit	\$ 48,165.12

\$ 2,838,964.34