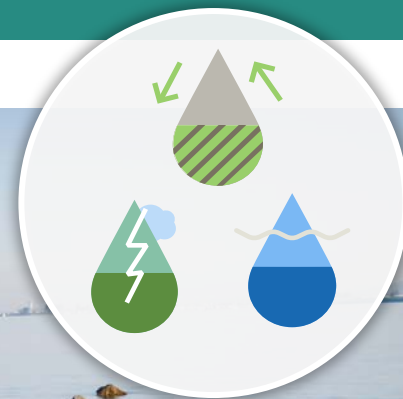


Water Resiliency Framework and Strategy



Presentation Overview

- May 16 Council Workshop Recap
- SDC Changes: Stakeholder Feedback
- Financing Option: Utility Tax Rate
- Financing Levers: Overview of Impacts
- Next Steps

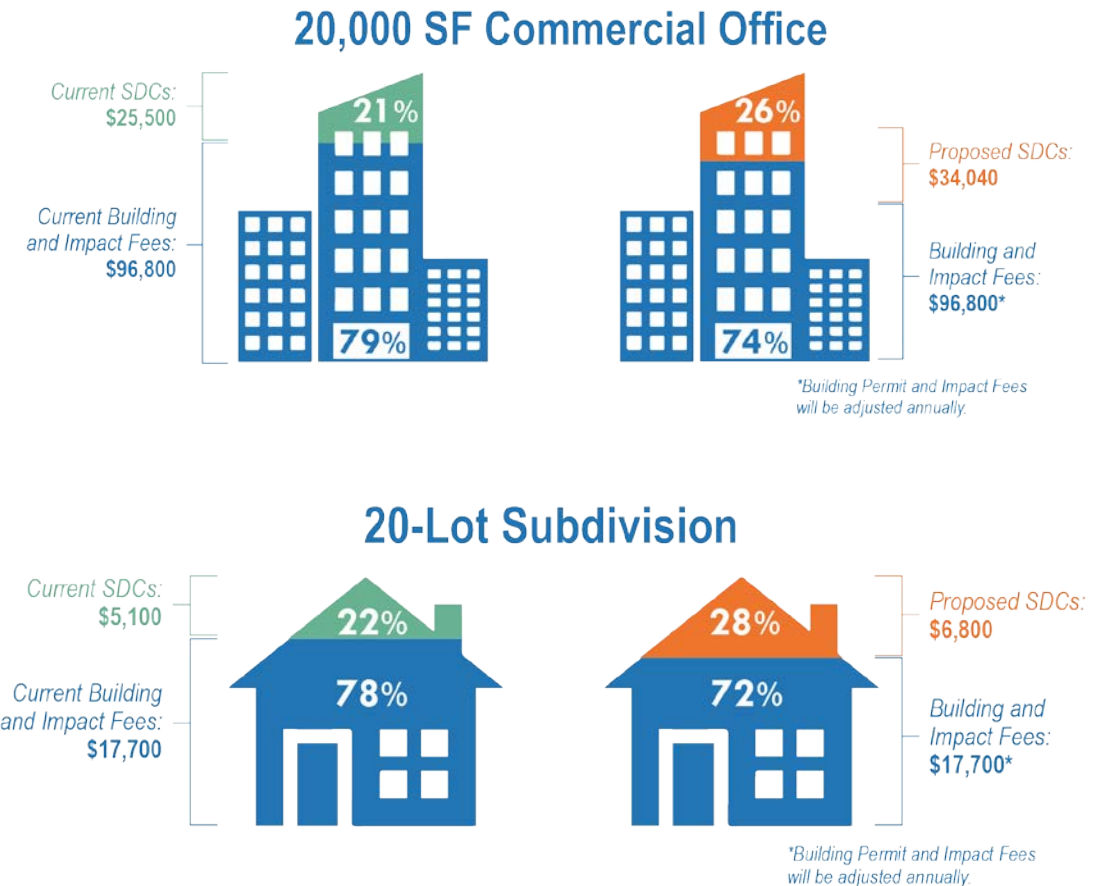


Target Workshop Outcomes

- Policy direction needed:
 - Stabilize utility tax to provide certainty to rate payers and to the general fund.
 - Adjustment of all levers to keep blended utility rate increases under 6% annually.

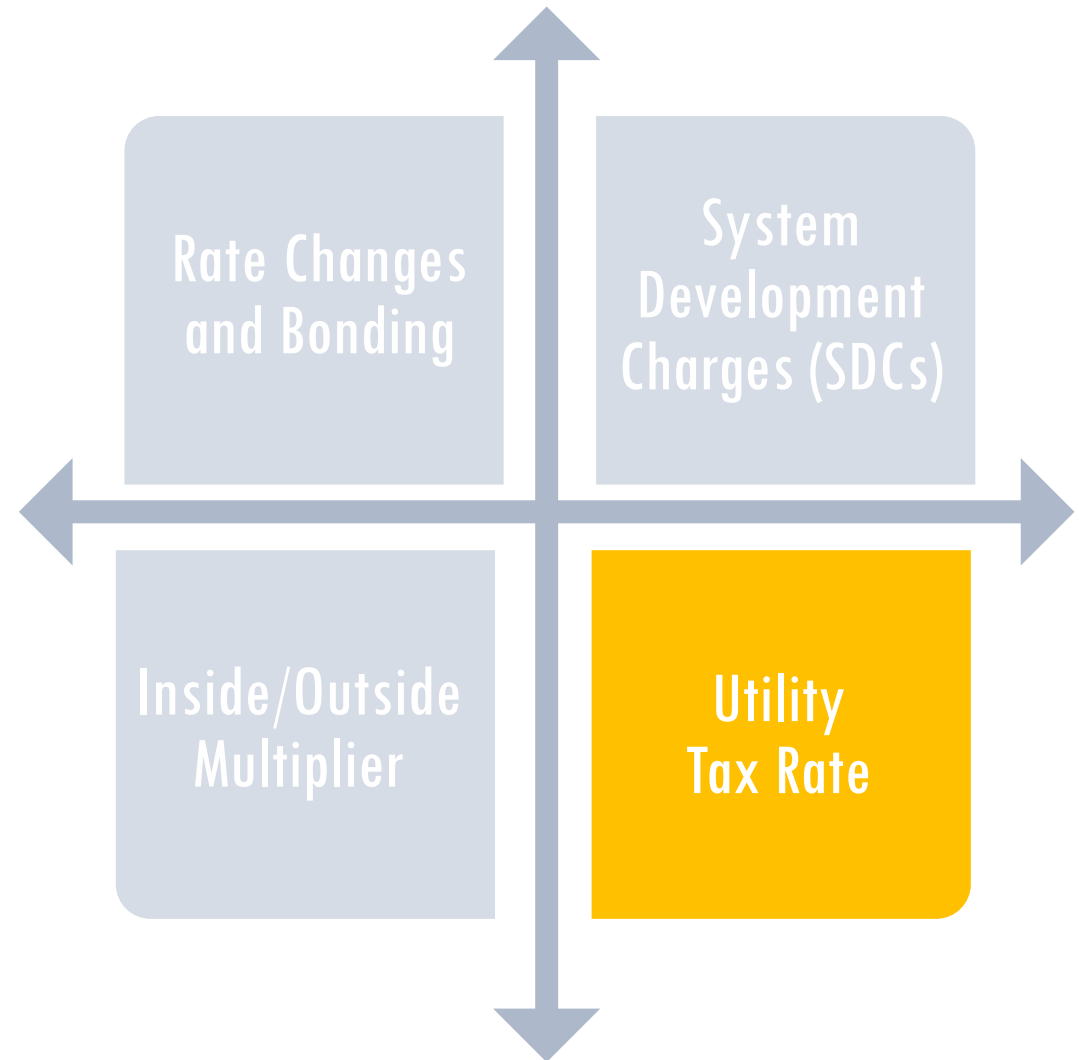
SDC Stakeholder Feedback Received

- Contacted 21 developers and business representatives
- Comments received from March 25 – end of April
- Questions/comments received:
 - When are SDCs calculated?
 - When are SDCs due?
 - When will new SDC rates go into effect?
 - What are proposed new commercial SDC rates by water meter size?
 - Preference for a phased-in approach



Utility Tax Rate

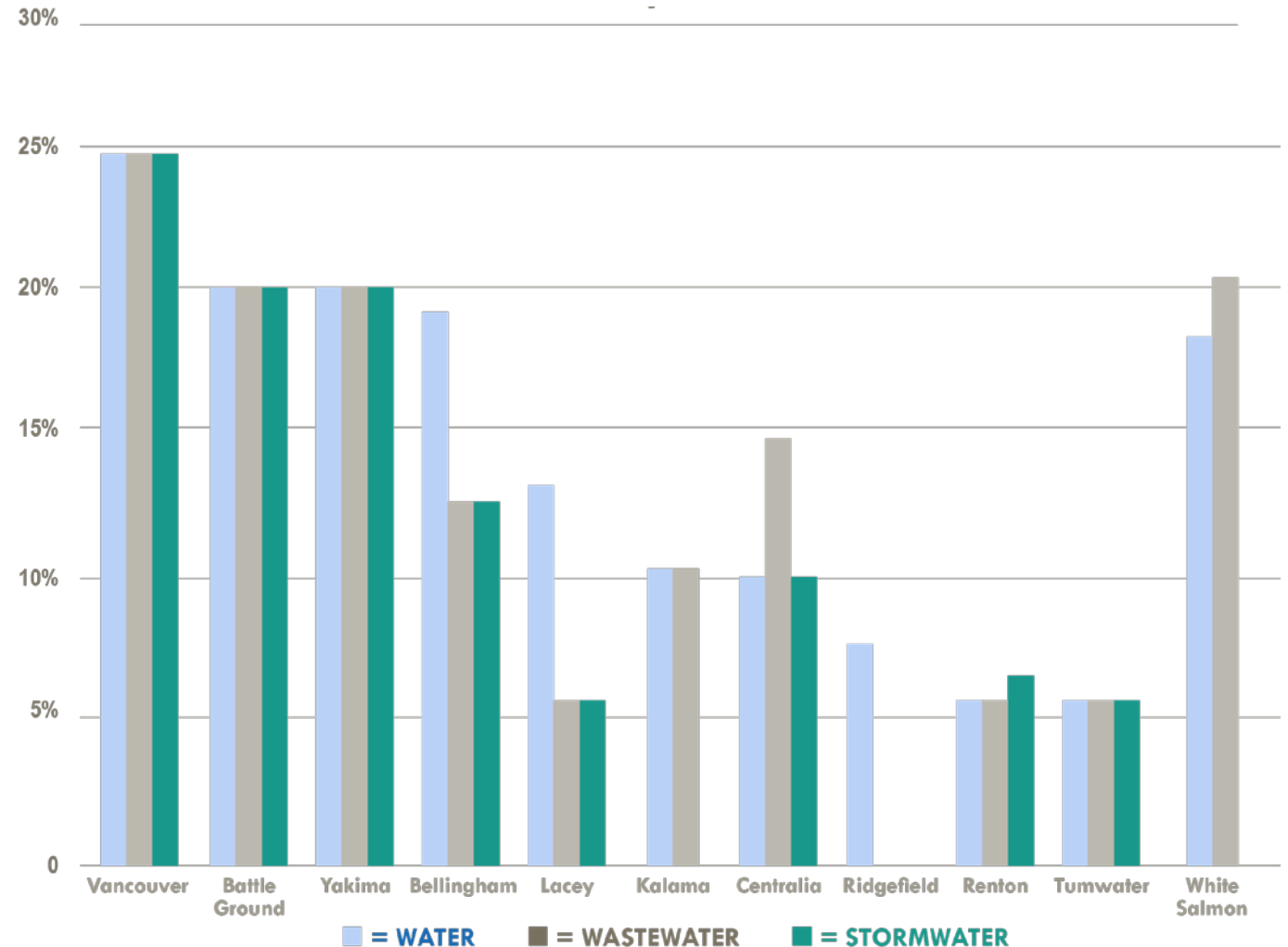
- ✓ Focus on affordability and equity
- ✓ Stabilize rate changes
- ✓ De-couple tax from capital needs
- ✓ Reduce financial risk
- ✓ Provide stable funding to General Fund



Utility Tax Rates Background

- Current Utility Tax (UT) is 28.9 percent for water, wastewater and stormwater
- UT rate has grown over past 10 years
- Vancouver has one of the highest UT rates in Washington State

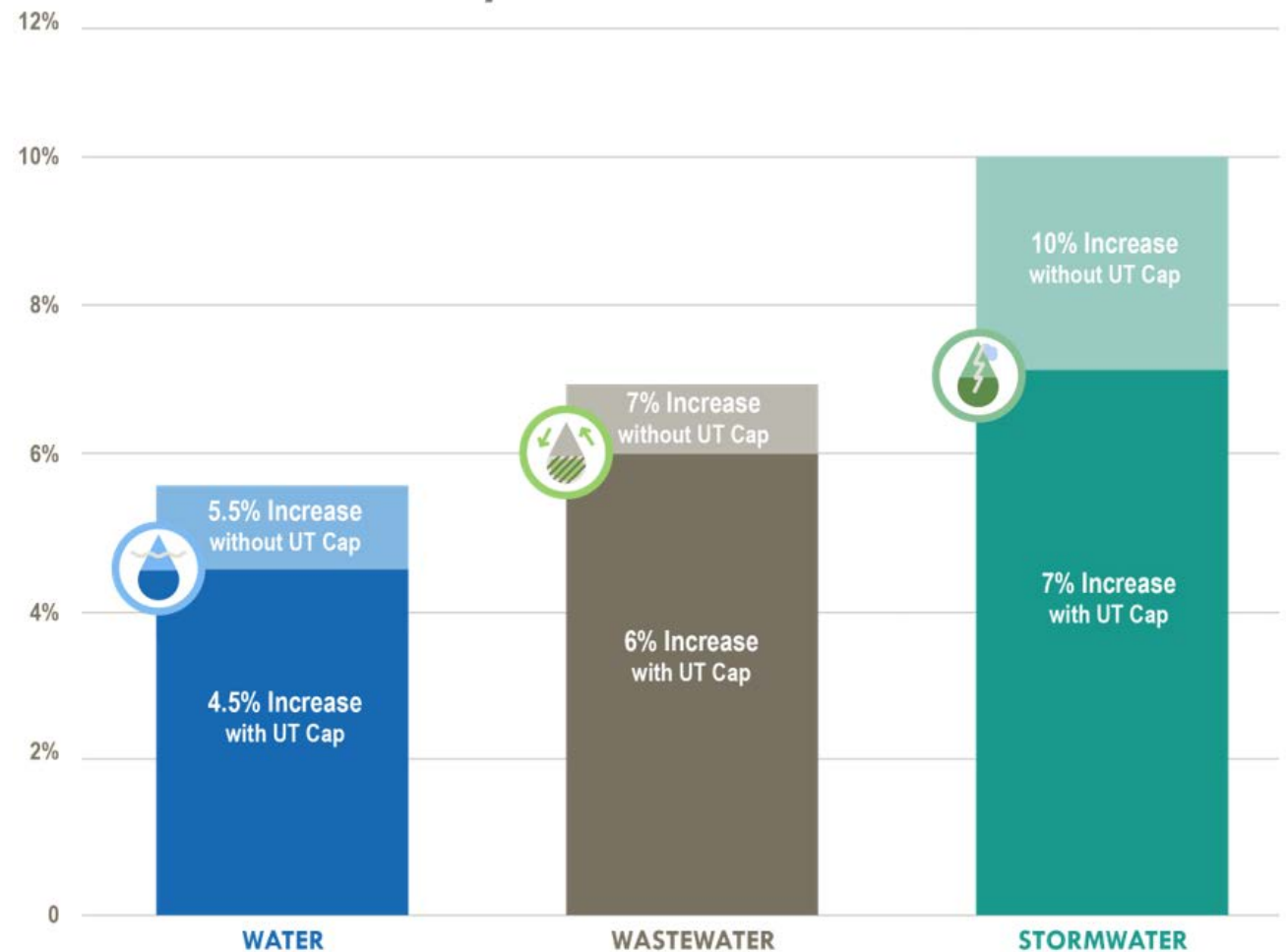
2018 Utility Tax Rates in Selected WA Cities



Utility Tax Stabilization

- Stabilize taxes while maintaining General Fund
- This graph shows effect on average annual utility rate increases with a 6% Utility Tax Cap

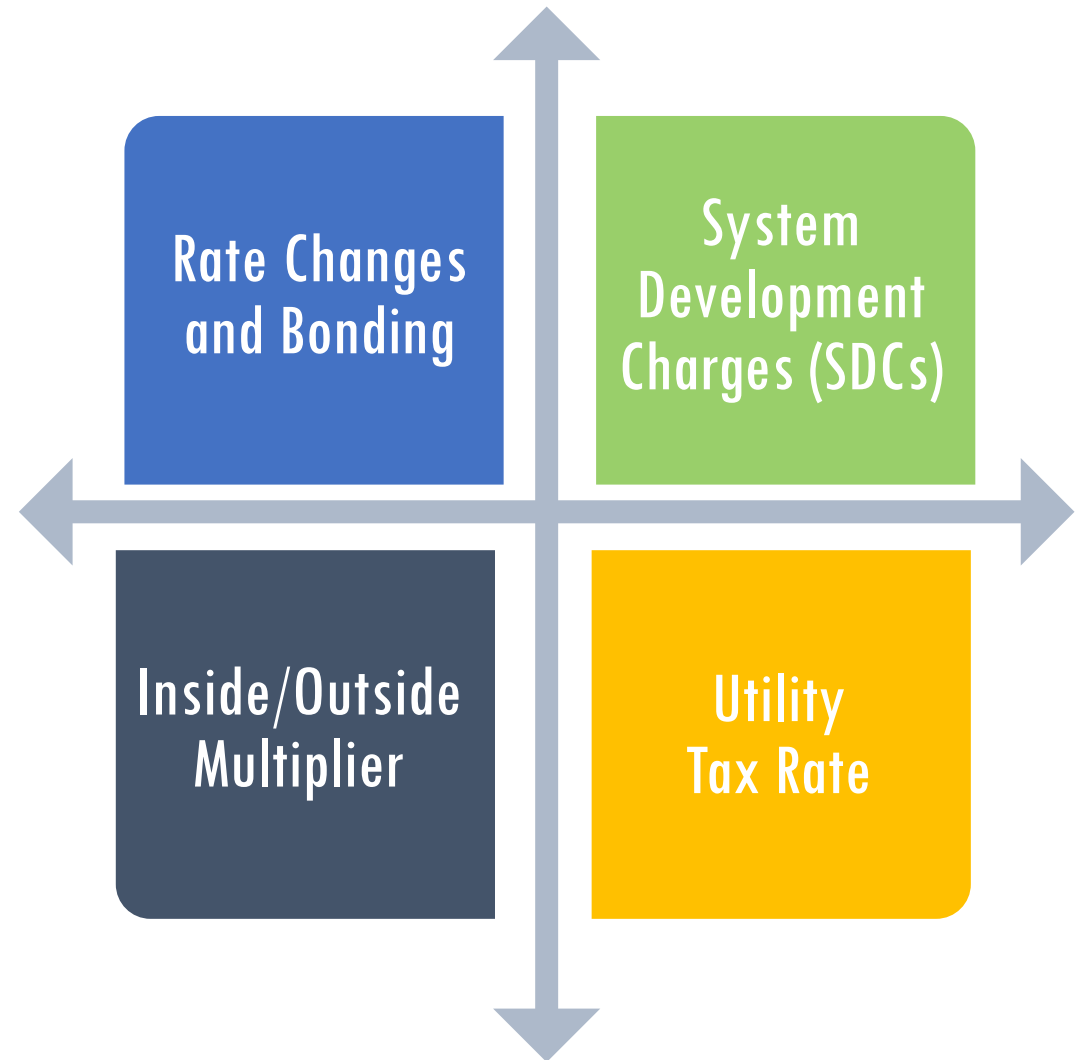
Effect of 6% Utility Tax Cap on Average Annual Utility Rate Increases (2023-2026)





Financial Levers

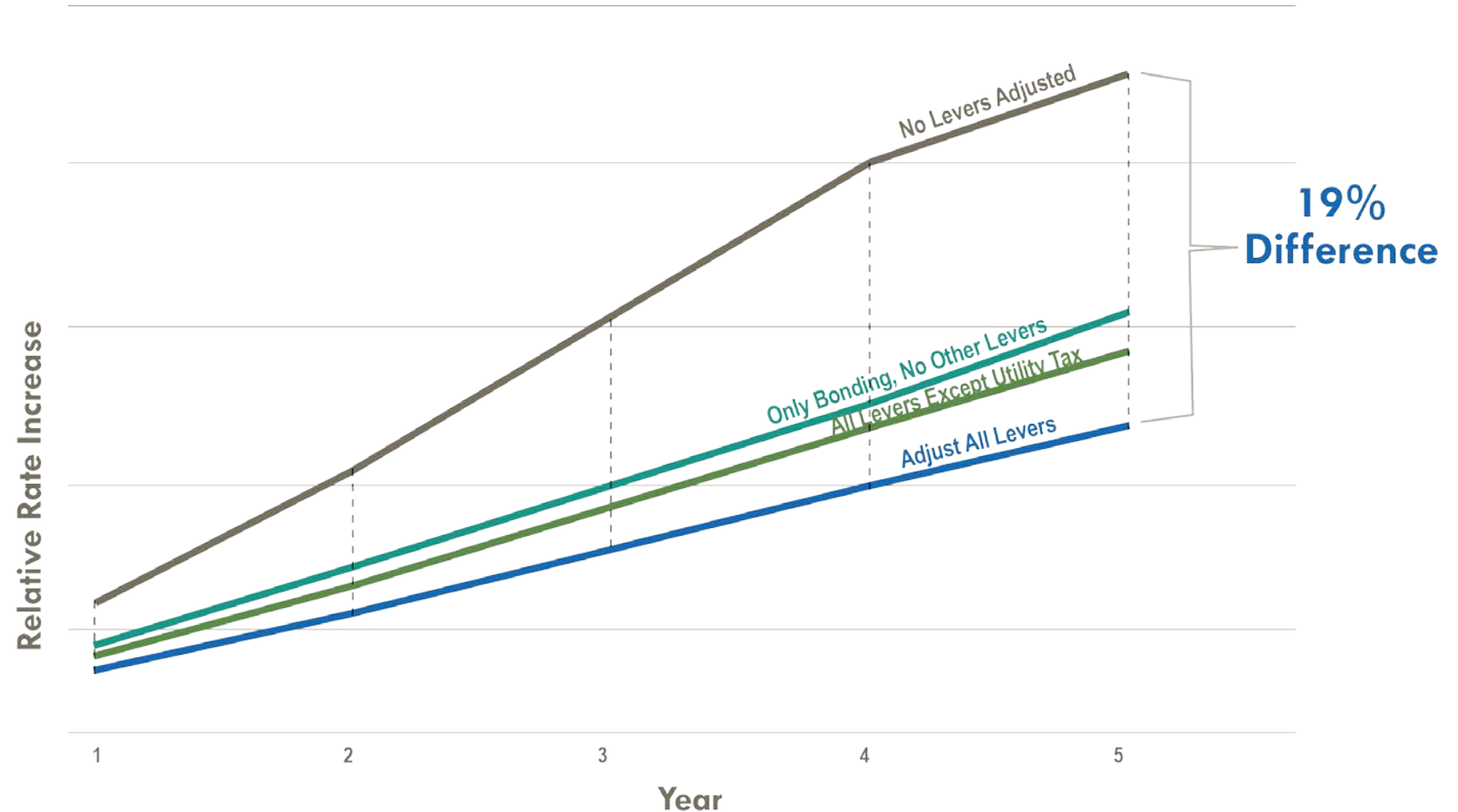
Levers can be adjusted to meet investment needs and address changing conditions



Financing Levers: Overview and Impacts

- Utility rate increases depend on financial levers
- Lever adjustments help slow rate increases
 - Bonding has largest impact
 - Utility Tax has next largest impact
 - SDC and multiplier changes have smaller impact

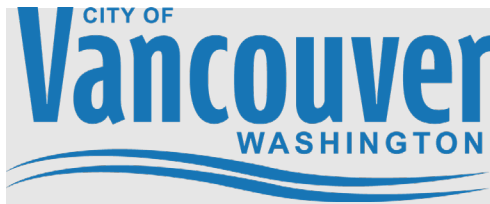
Water Utility Rate Increases and Financial Lever Adjustments



Next steps/Discussion

- Financing Options and Proposed Financing Plan: ***June 13 Council Briefing***
- Recommend Final Financing Plan and tiered rate discussion: ***August 2022***
- Council feedback on utility tax stabilization and adjustment of all levers.





MEMORANDUM

Last Updated: October 13, 2021

TO: Eric Holmes, City Manager

FROM: Jennifer Belknap Williamson, Public Works Director

RE: **Introduction to Water Resiliency Strategy and Capital Program Update**

CC: Natasha Ramras, Chris Malone, Dan Swensen, Shannon Turk

Water is critical to our livability and vitality as a community. The City of Vancouver (City) Public Works is developing a strategy for a resilient, integrated water system to serve our needs for generations to come. This document introduces our water resiliency strategy, the updated Capital Improvement Program (CIP), and the potential funding strategies that can support the CIP. In addition to sharing the latest future capital needs, this memorandum presents financial strategies to evaluate in 2022 prior to the 2023–2024 budget adoption.

Public Works is responsible for operations, renewal and investment in our water, wastewater, and surface water management system to meet an array of demands ranging from growth and development, regulatory compliance, and environmental protection to climate and seismic resiliency. Current estimates for replacing the functions of this infrastructure are more than \$7 billion. It's vitally important that we manage our water systems to protect the assets that serve us all.

Wildfires, droughts, floods, aging infrastructure, and other risks require us to provide an integrated approach to managing our water systems across drinking water, wastewater, and surface water utilities. Investments in our water systems will help achieve the following goals:

- Improve water and air quality for better public health and environmental protection
- Provide capacity to support economic vitality
- Improve natural areas and community livability
- Reduce flooding, seismic, and security risks
- Recover and beneficially use water and wastewater resources



The City is committed integrated water solutions that are affordable, resilient and sustainable – promoting the health, vitality and livability of our area.

Vancouver's Integrated Water System

Vancouver's integrated water system includes a complex network of water treatment and distribution, wastewater treatment, solids handling, and surface water management (Figure 1). There are many opportunities for integrated solutions that achieve multiple resiliency and efficiency benefits.

FIGURE 1 | Vancouver's Integrated Water System



13,200 storm catch basins,
3 watershed basins



300+ miles of surface water pipelines,
785 miles of sewer pipe and 7 pump stations



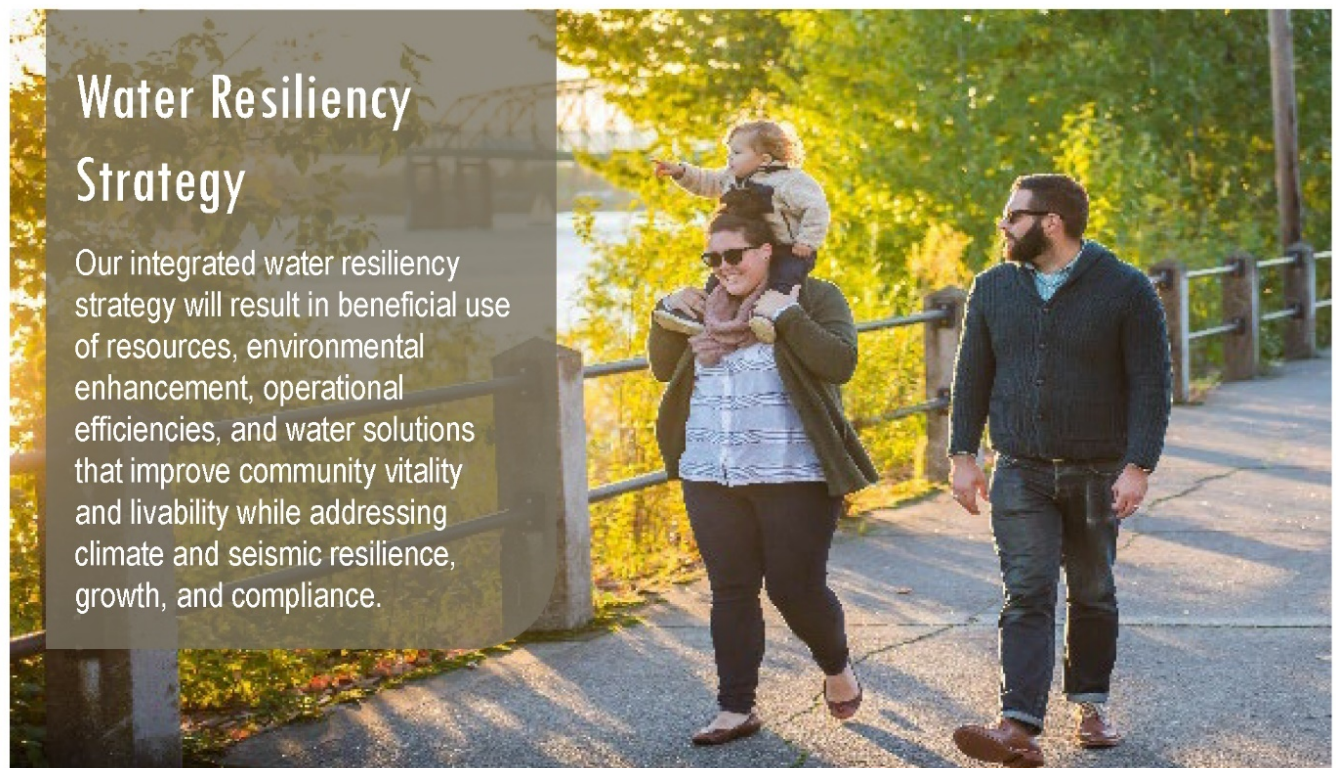
9 billion gallons of drinking water,
11 water stations



6.9 billion gallons of treated wastewater,
2 facilities

Each utility (water, wastewater, and surface water) is working towards a common goal of protecting our water resources. For example, the water utility helps protect Vancouver's aquifers and provide safe, clean drinking water for the citizens of Vancouver. The wastewater utility collects and treats discharge from residential, commercial, and industrial users so that clean water can be reintroduced to the environment. The surface water utility helps protect greenways and manage and clean stormwater runoff.

Water Resiliency Framework and Strategies Overview



Water Resiliency Strategy

Our integrated water resiliency strategy will result in beneficial use of resources, environmental enhancement, operational efficiencies, and water solutions that improve community vitality and livability while addressing climate and seismic resilience, growth, and compliance.

As previously mentioned, the City's water, wastewater, and surface water systems are facing unique challenges. Some of the City's water and wastewater infrastructure has reached the end of its useful life and is in need of replacement or rehabilitation. We also face increasingly stringent regulatory requirements, operational challenges, and opportunities to improve community livability, equity, and social justice. Climate change, security, and seismic hazards present additional threats to public safety and system resiliency.

We are meeting these challenges with an integrated strategy that addresses system pressures and serves the community's best interests today and in the future. Our water resiliency strategy will result in environmental enhancement, operational efficiencies, resource recovery and beneficial use, climate change resiliency, and water quality and quantity solutions that improve livability.

The water resiliency strategy informs our capital program development, guiding our way as we make critical investments in our system. Future capital investments and financial strategies to deliver water resiliency are summarized in this document. Additional details about the drinking water, wastewater, and surface water programs that will meet regulatory, growth, climate, and other demands will be provided in a Council Briefing Book in winter 2021–2022.

FIGURE 2 | Water Resiliency Framework

The Water Resiliency Framework establishes an integrated water management approach that helps us to prioritize critical investments to achieve our resiliency and livability goals.

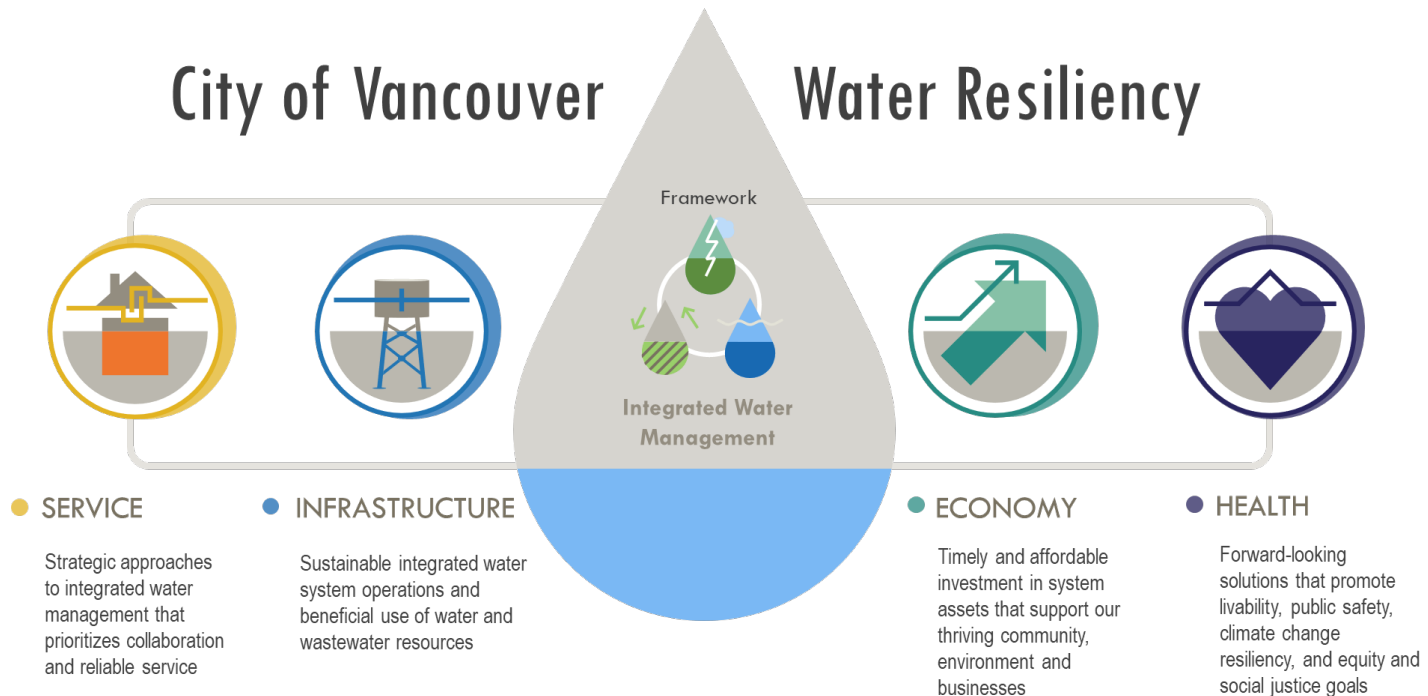


Figure 3 summarizes the ways water, surface water, and wastewater investments support our SERVICE, INFRASTRUCTURE, ECONOMY AND HEALTH related goals.

FIGURE 3 | Integrated Water Strategies



Figure 4 summarizes the system needs and related strategies guided by the resiliency framework.

Figure 4 | Needs and Strategies to Deliver the Resiliency Framework

NEEDS		STRATEGIES
 ● SERVICE	Meet growth demands and capacity needs Improve watershed health Achieve regulatory compliance	Wastewater facility upgrades Solids management renewal 
 ● INFRASTRUCTURE	Renew infrastructure Reduce risks Improve operations and safety	Financial strategies 
 ● ECONOMY	Protect environment Enhance livability Deliver sustainable rates	Enhanced operations and renewal of water system 
 ● HEALTH	Climate resilient Protect habitat and environments Protect water quality Manage flood risks	Green infrastructure solutions  PFAS treatment  Operational efficiencies for integrated program delivery 

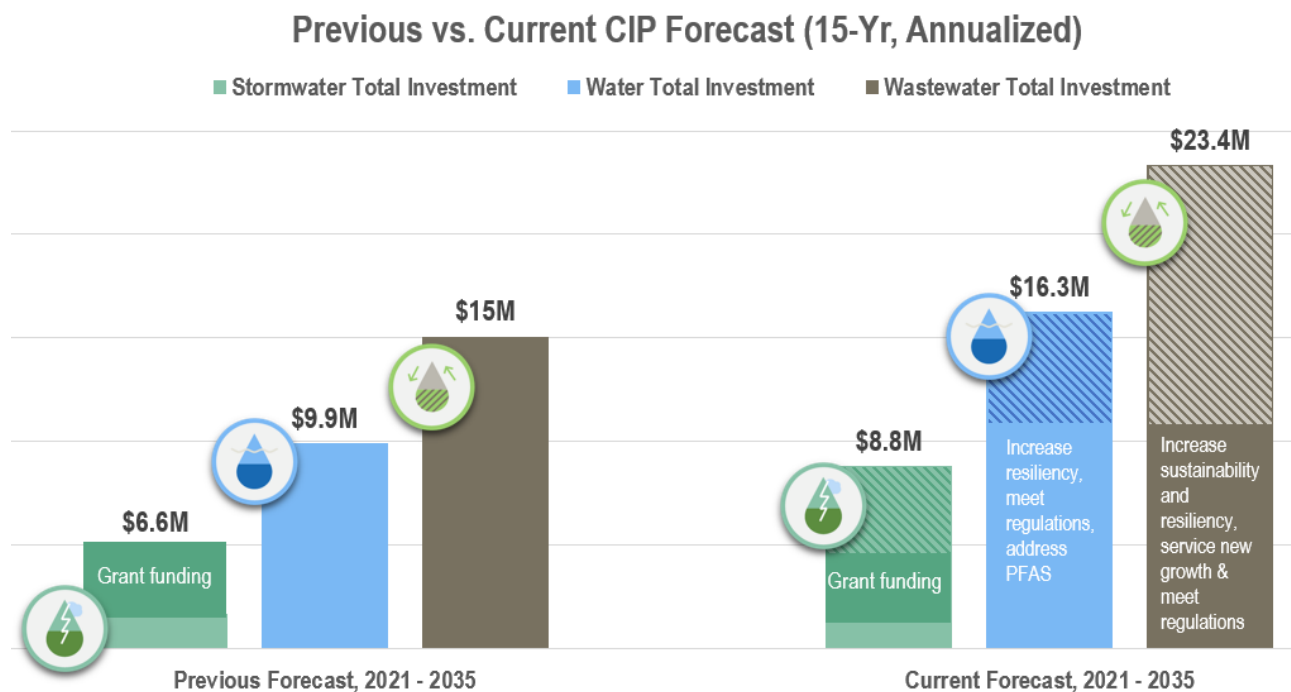
Within, is additional detail on the strategies highlighted in Figure 4, including a longer-term view of CIP needs, rate change considerations, and opportunities to better support wastewater, water and surface water systems accounting for new areas of impact and need.

Integrated Water Capital Improvement Program Update

In developing resilient water framework and strategies, we evaluated risks and opportunities facing our utilities over a long-term planning horizon. In the past, we focused on a 6-year CIP when evaluating financial strategies and program implementation. Due to the increased needs facing our utilities, we have expanded our current planning horizon to evaluate system needs in more detail over 15 years. This allows us to identify both near-term and long-term capital investment needs within a financial and operational strategy to minimize risk and maximize community benefit.

The annual capital investment in each utility area (water, surface water and wastewater) under the previous forecast and current forecast is shown below in Figure 5. The updated investments are necessary to achieve water resiliency framework goals, including supporting population growth, achieving regulatory compliance, protecting environmental and public health, and providing system resiliency.

FIGURE 5 | Previous versus Current Annual Average CIP Funding Forecast



The Operations Center is not included in the amounts shown.

While our water resiliency strategy is integrated, our CIP needs are evaluated by service type (water, wastewater, and surface water) to identify specific funding needs for each utility. The following sections provide summaries of key updates to each utility's capital program in line with the updated 2021–2035 CIP needs.



Wastewater

Wastewater Capital Improvement Program Update

There are several major projects in the updated wastewater utility's 15-year CIP, especially based on recent treatment plant capacity studies. Incorporating these projects will increase the average annual investment by about \$8 million per year. The improvements support the resiliency goals by proactively addressing regulations for both water quality and air quality. Investing in the improvements will also support regional growth needs while improving environmental protection, beneficial resource recovery, and providing more effective system management. The wastewater utility projects address needs related to:

- Reliable service in the face of regulatory compliance and growth demands
- Aging asset replacement
- More effective resource recovery



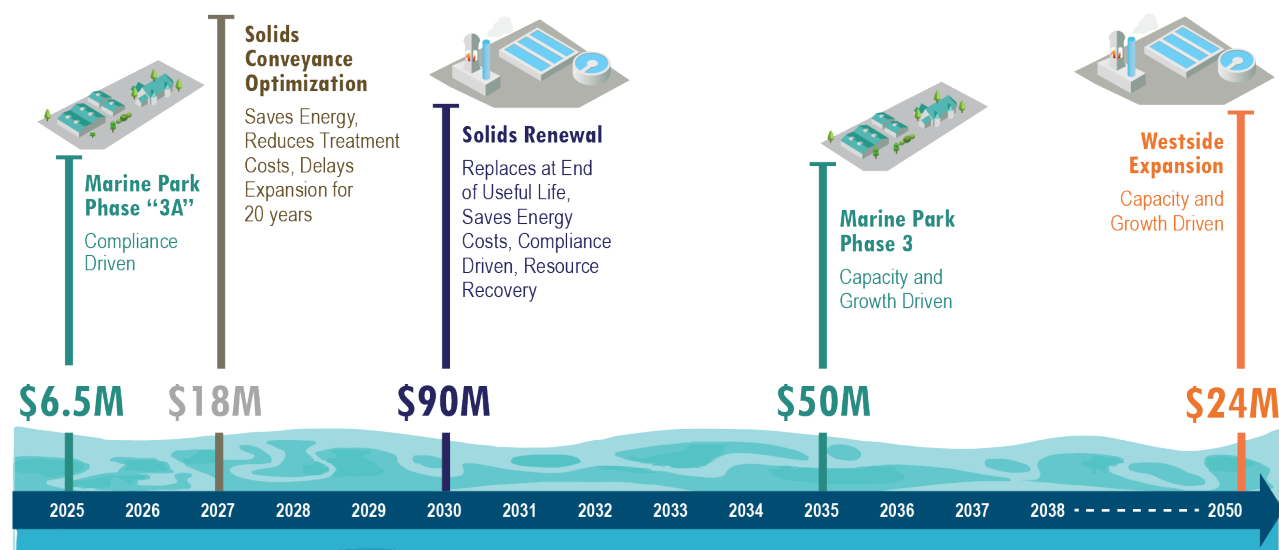
Shown here is a sewer lateral replacement. Much of the City's wastewater investment is in collection system rehabilitation and renewal.

This section provides a brief overview of the major new wastewater utility projects and drivers. The future Integrated Water CIP Briefing Book will provide more detail on the background and need for the identified projects, including how projects will address system issues and needs, and the consequences and benefits of options evaluated to meet the needs. Table 1 summarizes the planned major wastewater utility projects and their associated community benefits. The wastewater CIP also includes previously identified projects related to collections system resiliency and other ongoing asset management needs.

Table 1 | Planned Major Wastewater Utility Projects and Benefits

Project	Description	Benefits
Marine Park Phase 3A	Secondary process basin improvements to optimize the aeration process and increase treatment capacity	- Regulatory compliance - Capacity for future growth
Solids Conveyance Optimization	Install a dedicated forcemain pipe to convey solids from Marine Park directly to Westside Solids Processing Complex	- Energy savings - System optimization avoids costly upgrades
Solids Renewal	Construct solids processing tanks, digesters, and equipment to recover biogas for beneficial fuel use and dewater solids for beneficial solids (e.g., fertilizer)	- Aging infrastructure replacement - Energy cost savings - Regulatory compliance - Resource recovery - Equity improvement in air quality
Marine Park Phase 3	Additional primary solids removal basins and secondary treatment aeration basins and tanks	Capacity for future growth
Westside WTP Expansion	Additional primary solids removal basins and secondary treatment aeration basins and tanks	Capacity for future growth

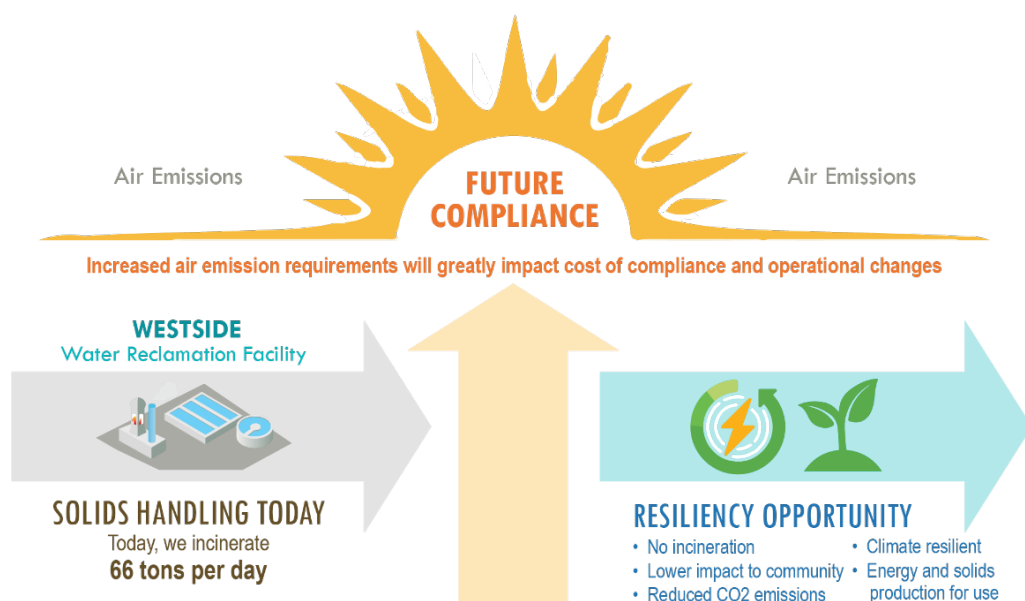
FIGURE 6 | Wastewater CIP Major Project Implementation Timeline



Leading More Sustainable and Equitable Solids Management—Resource Recovery Versus Incineration

The City has the opportunity to treat solids for beneficial reuse in the future. Currently, the City's wastewater treatment process residual solids are disposed of through incineration. Although this approach has served the City cost-effectively in the past, as air quality regulations tighten and the incineration equipment ages to the end of its life, the future opportunity for improved resource recovery will better meet City goals for sustainability. Since 2000, cost-effective technologies have matured for managing wastewater treatment solids for beneficial use, including processes for biogas energy production and biosolids fertilizer land application. There is also an increasing demand for biologically produced renewable natural gas that can be produced at wastewater treatment plants when biosolids are digested. The City's solids incinerator is subject to continually increasing regulatory requirements, including United States Environmental Protection Agency's (EPA's) 2015 Emission Guidelines for Sewage Sludge Incinerators (SSI Rule), which placed more stringent air pollutant emissions limits and operating limits for critical functions of the incinerator and its pollution control equipment. Operating the incinerator under these newer rules increases the City's risk for emissions limit exceedances. Incineration also prohibits resource recovery and contributes to greenhouse gas emissions. Figure 7 illustrates the solids handling resiliency opportunities.

FIGURE 7 | Resiliency Opportunities for Solids Management



Wastewater Capital Program Updated Financial Forecast

The previous CIP forecast for wastewater was \$15M based on 15-years/annualized needs. Current forecast is \$23.4M for 2021-2035 15-years/annualized to better support infrastructure renewal needs, meet regulations, and improve overall system resiliency. The updated 2021 CIP for wastewater also recommends evaluating bonding for larger projects to reduce rate impacts.



Drinking Water Capital Improvement Program Update

While the water utility has a robust capital investment approach, there are needs that will require increased investment in coming years. These areas include aging assets, growth, and anticipated regulatory requirements for per- and polyfluoroalkyl substances (PFAS).

The City's water utility owns and operates 11 water stations, each of which will require significant investments in coming years. For example, the City is currently investing nearly \$45 million dollars over eight years to upgrade Water Station 1. Continual investment in our water system assets is critical to provide the local community with reliable and high-quality water consistent with the overall resiliency strategy.

Figure 8 demonstrates Water Station 1 improvements that are also similar to the necessary upgrades at many of the other 10 water stations. Water Station 1 improvements address resiliency in nearly all aspects of the station as demonstrated in the graphic.

The water stations have a critical function of protecting and supplying drinking water to residents and businesses. The water utility is focused on increasing seismic resiliency, reducing security risks, reducing energy demands, increasing sustainable energy production, improving storage, and ensuring electrical systems and other vital infrastructure can meet future demands. In addition to capital investments, the water utility also continues to invest in education and outreach programs regarding water efficiency and protecting aquifers to support a long-term sustainable water supply program.



Aerial Image: © 2020 Google Earth © 2020 Landsat/Copernicus. Annotation: © 2020 Jacobs

The water utility CIP needs are largely driven by continual investment in infrastructure renewal, especially addressing aging infrastructure that impacts system reliability, resiliency, security, and cost-effective performance. Water Station 5 planned upgrade shown above.

FIGURE 8 | Water Station 1 Renewal and Upgrades



Anticipated PFAS Regulatory Requirements

PFAS are a group of nearly 5,000 different human-created chemicals. PFAS have been manufactured and used in a variety of industries around the globe since the 1940s. It is generally understood at this time that PFAS are widespread throughout the world, often in very low levels, due to their persistent and accumulative nature. To address the anticipated PFAS regulatory requirements, additional treatment infrastructure (i.e., granular activated carbon or ion exchange technologies) is expected to be needed at water stations where PFAS chemicals are detected above regulatory limits in the future. This infrastructure would result in substantial additional investment needs for the water system. While regulatory requirements are not yet fully known, the water utility is planning ahead for a financial investment to reduce risks from PFAS and protect ratepayers from financial demands associated with a sudden regulatory requirement.

Table 2 | Planned Water Utility Projects and Benefits

The following updated projects are identified for the proposed CIP.

Project (or category of projects)	Description	Benefits
Water Station 5 Reservoir, Pump Station	Replace the existing seismically deficient reservoir with two new reservoirs, a new pump station and emergency power.	Improves system resiliency
PFAS Treatment	New regulations may require the installation of treatment systems at sites that are over regulatory limits.	Provides treatment to meet potential regulations
System Well Replacements	Replace multiple aging wells at water production sites	Improves water production resiliency

Water Capital Program Updated Financial Forecast

The previous CIP forecast for water was \$9.9M based on 15-years/annualized needs. The current forecast is \$16.3M for 2021-2035 15-years/annualized to increase resiliency, support infrastructure renewal, meet regulations, address PFAS. The Operations Center is not included in the amounts stated here and in Figure 5.



Surface Water

Surface Water Capital Improvement Program Update

The surface water utility capital program is currently heavily reliant on grants. The granting agencies focus on water quality treatment-related surface water projects,

which leaves many projects that could reduce flooding risks unfunded. The updated CIP for the surface water utility will address an array of water management needs including natural system development and restoration, community livability enhancement, and integrated solutions to reduce pollution in creeks and groundwater. Public Works will also implement operational efficiencies in delivering integrated water projects and programs that will provide more capacity for implementing surface water investments along with wastewater and drinking water investments.



Water quality experts are often in the field testing and monitoring water quality in our streams and creeks, as shown here.

The surface water utility has identified CIP projects over the next 15 years to improve water quality, reduce flooding, and enhance natural systems and community livability. Newly planned projects include investment in an integrated water management and resiliency solution for the Burnt Bridge Creek watershed and other important natural resources investments in the community.

Burnt Bridge Creek Integrated Watershed Improvements

There are three primary watersheds within Vancouver city limits. Burnt Bridge Creek is one of the major watersheds that the City's stormwater CIP supports. The Burnt Bridge Creek watershed is on Washington State's polluted waters list (303d list) for warm water temperatures, bacteria, dissolved oxygen, and pH pollution problems. In October 2020, the Burnt Bridge Creek Source Assessment Report was published to identify critical areas for water quality improvement. The Burnt Bridge Creek Partnership kicked off in February 2021 to develop a Total Maximum Daily Load (TMDL) Alternative Restoration Plan for the Burnt Bridge Creek watershed, which is also known as a Water Cleanup Plan. This plan focuses on identifying priority implementation actions to improve water quality.

The goal of the plan is to develop a TMDL Alternative Restoration Plan in advance of a formal TMDL, resulting in voluntarily meeting water quality standards through best management practice implementation and providing more flexibility in what solutions are ultimately invested in.

The City is a major partner in the Burnt Bridge Creek Water Cleanup Plan. As the owner of many of the built systems that interact with the creek's natural systems, we have a unique ability to influence the outcomes of the plan. By investing in integrated water solutions such as the examples identified in Figure 9, the City will greatly contribute to the restoration and protection of the Burnt Bridge Creek watershed through solutions outlined below including septic tank removal, green infrastructure solutions and control of temperature and stormwater pollutants entering surface water systems.

FIGURE 9 | Burnt Bridge Creek Watershed Improvements



The benefits of investing in these solutions include:

- Improved water quality
- Enhanced fish and wildlife habitat
- Reduced flood risks
- Increased shrub & tree canopy
- Enhance recreational and educational opportunities



Burnt Bridge Creek offers visitors and residents an urban retreat. Shown here are City officials leading outreach and education of area students learning about water quality protection, important habitat and wildlife protection, and efforts to support continual improvement and restoration of Burnt Bridge Creek.

Table 3 | Planned Surface Water Utility Projects and Benefits

The following updated projects are identified for the proposed CIP

Project (or category of projects)	Description	Benefits
Regulatory Compliance – NPDES/TMDL	Provides treatment and detention of stormwater runoff prior to discharge to rivers, creeks and streams.	Meets permit requirements and benefits surface water quality.
Regulatory Compliance – UIC	Provides treatment, replacement or retrofit of infiltration systems.	Meets regulatory requirements and benefits groundwater quality.
Arterial Safety Project	Retrofit or replacement of failing systems in arterial corridors.	Improves or eliminates flooding conditions.
Property Acquisition and Flood Plain, Habitat, Wetlands Restoration	Acquires and restore properties for flood plain, habitat and wetlands restoration.	Supports regulatory compliance, improves water quality, manages flooding and provides habitat improvements including tree canopy.
Sub-Standard Systems	Repairs or replaces stormwater systems identified as deficient through system investigation or flooding assessment.	Improves system performance and longevity. Often include water quality treatment.
Drainage Problems & Ops Cases	Repairs, replaces, or rehabilitates systems that have been identified by Ops as slow draining.	Improves system performance and longevity. Reduces frequency of maintenance required.
Surface Water and Groundwater Protection Projects	Provide sanitary sewers and stormwater treatment starting in priority areas (Water Stations and Near Creek or Groundwater).	Improve water quality with ultimate goal to eliminate all septs.

Surface Water Capital Program Updated Financial Forecast

The previous CIP forecast for surface water was \$6.6M based on 15-years/annualized needs and including \$5M in grant funding. The current forecast is \$8.8M including the \$5M grant for 2021-2035 15-years/annualized to better fund surface water solutions that protect against flooding, support habitat restoration, and meet permit requirements along with other needs highlighted in Table 3.

Integrated Water CIP Funding Strategy

The City's water, wastewater, and surface water CIP evaluates the utilities' capital infrastructure needs and represents the City's ongoing progress toward ensuring robust, financially sustainable utility services to support livability. This section identifies opportunities to update funding strategies that will support future investments for addressing factors including growth, regulatory requirements, aging infrastructure, public health, livability, and system risks.

The key City principles and policies shown here (right) and are the basis of the utility funding strategy and capital program.

- Take care of what we have
- Pay-as-you-go to maximum extent possible
- Consistently manage all public assets following Council-approved financial policies and infrastructure management best practices
- Do not defer maintenance
- Apply a long-term perspective
- Adjust utility rates annually with periodic comprehensive reviews



The City has been assessing future capital needs to address factors including growth, regulatory requirements, aging infrastructure, public health, livability, and system risks. The updated CIP shows an increased level of investment funding necessary to meet community needs. Recently, the City's CIP funding philosophy has been to pay for ongoing needs with ongoing revenues, often called a "pay-as-you-go" approach, to finance capital projects to the maximum extent possible. Although this approach has served the City well during a period of lower capital needs, as population growth and other demands require more significant investments, there is a need to evaluate other funding strategies.

This section informs the City Council about ways to renew the funding approach to address future needs and enable the City Council to provide feedback about options prior to stakeholder engagement and the 2023–2024 budget season.

Financing Levers Overview

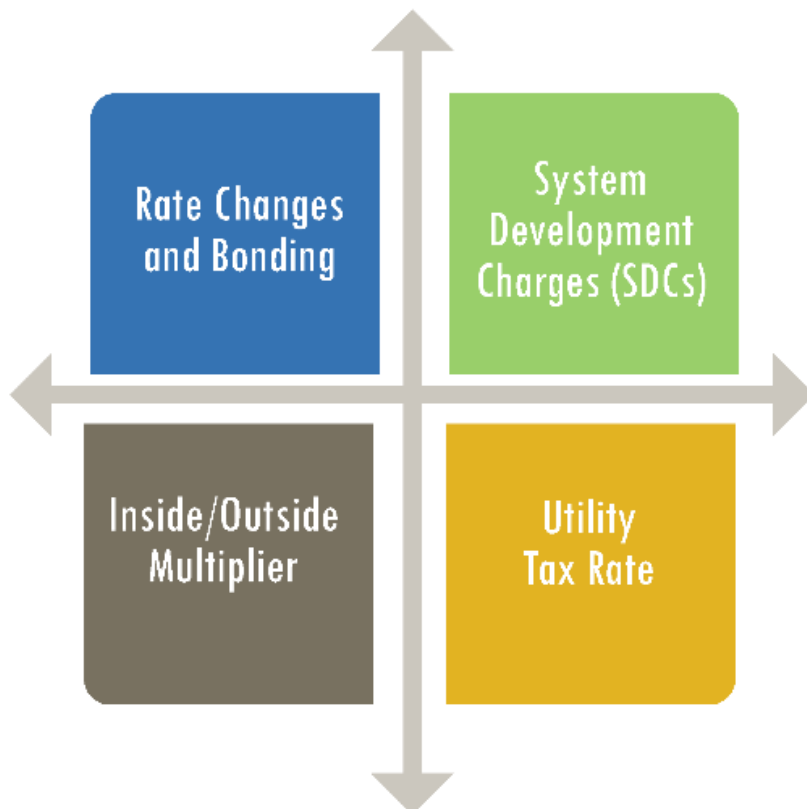
There are four key "levers" the City can adjust as part of the financial strategy for the integrated water CIP (Figure 10). Adjusting these levers provides opportunities to reduce rate volatility, improve equity, and reduce risks:

- Bonding and rates
- System development charges (SDCs)
- Inside/outside multiplier
- Utility tax



The City has been making capital investments to address growth, aging infrastructure, and system risks. The City's funding philosophy has been to pay for ongoing needs with existing revenues, pay-as-you-go. There are opportunities ahead that will benefit from longer-term CIP planning and financing approaches that meet needs while also stabilizing rates.

FIGURE 10 | Four Levers for Change



- **Rate changes and bonding.** User rates can be adjusted to meet utility funding needs. Rate changes can be made for wastewater, water, and surface water utilities. Bonding refers to the City using debt service (loans) to help fund the CIP. The City could theoretically change only rates (and forgo debt), pursue bonding for the full CIP (limiting rate impacts), or use a combination of rate changes and bonding.
- **System Development Charges.** Businesses have large impacts on City wastewater and water infrastructure. SDCs are the charges paid by businesses that are opening or expanding. SDCs help offset the impacts of new development on City infrastructure and spread cost sharing between resident ratepayers and businesses.
- **Utility tax rate.** The City imposes a utility tax of 28.9 percent on water, wastewater, and surface water utilities. This tax generates revenue for the General Fund to pay for governmental (non-enterprise) services that the City provides to its residents.
- **Inside/outside multiplier.** The City provides service to customers both inside and outside of City limits. A multiplier is used to account for the higher cost of providing service to outside-City limit customers, given that they are typically located in more rural areas that require a greater amount of infrastructure to serve. The inside-City (resident in City) multiplier covers increased risks to customers who reside within City limits and supports the City's General Fund in the event of default by each utility.

A Closer Look at Each Lever

This section provides more detail on each utility funding lever, including background on existing City practices, recommended adjustments, and next steps for implementation.

1. Bonding and Rates

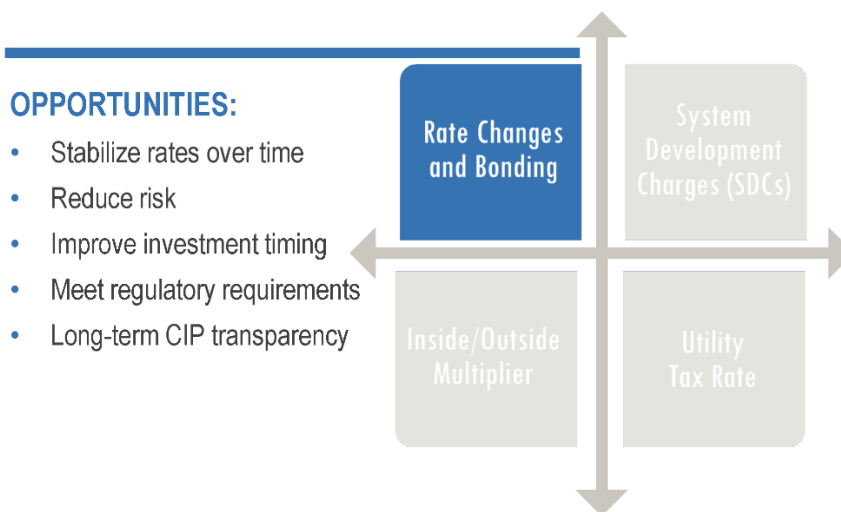
The updated 15-year CIP forecast (Figure 5) will require the City to consider different ways of funding to avoid rate volatility. The goal is to identify an appropriate balance of funding options that can encourage sustainability, equity, and affordability.

The City has focused on a pay-as-you-go approach (cash-funding) for the utilities for more than a decade. This financial strategy has worked while capital expenditures have not been as significant. The strategy has also helped avoid a situation where most of the utility revenue is paying for debt. However, as the capital needs facing the utilities are more significant in the future, cash funding all projects may be less advantageous for ratepayers as it requires steep rate increases and reserving cash in advance of larger projects.

When revenue is balanced to address both cash-financed and debt-financed projects, rate spikes can be avoided when more significant capital needs emerge. Significant capital projects that have a long lifespan are good candidates for utilizing debt because the costs can be spread out over decades, easing the burden on ratepayers, and ensuring timely investments in our system. This balancing helps achieve generational equity by keeping utility rates lower and sharing the costs between current customers and future customers.

Bonding and Rates Next Steps:

The City is planning to debt-fund a portion of the new Operations Center that will be paid for out of the water utility fund. It will be beneficial to evaluate other large utility projects for debt-funding. If the City continues to implement cash funding for larger wastewater projects, the approach would carry a disproportionate rate impact to the community in the short-term to address long-term issues. Bonding supports the City's key principle of "taking care of what we have," as it allows timely investments and avoids running assets to failure or deferred maintenance until adequate cash is saved for major projects.



2. System Development Charges

The City has not adjusted SDCs in 10 years and has the lowest SDCs in the Clark County region, as shown in Figure 11. FCS Group has analyzed the water and wastewater system needs and determined that there is a financial and economic justification for updating SDCs to better reflect the impacts of development on the water and wastewater system.

Updating SDCs is possible while remaining lower than other regional jurisdictions, maintaining our economic development advantage, and improving rate equity for ratepayers.

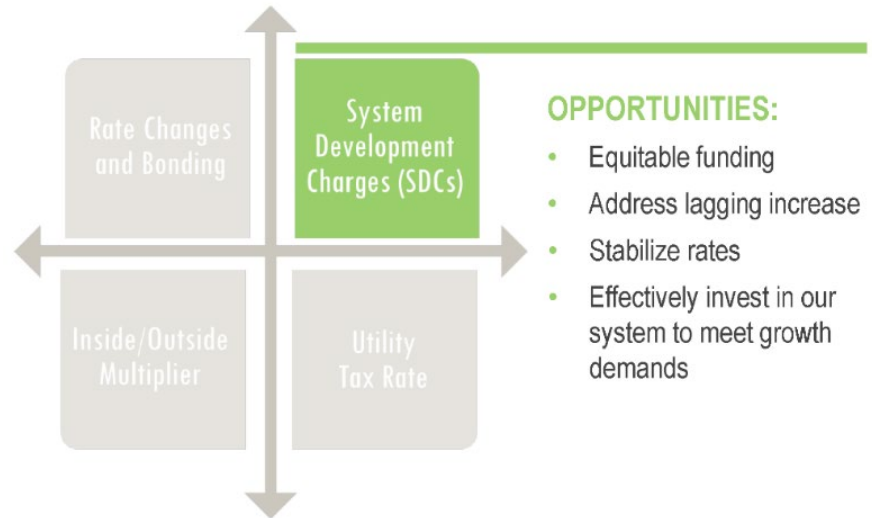
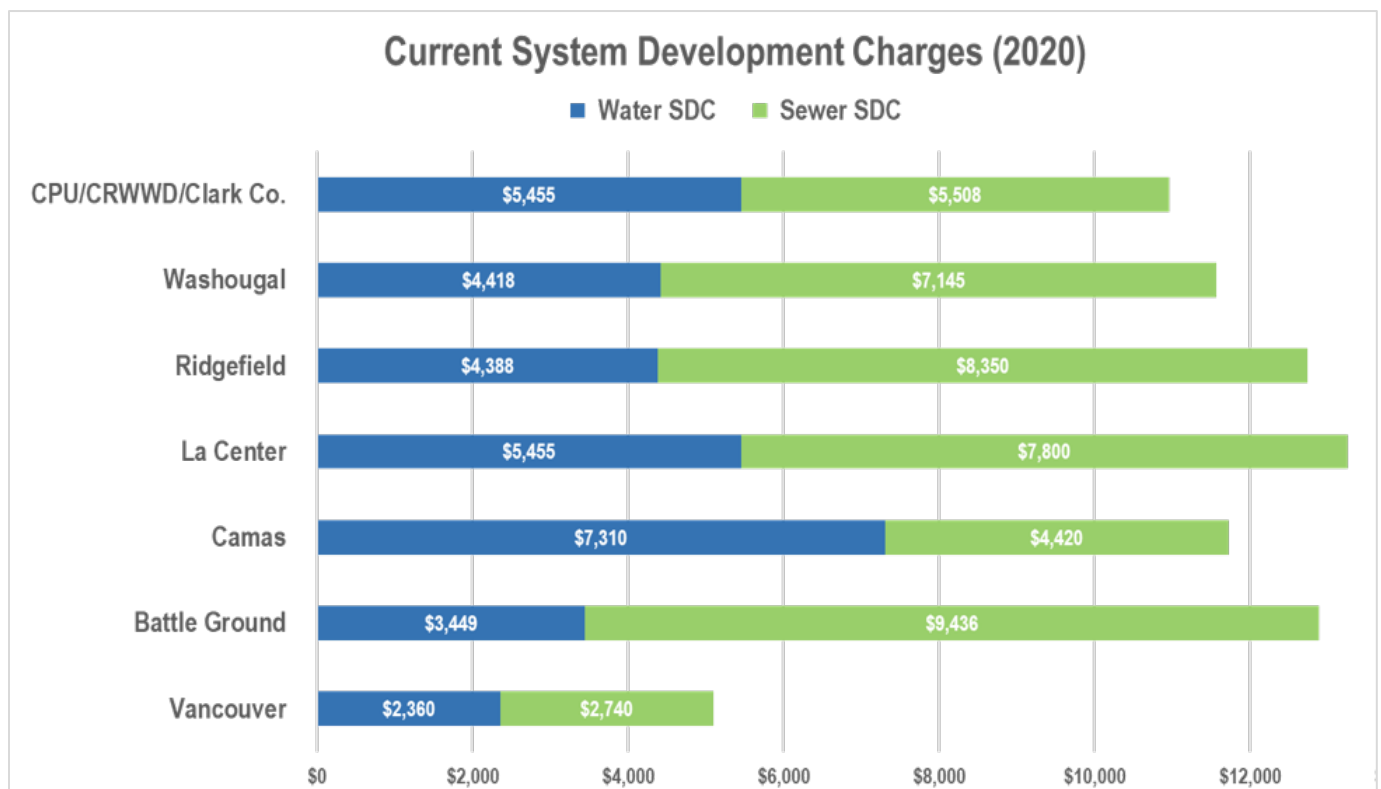


Figure 11 demonstrates the City's SDC charges in comparison to neighboring communities.

FIGURE 11 | Current System Development Charges



SDCs Schedule and Next Steps:

We recommend acting soon to understand stakeholder views on SDCs and gain insight that will support City officials in adjusting SDCs in the coming year.

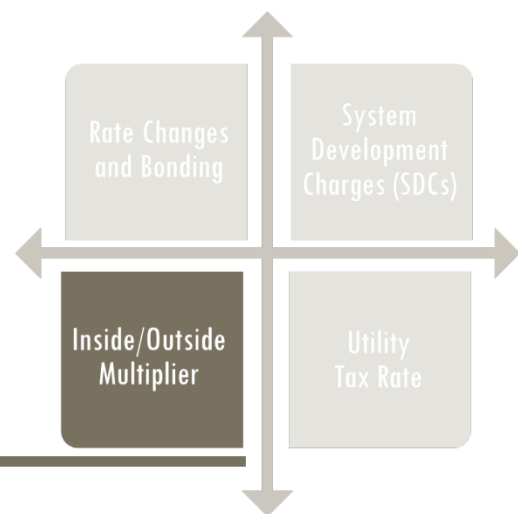
- 2021–2022: Public outreach and education with targeted business/development stakeholders.
- January–March 2022: Targeted interviews with identified priority stakeholders. Input on SDCs and existing level of service will be shared with City officials. The input will support decision-making and further outreach needs.

3. Inside/Outside City Multiplier

Revised Code of Washington (RCW) Section 35.92.020 authorizes cities to consider a variety of factors when setting utility rates, one of which is location relative to a city's corporate boundaries. The City provides service to customers outside the Vancouver city limits and is currently charging them 1.5 times the applicable inside-City base rates. These higher rates are intended to achieve the following goals:

OPPORTUNITIES:

- Level out inside/outside resident rates
- Reduce risk of legal challenges
- Balance and manage annexation impacts



- Recognize the higher cost of providing service to these customers, given that they are typically located in more rural areas that require a greater amount of infrastructure to serve and travel time to service
- Provide a reasonable rate of return to customers inside Vancouver city limits that have contributed toward system assets

Maintaining the 1.5 multiplier exposes the City to the following risk and instability in rate funds:

- **Loss of revenue as the City annexes additional areas.** For example, an annexation of approximately 10,000 residential customers (3,717 households) would result in the loss of approximately \$400,000 annually/utility.
- **Legal action/lawsuits.** The pending outcome of *Durgan et al. v. City of Spokane* in which the City of Spokane is currently being challenged in court over its policy of imposing outside-City rate multipliers of 1.5 for its water utility and 2.0 for its wastewater utility may pressure utilities to better align their multipliers with their underlying costs.

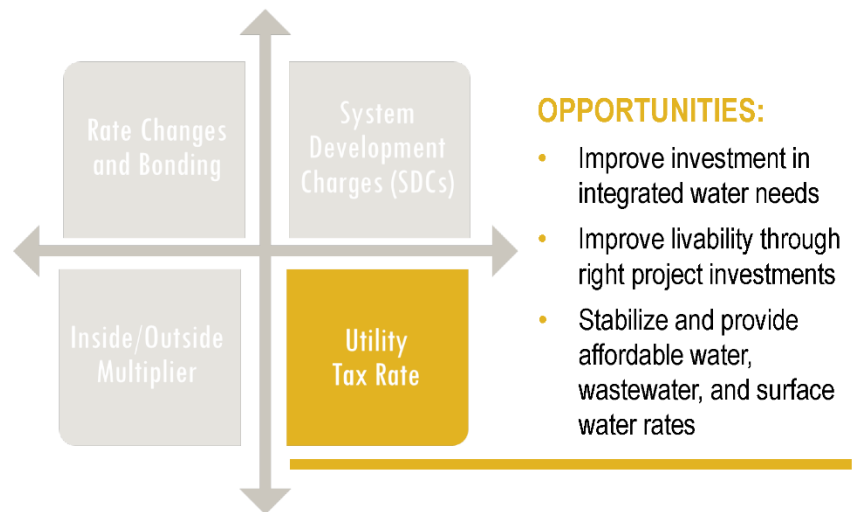
The City is interested in reducing risk associated with the outside-City multiplier.

Inside/Outside Multiplier Schedule and Next Steps:

- 2022: Public outreach and education with targeted stakeholders
- March–June 2022: Proposal brought to City Council for consideration to inform rates in 2023–2024 budget

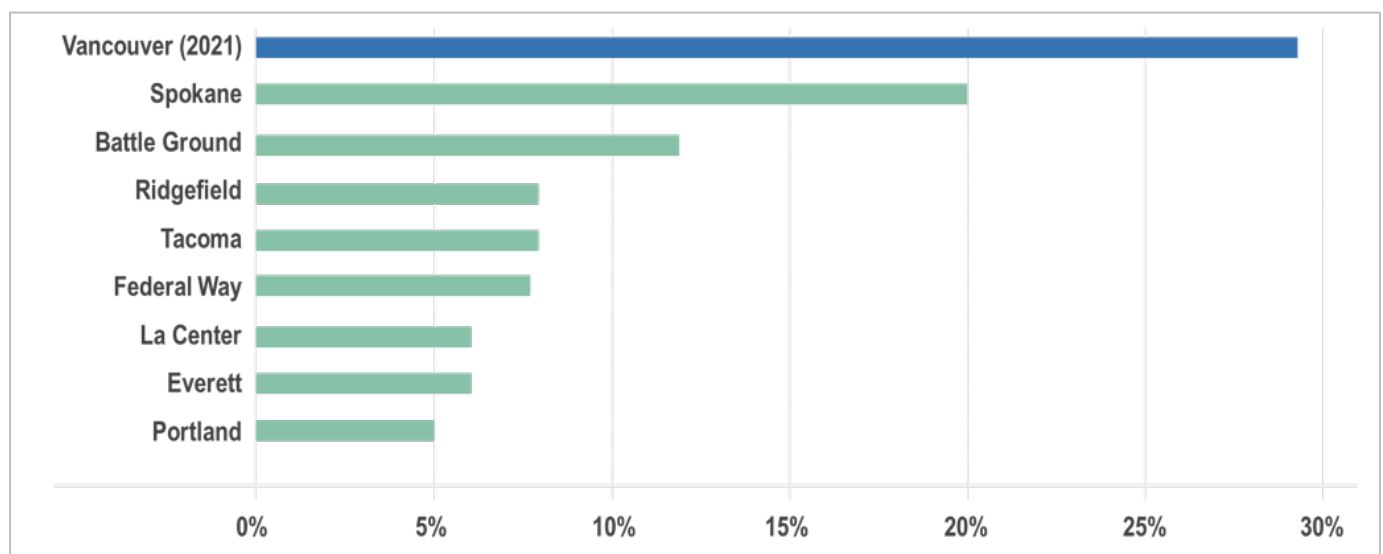
4. Utility Tax Stabilization

Sections 5.92.010 and 5.93.010 of the Vancouver Municipal Code impose a utility tax of 28.9 percent on the City’s water, wastewater, and surface water utilities. This tax generates revenue for the General Fund to pay for governmental (non-enterprise) services that the City provides to its residents. Currently, of that 28.9 percent utility tax, 1.5 percent is dedicated to funding transportation, 7.4 percent is dedicated to funding police, and the remaining 20 percent can be used for any General Fund purpose.



The City’s utility tax is the highest in the State of Washington (Figure 12). Based on a 2018 survey of Washington cities, the majority of utility taxes range from 6 percent to 20 percent per utility.

FIGURE 12 | Vancouver Utility Tax Rate Compared to other Washington Cities



The tax is a gross receipts tax, meaning for every dollar of revenue the utility receives, \$0.289 cents is sent to the City's General Fund and \$0.711 cents remains with the utility to fulfill its operations, maintenance, and capital needs. In addition to the City's utility tax, the State of Washington charges a Business and Occupation tax and a Public Utility Tax on gross receipts of each utility. The state's taxes range from 1.75 percent to 5.029 percent per utility.

The challenges for the City's utility tax approach are listed below:

- **Risk of legal action.** There is a possibility of a future lawsuit or legislative action which could limit the amount of utility taxes a city could collect, ultimately affecting the stability of General Fund revenues.
- **Fairness and affordability for ratepayers.** As each utility implements incremental rate increases to address capital needs, there has been an unintended consequence of additional revenue being sent to the General Fund beyond what was forecasted. The General Fund forecasts a 3 percent increase in utility tax revenue annually.

There is an opportunity to increase ratepayer equity as the capital program grows while maintaining stability for General Fund forecasts by capping to the amount of utility taxes sent to it each year. The cap would be escalated yearly to account for inflation. As the cap is implemented, the utility tax rate would be gradually reduced accordingly. This approach to General Fund stabilization will ease the burden on rate payers and reduce risk exposure while still maintaining a steady General Fund balance.

Utility Tax Schedule and Next Steps:

In 2022, staff will provide the City Council an evaluation of capping the amount of utility tax going to the General Fund each year with an inflationary escalator (pending feedback from City Council).

Resilient Integrated Water Utility Strategy



Summary of Resilient Water Strategy and Capital Program Update

The water resiliency strategy recognizes the inherent connection between all our water resources and related systems. As we expand our capability to deliver needed investments, we will also implement new operational efficiencies in our utilities.

Financial efficiencies will be gained in the following areas:

- Improved integration of water education and outreach programs
- Streamlined capital project delivery with more efficient staff utilization
- Continued investment in operational efficiency and staff development
- Efficiently meeting regulatory requirements through multi-disciplinary investments

Using an integrated water approach that focuses on service, infrastructure renewal, economy, and health, our utilities will support the following benefits:

- Improved quality of life, equity, and social justice
- Efficiently meeting regulatory requirements
- Balanced and affordable financing approaches
- More resilient decisions through understanding of tradeoffs and co-benefits
- Increased sustainability through resource recovery alternatives such as energy production of waste and water stewardship through green infrastructure
- Lasting partnerships between multiple utilities, communities, and private entities
- Improved awareness and education with stakeholders to invest in water
- More proactive planning around climate change, seismic resiliency, and regulatory changes

Leading a water resiliency vision requires a collaborative effort that includes the City Council, internal stakeholders, and external stakeholders, including businesses and residents. It also requires us to look at every aspect of our needs and system risks in addition to our historical funding and financing approaches.

Now is the time for transformative and integrated water solutions—combining water, surface water, and wastewater—that address our holistic health, community, infrastructure, and service goals.



Community Visioning Update

June 13, 2022



William Cooley, Community Engagement Manager
Aaron Lande, Program and Policy Development Manager
City Manager's Office



Agenda

- Strategic Plan update
 - Core Values
 - Focus Areas
- Community Visioning: Purpose and Rationale
- Guiding Principles
- Community-Driven Approach
- Questions

Core Values



Livability



**Equity and
Inclusion**



Innovation



**Sustainability
and Resiliency**



**Trust and
Relationships**

Focus Areas



**Transportation
and Mobility**



**Housing and
Human Needs**



**Safe and Prepared
Community**



**Economic
Opportunity**



**Culture and
Heritage**



**High Performing
Government**



**Vibrant and Distinct
Neighborhoods**



**Connected and
Resilient Infrastructure**

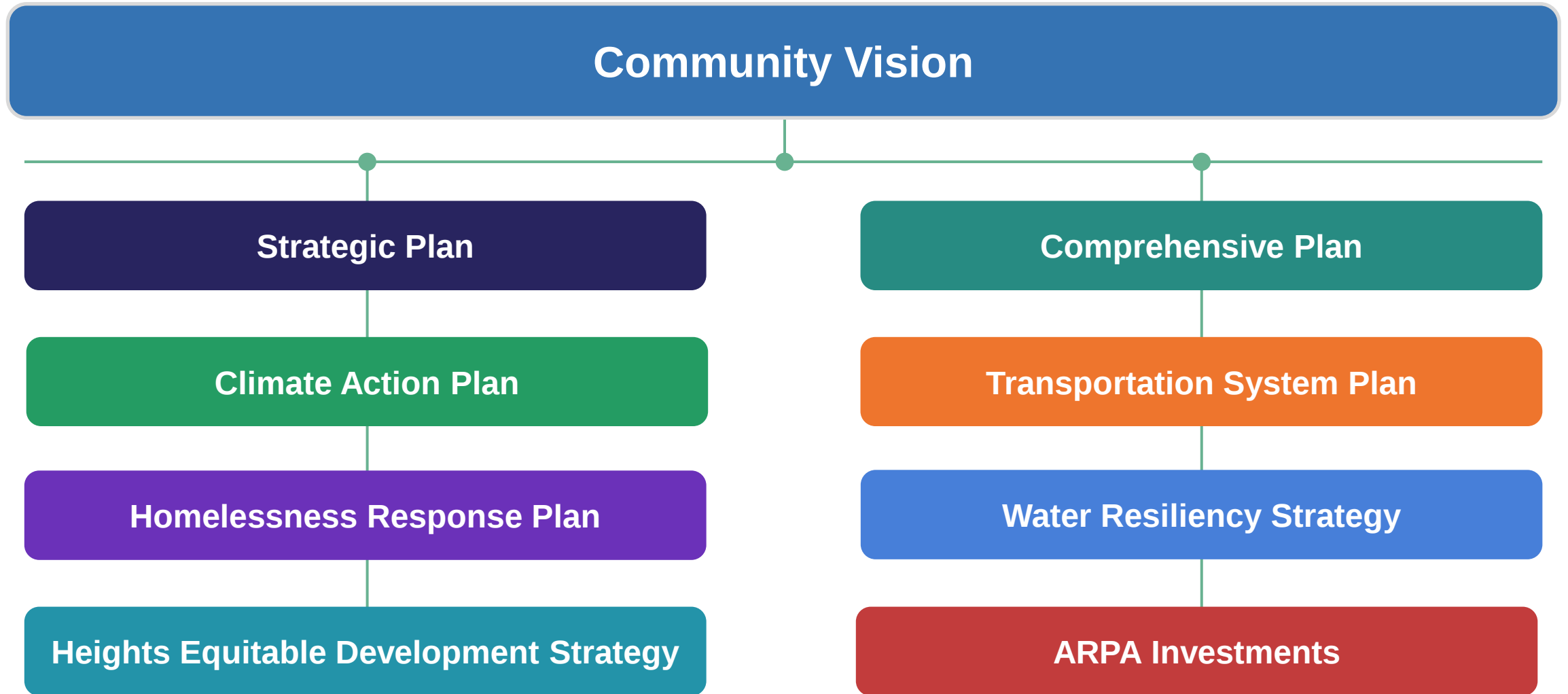


Community Visioning Process

- Create a 20-year vision statement to guide current and upcoming planning efforts
- Build connection and community cohesion
- Identify new opportunities to inspire and empower collective action



Align Around a Shared Vision for the Future



Four Guiding Questions



Where are
we now?



Where do we
want to go?



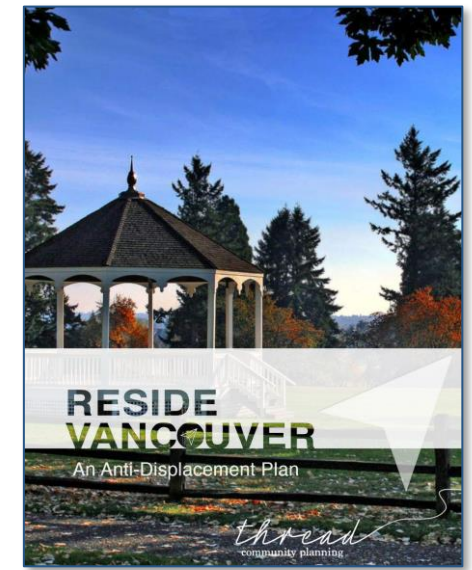
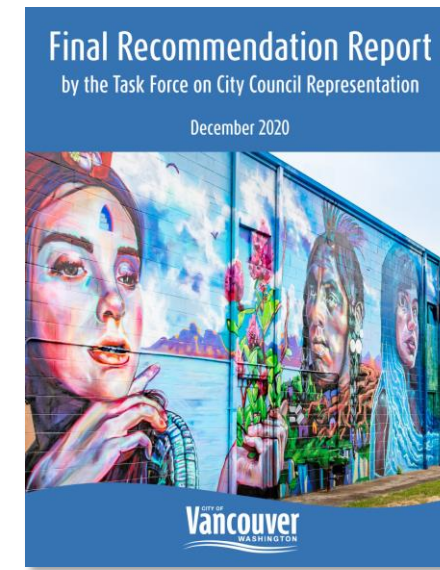
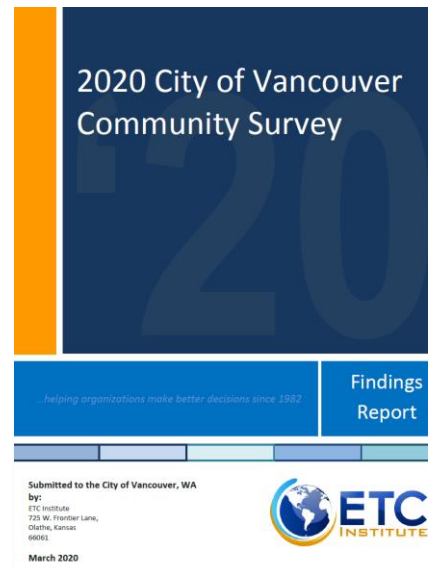
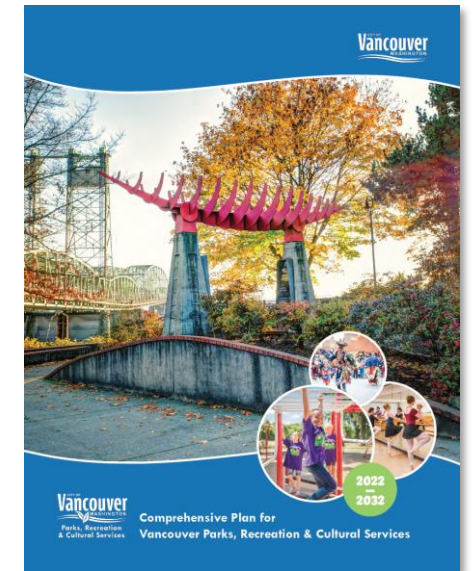
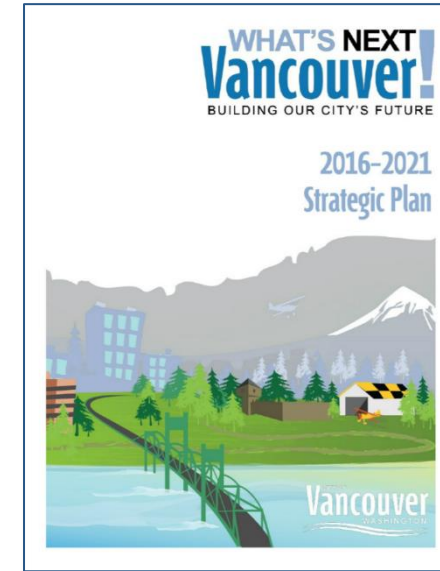
How do we
get there?



How will we know
we're making
progress?

Build on Past Engagement

- Revisit community values, ideas, needs and concerns that have been shared previously
- Identify common themes
- Verify if past input reflects current hopes for the future



Build on Other Communitywide Planning Efforts

- Work with partners to better understand what they have heard from our community
- Align listening efforts
- Share what is being learned for mutual benefit



Proactively Include New Voices

- Bring in new perspectives
- Reach people who care about the community but are not civically involved
- Engage in ways that reduce barriers and correct for historic inequities in participation



Diverse Outreach, Diverse Perspectives

Multi-lingual and multi-modal engagement:

- Intercept interviews
- Pop-ups and tabling events
- Surveys and polls
- Community dialogues
- Small-group conversations
- Online engagement through Be Heard Vancouver



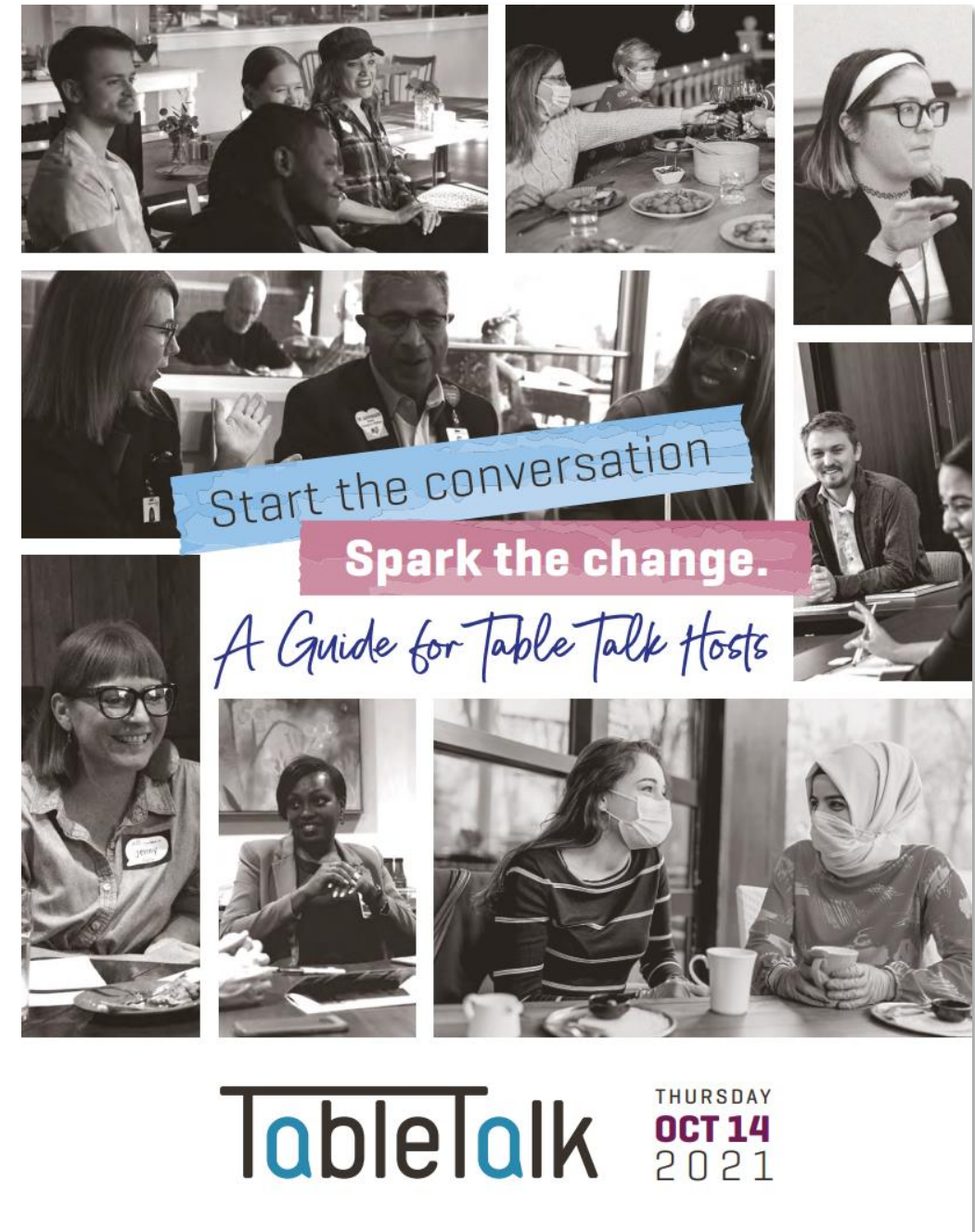
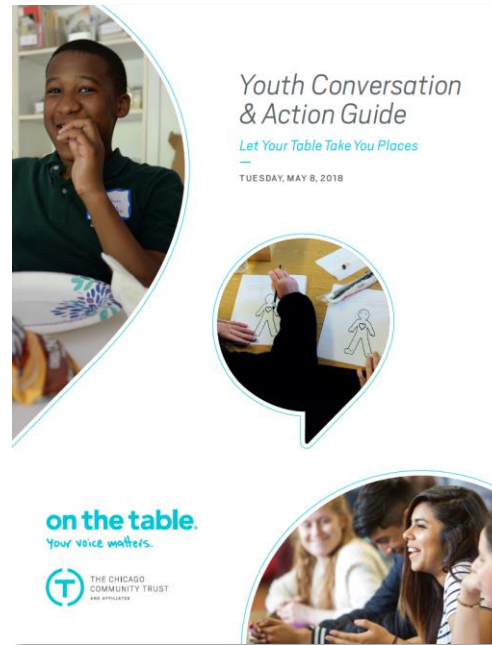
Engage People Where They Are

- Libraries
- Farmers markets
- Community events
- Grocery stores
- Bus stops and transit centers
- Faith communities
- Community and senior centers
- Schools, Clark College
- Neighborhood associations
- Apartment complexes



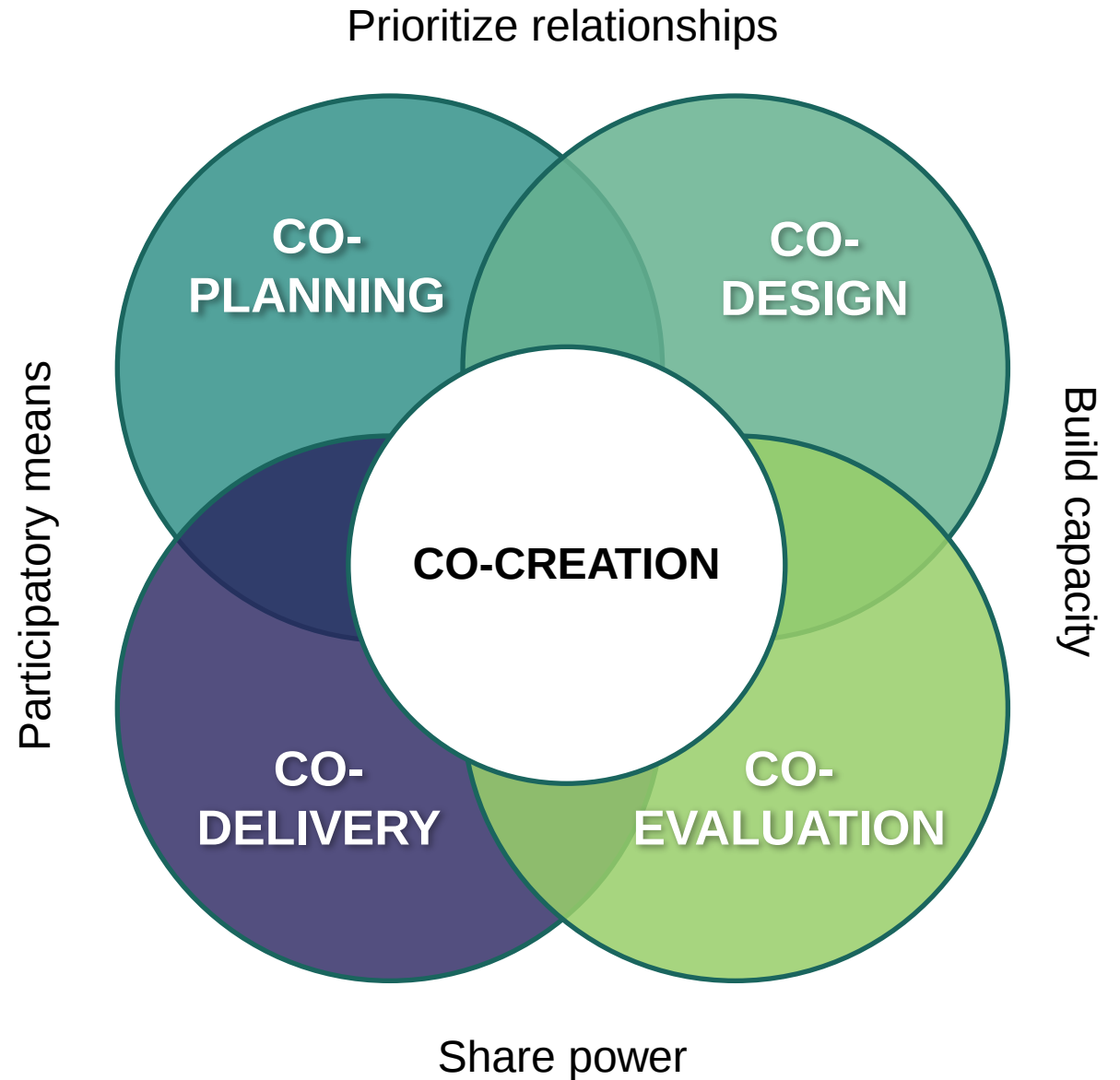
Listen and Learn Together

- Conversation toolkits will invite neighbors, students, families and community partners to lead their own conversations about Vancouver's future
- Exploring creative ways to capture input

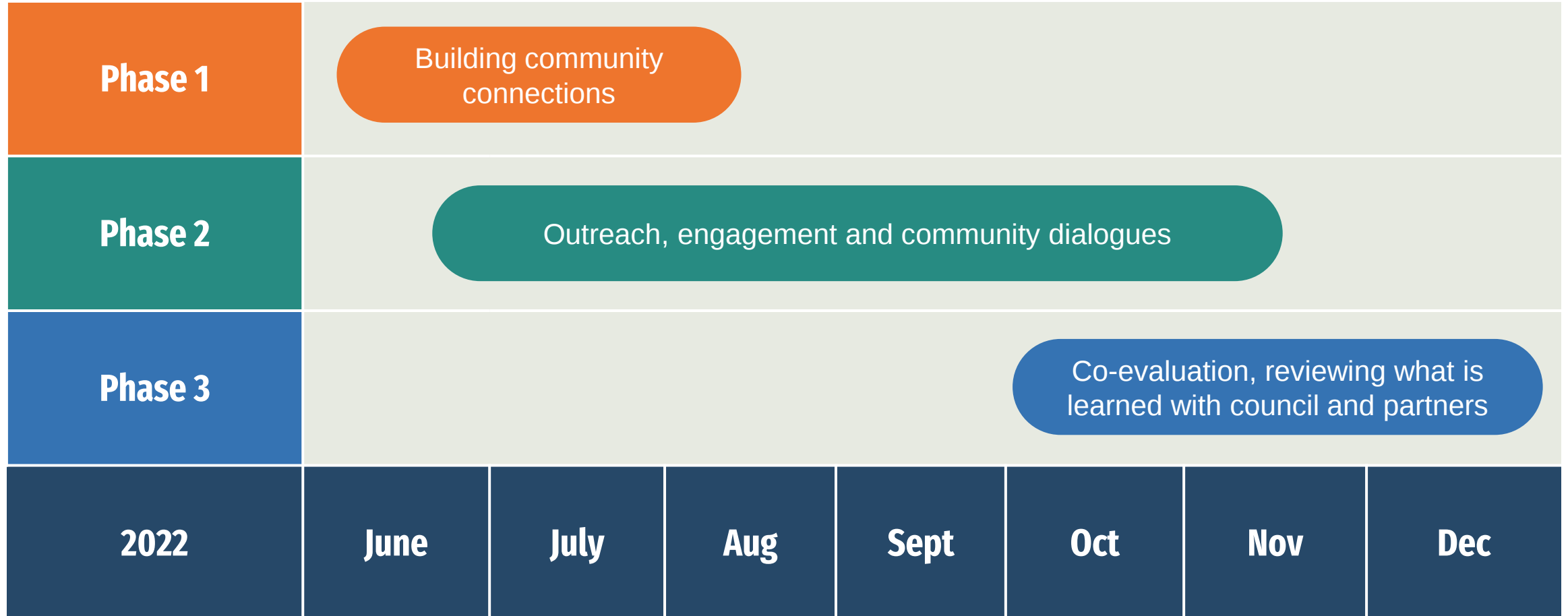


Community-Driven Design

- At each phase, community members and partners help shape the process
- Shift from “designing for” to “designing with”
- Recognize community members’ skills, knowledge and expertise



Visioning Process Timeline



Thank You

Questions?

William Cooley, Community Engagement Manager

william.cooley@cityofvancouver.us

360-624-0718

Aaron Lande, Program and Policy Development Manager

aaron.lande@cityofvancouver.us

360-487-8612



DRAFT Core Values Language

*Several members of the Strategic Plan Advisory Committee (SPAC) met during the month of April to refine Core Values language. This language was reviewed with the SPAC on May 11, and is currently undergoing additional edits, based on members' feedback and suggestions.

Livability

Livability is about supply and access to basic necessities, quality of life, requirements and experiences that every resident in Vancouver expects. These expectations include:

- Access to clean and safe housing that is affordable for all socioeconomic statuses.
- Clean public spaces, sidewalks and streets
- Being safe and feeling comfortable in public spaces and places. Not exposed to crime, violence or discrimination.
- Public spaces that feel welcoming to people of all ages and abilities.
- Abundant opportunity to access and engage in core community resources including natural resources, transportation, health care, education, cultural experiences, and art.
- Fair, transparent, and inclusive processes for economic improvement opportunities
- Ensuring accessible, inclusive, and sustainable access to resources and opportunities for those with disabilities.
- A city that nurtures and values people of all ages, nationality, socioeconomic status, sexual orientation, gender identity, race, and religion.
- Education-to-employment support for youth, especially those with barriers to employment.
- A city that is free of groups that promote hate and violence.

Livability means that every resident and cultural group can live in our community with a sense of belonging and pride while maintaining their own values, beliefs and identities.

Not all Vancouver residents and culture groups experience the same level of livability. Bias and negative experiences of communities of color, people with disabilities, and other historically disadvantaged communities, create a lack of connection between communities. Some groups are forced to alter or hide their beliefs, identities, or values. Many residents struggle with housing instability and a lack of safe affordable housing. Other residents lack adequate access to physical, mental or behavioral health resources. Some communities experience elevated crime rates, including violence. Investments in public safety have disparate impact across communities.

Equity and Inclusion

Equity and inclusion contribute to livability. An equitable and inclusive City of Vancouver is one where everyone feels a sense of belonging and can feel safe to express their beliefs and values. It is a community that provides access to opportunities so everyone has the chance to

reach their full potential. A Vancouver where other perspectives are heard with compassion and an open mind, that celebrates and recognizes diverse people, activities, and cultures. Ultimately, it means that every culture feels respected, and the elements of livability are accessible to all regardless of age, race, sex, orientation, gender identity, disability, and national origin. It means everyone has equal opportunities because the City is investing in and valuing outcomes for everyone. An equitable and inclusive Vancouver means:

- Fair, transparent, and inclusive processes for economic improvement opportunities
- Ensuring accessible, inclusive, and sustainable access to resources and opportunities for those with disabilities.
- A city that nurtures and values people of all ages, nationality, socioeconomic status, sexual orientation, gender identity, race, and religion.

That vision is not the current reality for many of our communities. Class disparities exist, where those with wealth and resources have what they need, while many others lack access to basic needs, including housing, health care, and transportation, and carry the burden of poverty because of systemic racism and prejudice. Some in our community feel unwelcome and unappreciated, undervalued and unsafe. Equity and inclusion demands the City account for the differential impacts to our diverse populations and eliminate barriers for communities of color, religious minorities, people with disabilities, our LGBTQIA+ communities, and other disadvantaged communities.

Innovation

An innovative City of Vancouver is one that invites and encourages creative thinking. A forward looking city that:

- Finds new methods and solutions to old problems
- Uses creative problem solving to fulfill needs
- Adapts to change
- Is willing to try new things
- Invites creative communities to thrive here
- Encourages collaboration
- Has the ability to collect, process, and analyze data, then act on insights.

This means calculating risk, and also finding solutions that promote well-being and improve people's lives. Innovation can show up in technological solutions, programs, and infrastructure investments, climate change, and business approaches that ensure Vancouver is a desirable place to open a new business or to bring new jobs to the region.

Yet, Vancouver continues to be a city at a crossroads. Innovation can be prevented by satisfaction with the status quo, resistance to change, and rigid procedures and processes. Political divisiveness impacts the ability to be bold and act together. Being an innovative city will mean creatively investing financial resources to solve the challenges of the day and set a vision for the future.

Sustainability and Resiliency

Sustainability and resiliency value long term solutions, and include crisis management for economic, environmental, and social issues. It seeks to build structures to last in harmony with nature, and ensure environmental justice for all Vancouver residents so that everyone can live in a safe, healthy environment. It's about protecting water, reducing greenhouse gas emissions, maintaining tree canopies, ecosystem services, and biodiversity. It means that Vancouver residents benefit from high quality infrastructure, robust communications, and an emergency response system that helps everyone in the city prepare, respond, and recover from natural disasters and economic harms that allow residents to bounce back in a new and better way.

The City has a role in supporting understanding about sustainability and environmental initiatives to combat some of what gets in the way, including misinformation and uncertainty about individual roles and the roles of jurisdictions to respond to the challenges. While difficult to operate through change and disruption, the City needs to build more community support, be willing to own and acknowledge existing and future issues, and allocate funding to programs and initiatives that respond to emergencies and meet the needs of the future.

This includes:

- Crisis management in our community regarding economic, environment and social issues
- Increased nature-based solutions
- Integrated and interacting plans, processes, and systems
- A proactive and goal-oriented approach
- The ability to handle an influx of visitors while minimizing impacts to everyday routines
- Building codes and land-use planning that ensures integrity of infrastructure
- The ability to learn from past experiences and intake new information

Trust and Relationships

A trusting community is reflected by transparent decision-making processes, open communication between the government and the community and between community groups, and a broadly shared belief that decisions are intended to enhance livability, equity, and resilience of the entire community. There is a belief that the government is representative of the communities.

The residents of the city of Vancouver, Washington believe that building trust leads to an engaged community of government, business, and residents that actively support and participate in carrying out City initiatives. A trusting community has:

- Strong partnerships and community engagement
- City leaders that follow through on actions, policies, and commitments
- Equitable treatment in city's processes and equity in outcomes
- Residents treat each other in ways they want to be treated

- A City government that demonstrates openness and provides accurate and unambiguous information
- Respect for common spaces
- A city that ensures adequate representation in decision making and minimizes barriers to engagement
- Successful interactions in challenging circumstances
- Humility, fairness, openness, kindness, and honesty is demonstrated between communities and between communities and government
- Frequent and intentional interaction from city leaders

Trust (as defined above) in policing and law enforcement is critical to community trust and safety.

The City of Vancouver has not yet achieved an adequate level of trust. First, crime and fear of crime in communities erodes trust in law enforcement and government in general; Second, a history of exclusive rather than inclusive political processes inhibits belief that City Government acts in the best interest of everyone. Third, internal dysfunction and animosity among elected officials erodes trust that City Government can agree and deliver on broad community improvement initiatives. The vision is to have a city where residents and officials have trusting relationships.

DRAFT Focus Areas Language

*The following text is an initial draft created by members of the Strategic Plan Advisory Committee. Additional editing and revision are expected, based on committee discussion.

Transportation and Mobility

Vancouver has a safe and convenient transportation system that offers affordable and eco-friendly options for people to get where they need to be. All community members can walk, roll, bike, drive, and take the bus or transit to reach their destination.

Economic Opportunity

Vancouver is home to diverse businesses that provide living wages, benefits, and opportunities for promotion to all community members. Vancouver values and supports small businesses and startups by offering affordable spaces and support navigating the permitting process. There is equal opportunity for education and training and access to resources and employment opportunities for financial stability.

Housing and Human Needs

Vancouver meets basic needs. All communities have access to safe and affordable housing, healthcare, groceries, transportation, and education. Communities take care of and support one another in times of need.

Vibrant and Distinct Neighborhoods

Vancouver offers a variety of places and spaces to interact and enjoy nature, art, culture, food, shopping, and community.

Culture and Heritage

Vancouver celebrates culture and heritage. Public events, museums, concerts, and exhibits offer opportunities for communities to learn about different cultures and experiences.

Safe and Prepared Community

Vancouver feels like a safe place to live, work, learn, and play. All communities are free from violence and crime and understand what to do in times of crisis.

Connected and Resilient Infrastructure

Vancouver plans for disasters and is ready to adapt to change. All communities have access to utilities. Buildings and roads are designed to be safe, inclusive and accessible.

High Performing Government

Vancouver's government is reliable, fiscally responsible, and open to compromise. Decision-making processes are transparent and city leaders work with the community to plan for the future.



Staff Report: 075-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/13/2022

SUBJECT Designation of TV ETC and CVTV respectively as the education and government access providers on the Comcast cable system

Key Points

- The City/County Telecommunications is recommending that the Council re-designate TV ETC as the educational access provider and CVTV as the government access provider for Vancouver and Clark County on the Comcast cable system.
- Both CVTV and TV ETC have served as designated access providers for a number of years and produce professional, high quality programming.
- This is an annual recommendation made by the Telecommunications Commission to the City Council and Board of County Councilors.

Strategic Plan Alignment

Objective 3.1: Strengthen community identity and sense of belonging

Present Situation

The City and County have a cable television franchise agreement with Comcast of Washington, V LLC that was effective on July 1, 2013. Under the terms of this agreement, Comcast provides channels for Public, Education and Government (PEG) programming, and it is the responsibility of the City and County to designate authorized entities to provide programming on those channels.

Organizations that are designated as access providers have authorization to broadcast programs over assigned channels on the Comcast cable system. They are also able to apply for annual PEG grants, administered by the City, for equipment and other capital expenses associated with producing and broadcasting programming.

TV ETC is a consortium of K-20 educational institutions operated by Educational Service District 112 and is the current educational access provider for Vancouver and Clark County. CVTV, operated by the City/County Cable Television Office, is the current government access provider for Vancouver and Clark County.

The City/County Telecommunications Commission ("Commission") recommends organizations to serve as access providers to the City Council, per VMC 5.19.320(7). The Commission met on June 1, 2022, to review designation applications and annual reports and to receive presentations from the applicants. Based on their review, the Commission is recommending re-designation of TV ETC and CVTV, respectively, as the education and government access providers for Vancouver and Clark County.

Advantage(s)

1. Continues to make local government and educational cable television programming available to the residents of Vancouver and Clark County.
2. Supports organizations which have proven track records of providing professional, high quality programs that are of interest to the local community.

Disadvantage(s)

None

Budget Impact

None, although designation as an access provider allows the organizations to apply for grants through the PEG Support Fund. PEG grants are funded through a \$1.00 per month fee collected by Comcast from residential subscribers.

Prior Council Review

Designations of the PEG access providers are made annually. On July 7, 2021 the City Council designated TV ETC as the educational access provider and CVTV as the government access provider.

Action Requested

On June 13, 2022, adopt resolutions approving The Vancouver Educational Telecommunications Consortium (TV ETC) as the designated educational access provider and Clark Vancouver Television (CVTV) as the designated government access provider for Vancouver and Clark County on the Comcast cable system.

Aaron Lande, Program and Policy Development Manager, 360-487-8612

ATTACHMENTS:

- ▣ CVTV Resolution
- ▣ TV ETC Resolution
- ▣ Telecommunications Commission Resolution 2022-01 TV ETC
- ▣ Telecommunications Commission Resolution 2022-02 CVTV

6-13-2022

RESOLUTION NO. _____

A RESOLUTION relating to cable television and to the designation of Clark Vancouver Television (“CVTV”) as the governmental access provider on the Comcast cable system for Vancouver and Clark County.

WHEREAS, Section 9 of the June 1, 2013, cable television franchise agreement between Comcast of Washington V, LLC (“Comcast”), the City of Vancouver (“City”) and Clark County (“County”), allows the Grantor (City and County) to designate authorized entities to manage the Public, Educational and Governmental (“PEG”) Access use channels on the cable system; and

WHEREAS, the City and County jointly fund and operate access channels on the local cable system, Clark Vancouver Television (“CVTV”); and

WHEREAS, all designated access providers (public, educational, and governmental) are evaluated and reviewed annually by the City/County Telecommunications Commission (“Commission”); and

WHEREAS, CVTV applied to the Commission on April 27, 2022, seeking to be re-designated as the governmental access provider; and

WHEREAS, the Commission reviewed the application on June 1, 2022, and found that CVTV has fully complied with the criteria and expectations for the governmental access provider and recommends that the Vancouver City Council and Clark County Council designate CVTV as the governmental access provider for the City and the County for the next year.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

RESOLUTION - 1

Section 1. As recommended by the City/County Telecommunications Commission in Resolution 2022-02, attached hereto as Exhibit “A,” Clark Vancouver Television is hereby designated as the governmental access provider on the Comcast cable system in Vancouver and Clark County.

Section 2. CVTV will continue to be allocated those channels previously allocated to CVTV for governmental access.

Section 3. CVTV will be eligible to apply for and receive PEG Capital Support Funds.

Section 4. Acts taken pursuant to this resolution but prior to its approval are hereby ratified and confirmed.

ADOPTED at regular session of the Council of the City of Vancouver, on this _____ day of _____, 2022.

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Jonathan Young, City Attorney

Attachment: Exhibit “A” – Telecommunications Commission Resolution 2022-02

RESOLUTION - 2

6-13-2022

RESOLUTION NO. _____

A RESOLUTION relating to cable television and to the designation of the Vancouver Educational Telecommunications Consortium (“TV ETC”) as the educational access provider on the Comcast cable system for Vancouver and Clark County.

WHEREAS, Section 9 of the June 1, 2013, cable television franchise agreement between Comcast of Washington V, LLC (“Comcast”), the City of Vancouver (“City”) and Clark County (“County”), allows the Grantor (City and County) to designate authorized entities to manage the Public, Educational and Governmental (“PEG”) Access use channels on the cable system; and

WHEREAS, a consortium of public and private K-20 educational institutions operating as the Vancouver Educational Telecommunications Consortium (“TV ETC”), and funded through contributions from member institutions/districts, has operated channels on the local cable system which are designated as educational access channels; and

WHEREAS, all designated access providers (public, educational, and governmental) are evaluated and reviewed annually by the City/County Telecommunications Commission (“Commission”); and

WHEREAS, TV ETC applied to the Commission on April 27, 2022, seeking to be re-designated as the educational access provider; and

WHEREAS, the Commission reviewed the application on June 1, 2022, and found that TV ETC has fully complied with the criteria and expectations for the educational access provider and recommends that the Vancouver City Council and Clark County Council designate TV ETC as the educational access provider for the City and the County for the next year.

NOW, THEREFORE,

RESOLUTION - 1

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. As recommended by the City/County Telecommunications Commission in Resolution 2022-01, attached hereto as Exhibit “A”, the Vancouver Educational Telecommunications Consortium is hereby designated as the educational access provider on the Comcast cable system in Vancouver and Clark County.

Section 2. TV ETC will continue to be allocated those channels previously allocated to TV ETC for educational access.

Section 3. TV ETC will be eligible to apply for and receive PEG Capital Support Funds.

Section 4. Acts taken pursuant to this resolution but prior to its approval are hereby ratified and confirmed.

ADOPTED at regular session of the Council of the City of Vancouver, on this ____ day of _____, 2022.

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Jonathan Young, City Attorney

Attachment: Exhibit “A” – Telecommunications Commission Resolution 2022-01

RESOLUTION - 2

City/County Telecommunications Commission

RESOLUTION 2022-01

Regarding Annual Review of Educational Access Programming and Re-Designation of TV ETC as Educational Access Cable Provider

Section 1. Findings

- 1.1 The cable television franchise agreement between Comcast of Washington, V LLC ("Comcast"), the City of Vancouver ("City") and Clark County ("County"), requires that the Grantor (City and County) designate authorized entity or entities to manage or co-manage the Public, Educational and Government ("PEG") Access use channels on the cable system.
- 1.2 A consortium of K-20 educational institutions (public and private) operating as The Vancouver Educational Telecommunications Consortium (TV ETC) and funded through contributions from member institutions/districts, operates three channels on the local cable system which are the designated educational access channels. The Commission originally approved the designation under the cable television franchise agreement via Resolution 1998-09 on December 3, 1998. TV ETC has been re-designated annually as the Educational Access Provider since that time.
- 1.3 All designated access providers (public, educational, and government) will be evaluated and reviewed annually by the Commission consistent with the provisions of the cable franchise agreement, Section 5.19.300 of the Vancouver Municipal Code and Clark County Code 36.12.160 and Section 1.6 of this Resolution.
- 1.4 TV ETC submitted an application to the Commission seeking designation as the authorized educational access provider on April 27, 2022 (attached as EXHIBIT A).
- 1.5 The Commission reviewed the TV ETC request for re-designation and representatives from TV ETC made a presentation to the Commission on June 1, 2022, in support of the re-designation and to review programming on the local educational access channels.
- 1.6 The performance criteria for designation is to include, but is not limited to the following:
 - a) Number of hours of locally produced original video programming/week per channel;
 - b) Number of hours of locally scheduled video programming/week per channel;
 - c) Number of days and hours per week the channel is programmed with locally produced and locally scheduled video programming;
 - d) Amount of operating budget which meets or exceeds the criteria of operating funds to capital funds established in section 9.6 of the franchise agreement with Comcast Corporation;
 - e) Extent to which locally produced and locally scheduled video programming focuses on the designated access category;
 - f) Extent to which the locally produced and locally scheduled video programming provides value added to cable television subscribers in meeting the demonstrated needs established in the community ascertainment study.

- g) Number of hours produced by each TV ETC member;
- h) Number of hours scheduled for each TV ETC member;
- i) Total number of local programs produced and airing on one of the three channels and by which providers/members, as well as by which grade level (elementary, middle school, high school) as appropriate, for airing on TV ETC channel.

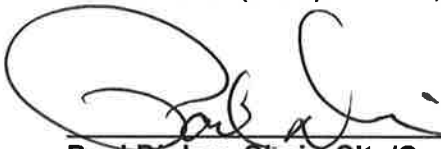
- 1.7 The Commission finds that TV ETC, as the designated educational access provider since June 2, 2021, has fully complied with the criteria and expectations for designation and recommends that the designation should remain in effect and that the designation will be reviewed and evaluated annually by the Commission.

NOW THEREFORE BE IT RESOLVED:

Section 2.

- 2.1 The City/County Telecommunications Commission, through this Resolution, recommends the continued designation of TV ETC as the educational access provider for the Comcast cable system, subject to annual review by the Commission as outlined in Section 1.3 and Section 1.6 of this Resolution.
- 2.2 The Commission recommends that TV ETC continue to be allocated four channels, channels 27, 28, 29 and high definition channel 328 on the Comcast cable system for educational access use.
- 2.3 Staff is directed to forward this Resolution to the Vancouver City Council and Clark County Council.

APPROVED (Date): June 1, 2022



Paul Dicker, Chair, City/County Telecommunications Commission

Exhibits:

- Exhibit A** – Designated Access Provider Application Form from TV ETC, dated April 27, 2022
Exhibit B – 2021 TV ETC Annual Report

City/County Telecommunications Commission

RESOLUTION 2022-02

Regarding Annual Review of Governmental Access Programming and Re-Designation of Clark Vancouver Television as Governmental Access Cable Provider

Section 1. Findings

- 1.1 The cable television franchise agreement between Comcast of Washington, V LLC ("Comcast"), the City of Vancouver ("City") and Clark County ("County"), requires that the Grantor (City and County) designate authorized entity or entities to manage or co-manage the Public, Educational and Government ("PEG") Access use channels on the cable system.
- 1.2 The City and County jointly fund and operate access channels on the local cable system, Clark/Vancouver Television (CVTV), which are the designated local government access channels. The Commission originally approved the designation under the cable television franchise agreement via Resolution 1998-04 on February 18, 1998. CVTV has been re-designated annually as the Governmental Access Provider since that time.
- 1.3 All designated access providers (public, educational, and government) will be evaluated and reviewed annually by the Commission consistent with the provisions of the cable franchise agreement, Section 5.19.300 of the Vancouver Municipal Code and Clark County Code 36.12.160 and Section 1.6 of this Resolution.
- 1.4 CVTV submitted an application to the Commission seeking designation as the authorized governmental access provider on April 27, 2022 (attached as EXHIBIT A).
- 1.5 The Commission reviewed the CVTV request for re-designation and representatives from CVTV made a presentation to the Commission on June 1, 2022, in support of the re-designation and to review governmental programming on CVTV.
- 1.6 The performance criteria for government access designation includes, but is not limited to the following:
 - a) Number of hours of locally produced original video programming/week per channel;
 - b) Number of hours of locally scheduled video programming/week per channel;
 - c) Number of days and hours per week the channel is programmed with locally produced and locally scheduled video programming;
 - d) Amount of operating budget which meets or exceeds the criteria of operating funds to capital funds established in section 9.6 of the franchise agreement with Comcast Corporation;
 - e) Extent to which locally produced and locally scheduled video programming focuses on the designated access category;
 - f) Extent to which the locally produced and locally scheduled video programming provides value added to cable television subscribers in meeting the demonstrated needs established in the community ascertainment study.

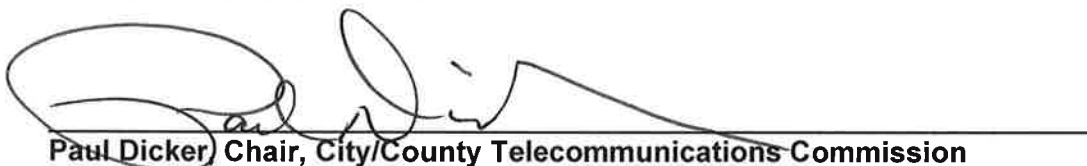
- 1.7 The Commission finds that CVTV, as the designated governmental access provider since June 2, 2021, has fully complied with the criteria and expectations for designation (as documented in the CVTV Annual Production Reports 2021 – EXHIBIT B) and recommends that the designation should remain in effect and that the designation will be reviewed and evaluated annually by the Commission.

NOW THEREFORE BE IT RESOLVED:

Section 2.

- 2.1 The City/County Telecommunications Commission, through this Resolution, recommends the continued designation of CVTV as the governmental access provider for the Comcast cable system, subject to annual review by the Commission as outlined in Section 1.3 and Section 1.6 of this Resolution.
- 2.2 The Commission recommends that CVTV continue to be allocated four channels, channels 21 and 23, and high definition channels 321 and 323 on the Comcast cable system for governmental access use.
- 2.3 Staff is directed to forward this Resolution to the Vancouver City Council and Clark County Council.

APPROVED (Date): June 1, 2022



Paul Dicker, Chair, City/County Telecommunications Commission

Exhibits:

Exhibit A – Designated Access Provider Application Form from CVTV, dated April 27, 2022
Exhibit B – 2021 CVTV Annual Report



Staff Report: 076-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/13/2022

SUBJECT Amendment to a contract with PBS Engineering and Environmental Inc. (Contract # C-79788) to complete the design, update environmental permitting, and provide construction support related to the NE 137th Avenue transportation improvement project

Key Points

- City Council approved a professional services agreement with PBS Engineering and Environmental (previously HDJ Design Group, RFQ #2-14, Staff Report 060-14 on June 9, 2014); At that time the project had limited dollars for design and environmental documentation. PBS Engineering has been providing design, environmental studies, and project coordination for the improvement of NE 137th Avenue from NE 49th Street to NE Fourth Plain Boulevard. The design and right of way acquisition is currently at the 75% level of completion.
- Since then, the City has received three additional federal grants to help fund the right of way acquisition and construction phases; this amendment completes remaining project documentation and allows final design efforts to be completed to 100%.
- If the requested amendment is approved, construction of the NE 137th Avenue project from NE 49th Street to NE Fourth Plain Boulevard would start in summer 2023.

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

Goal 6: Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services – “20-minute neighborhoods”

Objective 6.1: Support a strong, active neighborhood program that enhances livability and community connections

Present Situation

In 2014, PBS Engineering and Environmental Inc. (previously HDJ Design Group) of Vancouver, Washington was selected as the most qualified firm to provide professional services to improve NE 137th Avenue project from NE 49th Street to NE Fourth Plain Boulevard through a competitive selection process (RFQ 2-14). The City of Vancouver awarded a contract in the amount of \$1,215,033.75. The contract was intended to use available grant funding and progress the design to the 75% level.

The City of Vancouver requested a fee proposal from PBS Engineering and Environmental Inc. for additional services to advance the design from the 75% level to final bidding and construction documents, update environmental permitting, and to provide as-needed support during construction.

PBS Engineering and Environmental Inc. provided a proposal and fee schedule for additional professional services dated May 6, 2022 (attached). The additional fee is \$964,695.33, and with the addition of this amendment the total contract price will be \$2,179,729.08.

Advantage(s)

Approval of this amendment for the contract with PBS Engineering and Environmental Inc. will keep the work with the same consulting team, streamlining the process. This work was included and is consistent with the original Request for Qualifications.

Disadvantage(s)

Utilizes additional funds for final design. These funds are included in the Transportation Capital Budget.

Budget Impact

The project is funded through the Transportation Capital Fund and federal grants. The project is included in the 2021-2022 Transportation Capital Fund Budget.

Prior Council Review

1. Approval of the professional services agreement with PBS Engineering and Environmental Inc. (RFQ #2-14, Staff Report #060-14 on June 9, 2014).
2. Approval of the 2022-2027 Transportation Improvement Program (TIP) – Resolution No. M-4131 (6/21/2021).

Action Requested

On June 13, 2022, approve the ordinance on the first reading, setting the date of second reading and public hearing for June 27, 2022.

Ryan Lopossa, Streets and Transportation Manager, 360-487-7706

ATTACHMENTS:

- ▣ Amendment No. 2
- ▣ Ordinance



Supplemental Agreement Number _____	Organization and Address	
Original Agreement Number		
Project Number	Phone:	
	Execution Date	Completion Date
Project Title	New Maximum Amount Payable	
Description of Work		

The Local Agency of _____
desires to supplement the agreement entered in to with _____
and executed on _____ and identified as Agreement No. _____

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days
for completion of the work to read: _____

III

Section V, PAYMENT, shall be amended as follows:

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
PBS Engineering & Environmental

Eric Holmes, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

Supplement 01

Scope of Work: NE 137th Avenue Corridor Completion Project 49th Street to Fourth Plain Boulevard

PBS Project HDJ3755.000

Client: City of Vancouver

The Standard Washington State Department of Transportation (WSDOT) Local Agency Consultant Agreement is amended and supplemented to include the following provisions regarding the scope of work.

I. Project Description and Background

The City of Vancouver (City) has asked PBS Engineering and Environmental Inc. (PBS) to complete design and plans, specifications, and estimate (PS&E) work for the NE 137th Avenue Corridor Completion Project – 49th Street to Fourth Plain Boulevard.

Currently the PBS team has completed:

1. PS&E through the 75% completion phase
2. Water, sanitary, and illumination have been progressed to 90% plans
3. National Environmental Policy Act (NEPA) documentation
4. State Environmental Policy Act (SEPA) and local permitting through permit submittal
5. US Army Corps of Engineers (USACE) and Washington State Department of Ecology permitting through permit turn in
6. Utility coordination through 75%
7. Geotechnical explorations
8. Air and noise studies
9. Archeological and historical reporting
10. Traffic studies

In general, this engineering phase will involve, but not be limited to, the following key components and deliverables:

1. Preparation and submittal of monthly invoices to the City for services performed
2. Preparation of monthly status reports
3. Attendance at project team meetings
4. Coordination with city staff, teaming partners, WSDOT, permitting/regulating agencies and other stakeholders
5. Finalizing all permits
 - NEPA documentation was approved more than three years ago and a NEPA reevaluation is required.
 - Approved SEPA determination is still valid and project conditions have not changed to warrant a new SEPA determination or amendment.

- Approved City of Vancouver critical areas permit is still valid and does not expire, and project conditions have not changed to warrant a new permit.
 - Approved Section 404 authorization, Section 401 water quality certification, and Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA) are approved and valid. Agencies will authorize permit extension up to the maximum five-year extension and new permits will not be required.
 - Approved project impacts will not change and approve compensatory mitigation approach and quantities are still valid. If project impacts change or mitigation approach and quantities need to change, a separate scope and fee will be submitted for a new compensatory mitigation plan.
 - Mitigation bank credits from the Terrance Mitigation Bank are available.
 - The City of Vancouver issued a permit decision document that included a condition of approval requiring the submittal of a revised mitigation plan addressing revised buffer impacts prior to construction.
 - Permitting is limited to the applications listed in the scope of work; additional required permitting can be included as part of a separate scope of work.
 - The previously completed wetland delineation and ordinary high-water mark (OHWM) identification will be acceptable, and no further work is needed to determine the wetland and/or OHWM boundaries.
6. Completion of traffic engineering tasks including 90% and final plans for:
- 49th Avenue roundabout memo
 - Fourth Plain signal modification
 - Illumination
 - Striping
 - Signing
 - Fiber optics
7. Completion of utility coordination and permitting
8. Geotechnical engineering support
- Facility-specific infiltration tests after 90% plans
 - Groundwater level monitoring
 - Update of seismic design parameters
9. Completion of structural engineering including 90% and final plans for:
- Retaining walls
 - Burnt Bridge Creek culvert
10. Completion of roadway design including 90%, 100%, and final plans for:
- Roadway profile, alignment, and grading
 - 49th Avenue roundabout reconfiguration
 - Detour and staging
 - Stormwater conveyance, treatment, and retention
 - Americans with Disabilities Act (ADA) grading
 - Joint utility trench
 - On-site wetland mitigation

11. Continuation of public outreach efforts

This scope of work assumes the following:

1. Additional survey will be provided by the City within one month of authorization.
2. The City will provide a list of right-of-way (ROW) acquisition commitments.
3. The area of potential effect (APE) will be revised for 49th Avenue roundabout work and will not require additional fieldwork/documenting beyond the revised APE map.
4. A wetland bank will be available for credits per the original wetland mitigation plan.
5. No stormwater treatment/detention changes will be required by the City.
6. Infiltration test will be scheduled and performed after the City has reviewed the 90% plans.
7. There will be no planimetric design changes except for:
 - o Project limits will extend west along 52nd Street to tie into new park frontage.
 - o Project will connect into existing frontage improvements that have been constructed to date
 - o project will add the 49th street roundabout modifications, reducing the multilane roundabout to a single lane
8. The project is anticipated to take 18 months from notice to proceed.

II. Scope of Work

Task 1: Project Administration

PBS shall oversee project tasks and coordinate with city representatives to manage the scope, schedule, and budget for the design engineering phase.

Subtask 1.1: Contract Administration, Invoicing, and Progress Reports

1. *Prepare and submit monthly invoices.* Each invoice will include: date period covered by invoice; number of hours worked during the billing period with billing rates shown; expenses and associated markups; total cost for labor and expenses for the billing period; subconsultants fees including markups for the billing period; and a total amount summarizing labor, expenses, and subconsultant fees. The only markup for subconsultants will be for the business and occupation tax; no additional markup will be included in the billing by PBS.
2. *Prepare a Contract Summary Report to accompany the monthly invoices.* The Contract Summary Report will list each invoice as well as current invoice with an itemized summary of invoice numbers, dates, and amounts billed for labor, expenses, and subconsultants as well as total amounts for each invoice. The Contract Summary Report will also list the total amount billed to date, total amount remaining under contract, and contract expiration date.
3. *Prepare a brief Project Status Report to accompany the monthly invoices.* The Project Status Report will include: date period covered by Status Report, brief summary of work performed during the billing period, a notice to the City raising any issues or concerns that could require a contract amendment/supplement, a brief summary of completed and/or upcoming project milestones, and action items needed from the City for project delivery. PBS shall monitor the status of the budget and take actions to correct undesirable budget trends involving the City if scope is impacted.

4. *Prepare and maintain project design schedule.* The schedule shall identify PBS tasks and items provided by the City and other consultants. The schedule will be updated every month or as circumstances require or as requested by the City.
5. *Project management.* General coordination with client, subconsultants, other consultants, and stakeholders and ongoing monitoring of tasks and resources.
6. *Maintain all contract-required documentation.* Provide copies of project files and records to the City for audits and public information requests. All final documents will be provided in electronic format as requested.

Deliverables:

1. Monthly invoices, Contract Summary Reports, and Project Status Reports
2. Project design schedule and updates
3. Project documentation

Subtask 1.2: Meetings

This item includes the coordination and meetings necessary to successfully complete the project.

1. Attend project re-kick-off meeting with city staff
2. Biweekly internal PBS design team coordination and meetings
3. Monthly project coordination meeting with city staff (assumed 18 months total)
4. Meet with city staff after the review of the 90%, and 100% submittals

Deliverables:

1. Meeting agendas and meeting summaries

Subtask 1.3: Management, Coordination, and Direction

1. PBS will provide management, coordination, and direction to the project team in order to complete the project on time and within budget. The City fosters a partnership approach of all stakeholders in the project. PBS will integrate this strategy into the overall management approach.
2. PBS will prepare monthly progress reports.
3. PBS will schedule project team meetings and prepare meeting agendas. This includes a project kick-off meeting, monthly progress meetings, provide information and attend public meetings and open houses, review meetings, and coordination meetings. PBS is expected to attend public meetings and open houses to explain and discuss the tasks on the project. PBS will prepare maps and exhibits associated with our tasks on the project.
4. PBS will establish a quality management program and designate responsibility for review of technical work and other deliverable products.

Project Coordination

1. PBS will organize and hold project meetings with key project team members, as well as representatives from the City of Vancouver and other agencies as needed. These meetings shall have specific agendas addressing and resolving project issues as they are encountered.
2. PBS will coordinate tasks and activities with the City. This shall include using biweekly meetings to plan and coordinate upcoming activities.

3. PBS will coordinate with private and public utilities, including power, phone, cable, gas, and other utilities.
4. PBS will coordinate with Clark County Public Transit Benefit Area Authority (C-TRAN), WSDOT, the Evergreen Public School District (ESD), the Bonneville Power Administration (BPA), and Clark Public Utilities (CPU).
5. PBS will coordinate with property owners adjacent to the project who will be affected by the roadway design. Prior approval from the City's project manager will be required before any contact with neighborhood associations or private property owners occurs.

Project Scheduling

PBS will revise the schedule to reflect changes in the project milestones and timelines.

Deliverables:

1. Meeting summaries
2. Monthly progress reports
3. Project schedule and schedule updates

Task 2: Traffic Engineering: Traffic Analysis and Future Demand and Access Management Plan

Subtask 2.1: Traffic Engineering Management

Project Coordination and Meetings

This task is associated with Kittelson & Associates, Inc. (Kittelson), project management of the traffic analysis, functional design, and design phases associated with this project.

1. Project kick-off meeting with city staff.
2. Prepare up to 18 monthly progress reports associated with traffic design phase.
3. Prepare for and participate in up to nine two-hour project team meetings with city staff in Vancouver.
 - Support the PBS team preparing meeting agendas and minutes related to traffic elements of the project.
4. Meetings with consultant team and internal Kittelson design team.
 - Prepare for and participate in up to 18 consultant team meetings.
 - Nine in-person two-hour meetings in Vancouver and nine via one-hour telephone conferences.
 - Support the PBS team preparing meeting agendas and minutes related to traffic elements of the project.

Public Involvement

This task is associated with Kittelson's support in the public involvement process that is being led by PBS.

1. Open house (Tier 1-3 Engagement).
 - Prepare for and attend one public open house meeting.

Subtask 2.2: Traffic Analysis Report

Existing Transportation Facilities and Traffic Conditions

Completed as part of previous contract and anticipate no additional work.

Future Traffic Conditions

Completed as part of previous contract and anticipate no additional work.

Access Management Plan

Completed as part of previous contract and anticipate no additional work.

Traffic Analysis Report (Contingency)

The purpose for this contingency task is to update the traffic analysis to support future grant applications. The grant application review may require more recent traffic analyses than currently available, in which case this contingency task can be activated.

Contingency Subtask 2.1 will update the traffic operations analyses previously documented in the Revised May 2017 Traffic Report (2014 existing traffic counts) based on new traffic count data and the most recent Southwest Washington Regional Transportation Council (RTC) travel demand model data available.

1. Existing traffic conditions

- Collect 4:00–6:00 weekday PM peak turning movement counts at up to five key intersections:
 - NE 49th Street
 - NE 52nd Street
 - NE 59th Street
 - NE 65th Street
 - NE Fourth Plain Road
- Collect 7:00–9:00 weekday AM peak turning movement counts at up to two key intersections:
 - NE 49th Street
 - NE Fourth Plain Road
- Compare 2022 count data to prior counts.
- Identify and apply a pandemic adjustment factor, if needed.
- Prepare existing conditions operations analysis of up to five key intersections.

2. Future traffic conditions

- Review of base 2015 and future year 2040 projected traffic volumes using model information provided by RTC.
- Develop year 2043 weekday PM peak hour turning movement volumes at up to five study intersections using the 2022 intersection turn movement counts and the 2040 RTC model run data.
- Prepare future conditions operations analysis at up to five study intersections based on the planned improvements along NE 137th Avenue.

3. Technical memorandum

- Prepare draft Supplemental Traffic Operations Analysis Report and submit for review.
- Address city comments and submit final Supplemental Traffic Operations Analysis Report.

Deliverables:

1. Draft and final Supplemental Traffic Operations Analysis Report

NE 137th Ave/NE 49th Street Intersection Evaluation

PBS will prepare traffic operations analyses for the NE 137th Avenue/NE 49th Street intersection to determine improvements to potentially be incorporated into the corridor improvement project.

1. Existing traffic conditions

- Collect new 2022 7:00–9:00 weekday AM and 4:00–6:00 weekday PM peak turning movement counts.
- Compare 2022 count data to prior counts.
- Identify and apply a pandemic adjustment factor, if needed.
- Prepare existing conditions operations analysis.

2. Future traffic conditions

- Review of base 2015 and future year 2040 projected traffic volumes using model information provided by RTC.
- Develop year 2043 weekday PM peak hour turning movement volumes using the 2022 intersection turn movement counts and the 2040 RTC model run data.
- Prepare future conditions operations analysis based on the planned improvements along NE 137th Avenue.

3. Technical memorandum

- Prepare supplemental technical memorandum and submit for review.
- Address city comments and submit final technical memorandum.

Deliverables:

1. Draft and final supplemental technical memorandum

Task 3: Design Engineering

Subtask 3.1: Design Engineering: Plans, Specifications & Estimate (PS&E)

The consultant will advance the current 75% design to 90%, 100%, and final construction contract documents as part of this task. Kittelson will be responsible to provide design engineering services for the deliverables outlined below for the following submittals:

1. 90% Submittal
2. 100% Submittal
3. Final submittal

30% Design (Preliminary)

Completed as part of previous contract and anticipate no additional work.

50% Design (PS&E)

Completed as part of previous contract and anticipate no additional work.

75% Design (PS&E)

Completed as part of previous contract and anticipate no additional work.

90% Design (PS&E)

Establish Design Standards

Several city design standards have changed since the last submittal. Because of this, the City will need to review the 75% submittal before the consultant begins design. Once the City provides discipline-specific plan review comments, PBS will work with the City's project manager to determine which and how the new design standards will be implemented into the project design.

Once the project-specific design standards are finalized, the consultant will progress the project to the 90% design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule.

The 90% plan set shall include the following and be approximately 255 sheets:

- Cover Sheet
- General Notes and Legend Sheet
- Typical Sections
- Erosion Control and Grading Plans
- Erosion Control Notes Detail Sheets
- Site Prep/Demolition Plans
- Plan over Profile Sheets (including 49th St roundabout modifications)
- Utility Plan and Profile for stormwater and the joint utility trench (including 49th St roundabout modifications)
- Stormwater Facility Plan and Detail Sheet
- Utility Plan and Profile for Water plans
- Miscellaneous Details Sheet
- Intersection Modification Plan at Fourth Plain Intersection
- Fiber Optic Interconnect Plan
- Signing and Striping Plan
- Lighting plan with details of luminaires, conduits and power
- Site specific Traffic Control Plans
- Bridge Structure Plans and Details

- Retaining Wall Plan and Profile
 - Soundwall Plan and Profile
 - Wall Details
 - Construction Staging Plans
 - Construction Signing Plan
 - Standard Detail Sheets
 - Landscape Plans
 - Landscape Detail Sheets
 - Wetland Mitigation plan and details
 - Preliminary Irrigation Plans
 - Preliminary Irrigation Detail Sheets
1. Compile stormwater analysis from 75%, update the analysis to match the 90% level design and prepare the updated stormwater/Hydrology report.
 2. Design/provide design support for water and sanitary sewer utilities.
 3. Coordinate a detailed construction staging plan with the City and franchise utility companies.
 4. Compute quantities and prepare an engineer's estimate of construction costs shown on the plans. Identify which bid items will require special provisions.
 5. Prepare 90% Level Project Specifications including current WSDOT amendments, GSP's and special provisions necessary for this project.
 6. Submit 90% plan set, specifications, and cost estimate for review

Deliverables:

1. Technical memorandum summarize desired changes and documenting the decisions.
2. 90% Plans, Specifications, and Cost Estimates (3 copies on 11X17 and a pdf of the plan set, Specifications in word format and cost estimate in excel.
3. Updated Stormwater/Hydrology Report

100% and Final Design (PS&E)

The consultant will address review comments from the 90% plans and develop construction documents to the 100% design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule. Final documents will be sealed as appropriate for jurisdictional engineering review.

Address the 90% comments. 100% and final design phase plan set shall include:

- Cover Sheet
- General Notes and Legend Sheet
- Typical Sections

- Erosion Control and Grading Plans
 - Erosion Control Notes Detail Sheets
 - Site Prep/Demolition Plans
 - Plan over Profile Sheets (including 49th Street roundabout modifications)
 - Utility Plan and Profile for stormwater and the joint utility trench (including NE 49th Street roundabout modifications)
 - Stormwater Facility Plan and Detail Sheet
 - Utility Plan and Profile for Water plans
 - Miscellaneous Details Sheet
 - Intersection Modification Plan at Fourth Plain Intersection
 - Fiber Optic Interconnect Plan
 - Signing and Striping Plan
 - Lighting Plan with details of luminaires, conduits, and power
 - Site-specific Traffic Control Plans
 - Bridge Structure Plans and Details
 - Retaining Wall Plan and Profile
 - Soundwall Plan and Profile
 - Wall Details
 - Construction Staging Plans
 - Construction Signing Plan
 - Standard Detail Sheets
 - Landscape Plans
 - Landscape Detail Sheets
 - Wetland Mitigation Plan and Details
 - Irrigation Plans
 - Irrigation Detail Sheets
-
1. Address stormwater report comments and submit final stormwater report for approval.
 2. Prepare final special provisions as needed for nonstandard items shown on the plans and compile the project specifications.
 3. Compute quantities and prepare an engineer's estimate of construction costs.
 4. Submit 100% PS&E for review.
 5. Address city review comments regarding the PS&E.
 6. Preparation of the project National Pollution Discharge Elimination System (NPDES) permit application and posting the Notice of Intent (NOI) in an appropriate local newspaper.

7. Preparation of the project Stormwater Pollution Prevention Program (SWPPP).
8. Prepare bid package.
9. Submit bid package.
10. Submit underground injection control (UIC) permits.

Deliverables:

1. 100% PS&E (three copies on 11- by 17-inch paper and a PDF of the plan set)
2. Contract documents in Word format and cost estimate in Excel
3. Final CAD drawings and Civil 3D
4. Final stormwater report
5. SWPPP

Quality Assurance/Quality Control

The consultant will provide quality assurance/quality control (QA/QC) for all design work in accordance with the consultant's QA/QC standards. PBS will provide senior level design and construction personnel to review plan submittals and provide technical support.

Subtask 3.2: Data Collection and Utility Coordination

Project Management and Utility Coordination

MSA will Confirm utilities within the project limits and obtain and review current system mapping. Verify system mapping consistency with project base-mapping. Update contact list. Assume five different utility operators.

Conduct site visit to verify/confirm presence of utilities within the entire project area to confirm utility provider provided current facility maps and updated project basemap completeness.

Serve as single point of contact through the design phase of the project for utility companies in addressing their need for project information and design requests, including distribution of design plans. Serve as liaison between utilities and the project design team. Provide project plans and previous relocation plans to current utility representatives. Identify and discuss with each utility special requirements associated with their facility relocation or modification. Assume up to one hour per week throughout the project duration (Approximately 18 months)

Update the utility report for utilities within the project corridor. The report will outline potential utility conflicts throughout the project area and describe existing facilities' general locations, type, size, material, typical buried depth, project construction requirements, and probable conflict resolution. Potential conflicts will also generally be described as well as caveats related to relocation process:

- Submit a draft report electronically. Submit a final report electronically.
- Coordinated potholing efforts, potholing will be completed by utilities.
- Submit a monthly report with invoice (Approximately 18 months)

Utility Meetings

Prepare for and attend up to two meetings for strategizing and planning utility coordination and relocations with city and/or project design team, and up to two planning meetings for 90% and final design.

Organize group/individual utility meetings as necessary to provide latest overall project information. Such meetings will address known facilities, potential for impact, timing requirements for potential relocations, and information of reimbursable requirements. Meetings will also allow the exchange of each utility's relocation plans with the other utilities in order to maximize compatibility of relocation designs and utility and roadway construction sequencing. Organize up to two group utility meetings, and up to four individual utility meetings. Prepare and transmit meeting agendas and meeting minutes to all concerned parties. Coordinate BPA conflicts and easement requirements. If a temporary shutdown of the BPA facilities is required during construction, additional coordination and planning meetings with BPA will be needed.

Conflict Identification, Analysis and Recommended Resolution

Identify and analyze utility conflicts, compile, and distribute utility conflict lists involving aboveground, surface, and underground conflicts, and make conflict resolution recommendations to utilities.

Revise utility conflict plan sheets based on 90% design plans and accompanying utility conflict spreadsheets indicating, but not limited to, conflict item number, type of utility, conflict status, average cover during and after construction, whether utility is in or out of public ROW, and comments. Five different utility operators are assumed.

Revise conflict analysis and conflict spreadsheet based on 100% design plans.

Conflict Notification and Utility Relocations

Notify the impacted utilities and coordinate the efforts of the utility agencies in developing and executing a plan for relocating utilities to resolve conflicts with the project design. As part of that effort:

1. Prepare and deliver to each involved utility owner a Conflict Notice with attached conflict list and map. Assume up to five different utility operators. Notice shall require a utility response in the form of a proposed facility adjustment plan and schedule to complete the utility work. Allow each utility a 30-day period to respond with a proposal from date of the notice.
2. Review utilities' proposed relocation plans to verify that identified conflict items are addressed and that the plans accommodate and conform to the construction requirements for the project. Provide written approval of each utility's relocation plan. Up to eight total reviews will be performed for the utilities' relocation plans (average two per utility).
3. Provide construction phase services, up to five site visits.

Assumptions:

1. The City will provide utility plans, GIS, and other supporting documents for city utilities potentially affected by this project and pertinent franchise utility system mapping and agreements in its possession.
2. Utility design location fees, if any, are not included in PBS' costs and will be paid by the City if required.
3. Utilities will provide designating and locating information for their facilities at their expense.

4. Additional ROW and/or easements that may be required for relocated utilities are the responsibility of the utilities or the City in the event of prior rights.

Deliverables:

1. Meeting agendas and summaries for each utility meeting.
2. 90% utility conflict analysis based on 90% plans within 20 days of 90% submittal.
3. 100% utility conflict analysis based on final plans within 15 days of 100% submittal.
4. Conflict notice letters and attachments for each utility.
5. Review and comments on utility relocation plans.

Subtask 3.3: Geotechnical Engineering

Hart Crowser, a division of Haley & Aldrich (Hart Crowser), will provide on-call geotechnical consultation for the development of 90% and final plans with attention toward supplementing infiltration design and groundwater monitoring, and updating seismic and culvert design parameters. Their specific scope of work will include the following tasks:

1. Review the existing geotechnical report prepared for the project (dated May 9, 2017) and additional geotechnical reports for nearby sites provided by the City, if any.
2. Conduct a site reconnaissance to observe changed conditions.
3. Conduct a program of supplemental field exploration and infiltration testing including:
 - Marking the proposed exploration locations in the field and notify the "One Call" service for public utility locates. Also, engage services of private utility locating subcontractor for work on private property.
 - Preparing traffic control plans for and provide traffic control during completion of field explorations.
 - Excavating up to 7 test pits up to 12 feet deep at proposed infiltrating bioretention swale locations.
 - Conducting up to two small-scale pilot infiltration tests (PITs) and up to five single-ring falling head infiltration tests at the test pit locations.
 - Maintaining a log of the soils encountered in the explorations and collecting soil samples for laboratory testing.
 - Restoring the exploration locations by backfilling the test pits loosely with the soil spoils and tamping the spoils with the excavator bucket. Covering the disturbed surface with grass seed and straw.
 - Install up to seven pressure transducers with integrated data loggers in the existing groundwater monitoring wells installed as part of the initial geotechnical investigation. A separate transducer will be installed for atmospheric (barometric) pressure correction. The data loggers will be set to collect groundwater levels reading on an hourly basis.
 - Collect an initial groundwater level reading from the monitoring wells approximately two weeks after installation.
4. Conduct a series of geotechnical laboratory tests on select soil samples. The specific tests conducted will depend upon actual conditions encountered. For budgeting purposes, we have assumed the tests will include up to:

- 14 particle-size distribution tests (sieve analyses)
 - 7% fines determinations (percent passing the number 200 sieve)
 - 7 moisture content determinations
5. Conduct engineering analyses to evaluate:
 - Seismic design parameters
 - Infiltration design parameters
 - General geotechnical design components
 6. Prepare a draft geotechnical report addendum summarizing the results of the supplemental subsurface exploration and laboratory testing programs and presenting appropriate updated recommendations and conclusions.
 7. Prepare a final geotechnical report addendum incorporating requested changes/updates from the project team's review of the draft memorandum.
 8. Download groundwater level data from pressure transducers on up to four occasions over a period of 18 months. Readings will be collected at approximately four- to six-month intervals. (Implement traffic control services as needed during data collection.)
 9. Prepare draft and final versions of a memorandum summarizing groundwater data collected throughout the monitoring period. Plots of the groundwater level data will be paired with rainfall data from a nearby weather station. An estimate of the seasonal high groundwater level at each well location will be provided in the memorandum. (If timing is appropriate, the groundwater memorandum may be eliminated, and the groundwater data incorporated into the final geotechnical report.)
 10. Review geotechnically relevant portions of project plans and specification. (However, Hart Crowser will not prepare plans or specifications.)
 11. Provide general geotechnical consultations to the project team for development of the 90 and 100% plans. The estimated level of effort will include up to 4 hours per month of geotechnical project manager and project engineer consultation time for a period of 12 months.
 12. Attend monthly project meetings for a period of up to 18 months. (Assumed up to 2 hours of time for attendance at and preparation for each meeting.)
 13. Provide geotechnical project management and support, including coordinating Hart Crowser staff and subcontractors, invoicing, email and telephone communications with the project team, other incidental administrative services required for the project.

Assumptions:

1. The City or others in the consultant team will obtain right of entry permission for all explorations and pressure transducer installations. The right-of-entry agreement will not impose conditions on the geotechnical work that have not already been outlined above.
2. If needed, the City will issue a street use permit at no cost to Hart Crowser. The street use permit will allow work to occur between 8:00 am and 6:00 pm weekdays.
3. If contaminated soils are encountered, then additional charges will be incurred for equipment decontamination, testing, and soil disposal.
4. Abandonment of the groundwater monitoring wells is not included in our scope. We have assumed that this task will be completed during construction by the project contractor.

5. Hart Crowser will pay Washington State prevailing wages to their subcontractors, but Davis-Bacon prevailing wages do not apply.
6. The Level 1 Hazardous Materials Assessment report completed previously does not require revision.

Deliverables:

1. Draft and final geotechnical report addendum.
2. Draft and final groundwater monitoring summary memorandum.
3. Review and comments on project plans and specifications.

Subtask 3.4: Structural Engineering

Burnt Bridge Creek Crossing Design and PS&E

This task includes preparation of plans, technical specifications, calculations, and estimate of probable cost for the new culvert over Burnt Bridge Creek including the new contractor designed culvert and cast-in-place concrete headwalls and footings. WSP will advance the 75% design and prepare structural design documents at 90%, 100%, and final design milestones.

Assumptions:

1. The design will be based on the 75% level design documents completed previously.
2. Type, size, and location of the culvert will remain unchanged.
3. Final design of the culvert will be by the contractor.
4. Technical specifications will be provided for use with the latest edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
5. Structural design will be in accordance with the design standards published by the American Association of Highway Transportation Officials (AASHTO).
6. The final plans, technical specifications, and calculations will be used for obtaining building permits and bidding purposes.

Deliverables:

1. 90% plans, technical specifications, and estimate (PDF format)
2. 100% plans, technical specifications, and estimate (PDF format)
3. Final plans, technical specifications, estimate, and structural calculations (hardcopy)

Retaining Walls at Wetland Areas – PS&E

This task includes preparation of plans, technical specifications, calculations, and estimate of probable cost for up to 2300 linear feet of retaining walls along NE 137th Avenue. Retaining walls will be WSDOT standard gravity block walls. WSP will advance the 75% design and prepare structural design documents at 90%, 100%, and final design milestones.

Assumptions:

1. The design will be based on the 75% level design documents completed previously.
2. The wall type will remain unchanged from the 75% level design documents completed previously.
3. The maximum wall height will be less than 12 feet.

4. Technical specifications will be provided for use with the latest edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
5. Structural design will be in accordance with the design standards published by AASHTO.
6. The final plans, technical specifications, and calculations will be used for obtaining building permits and bidding purposes.

Deliverables:

1. 90% plans and technical specifications (PDF format)
2. 100% plans, technical specifications, and structural calculations (PDF format)
3. Final plans, technical specifications, and structural calculations (hardcopy)

Sound Walls along NE 137th Avenue near NE 63rd Street – PS&E

This task includes preparation of plans, technical specifications, calculations, and estimate of probable cost for up to 250 linear feet of sound walls along NE 137th Avenue. Noise walls will be WSDOT standard walls supported on deep foundations. WSP will prepare structural design documents at 90%, 100%, and final design milestones.

Assumptions:

1. The wall design will be based on WSDOT standard noise wall details that include deep foundation elements.
2. The maximum wall height will be less than 12 feet.
3. Wall plan and profile will be completed by PBS and provided to WSP.
4. Technical specifications will be provided for use with the latest edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
5. Structural design will be in accordance with the design standards published by AASHTO.
6. The final plans, technical specifications, and calculations will be used for obtaining building permits and bidding purposes.

Deliverables:

1. 90% plans and technical specifications (PDF format)
2. 100% plans, technical specifications, and structural calculations (PDF format)
3. Final plans, technical specifications, and structural calculations (hardcopy)

Subtask 3.5: Right-of-Way Plans

Completed as part of previous contract and anticipate no additional work.

Subtask 3.6: Grade Sheets

PBS will prepare grade sheets for project construction using station-offset format. The grades shall be tabulated for top surface and sub-grade at centerline, midpoints of roadway, gutters, and tops of curbs. The grades shall be provided at 25-foot intervals longitudinally and at points of horizontal and vertical curvature.

Deliverables:

1. Grade sheets electronic format.

Subtask 3.7: Value Engineering (VE) Study

Completed as part of previous contract and anticipate no additional work.

Task 4: Environmental Review and Documentation

Subtask 4.1: Wetland Delineation

Completed as part of previous contract and anticipate no additional work.

Subtask 4.2: Wetland Mitigation Plan

The project area is known to contain multiple critical areas as regulated under Vancouver Municipal Code 20.740. These critical areas include frequently flooded areas, wetlands, and fish and wildlife habitat conservation areas. The City issued a Type 2 critical areas permit on February 11, 2019. The staff report conditioned the approval to require a revised mitigation plan updated based on the buffer impact exhibit dated January 25, 2019. WSP will update the mitigation plan in accordance with the buffer impact exhibit and submit the revised mitigation plan to the City.

Assumptions:

1. Mitigation plan will require no more than one round of review by the City and WSDOT.
2. The City will agree that temporary project impacts are adequately mitigated by construction methods and restoring impacted areas to their existing condition.
3. No site visits will be required by city planning staff that would require attendance by WSP.

Deliverables:

1. Draft and final revised mitigation plan

Subtask 4.3: Endangered Species Act Compliance (Biological Assessment)

Completed as part of previous contract and anticipate no additional work.

Subtask 4.4: Joint Aquatic Resource Permit Application (JARPA) and USACE 404 Individual Permit

The previously acquired HPA expires February 24, 2024, and cannot be extended. This task includes reapplying for a WDFW-issued HPA for the Burnt Bridge Creek culvert replacement. In order to obtain the HPA, the consultant will use the previously completed JARPA to complete the online application system called APPS. The consultant will follow up with WDFW upon submittal.

Assumptions:

1. The project will not be completed before February 24, 2024, and a new HPA is required.
2. Project changes will not result in a change that triggers the need for a new JARPA and the previously completed JARPA can be used to complete the online application system. If there are project changes that require a new JARPA, a separate scope and fee will be prepared.
3. There have been no changes in WDFW regulations that would result in the need for additional information being submitted to WDFW.

Deliverables:

1. Submittal of previously completed JARPA to WDFW through the online application system

Subtask 4.5: Wetland and Critical Areas Technical Memorandum

Completed as part of previous contract and anticipate no additional work.

Subtask 4.6: NEPA Environmental Methods and Assumptions Memorandum

Completed as part of previous contract and anticipate no additional work.

Subtask 4.7: Social and Land Use Impacts Technical Memorandum

Completed as part of previous contract and anticipate no additional work.

Subtask 4.8: Environmental Justice Technical Memorandum

Completed as part of previous contract and anticipate no additional work.

Subtask 4.9: NEPA Documentation and Approval

Categorical Exclusions require a reevaluation if more than three years have elapsed since the last Federal Highway Administration (FHWA) action. The NEPA Categorical Exclusion Documentation Form was approved and signed by FHWA in April 2018. It will be more than four years in April of 2022 and therefore the project requires a reevaluation. The NEPA reevaluation will be completed in compliance with 23 CFR 771.129-130 and the 2019 Joint NEPA Re-evaluation Guidance for FHWA, FRA, and FTA, to determine whether existing documents adequately address environmental impacts of the project. There are two methods for documenting reevaluations: (1) preparing a letter or memo to the file or (2) create a new documentation form. WSP will coordinate with WSDOT Local Programs on the appropriate method for reevaluations. This task assumes that a memo will be sufficient to document that the project, conditions, regulations, and/or impacts have not changed for the reevaluation. The memo will include:

1. A clear statement of the reasons(s) for the reevaluation.
2. A summary of the impacts of the change(s), if any.
3. Updated or revised information supporting the determination that the original NEPA review is still valid.
4. A clear statement that the original NEPA review has been determined to still be valid.

Assumptions:

1. No changes to the project, conditions, regulations, or impacts have changed and a memo will be sufficient for the reevaluation. If it is determined that any of the environmental elements required new analysis, the contingency task will be authorized and a scope and fee for the required analysis will be prepared.
2. WSDOT will lead the NEPA reevaluation with FHWA.

Deliverables:

1. Draft and final NEPA reevaluation memo

NEPA Documentation and Approval (Contingency)

This task assumes that there will be project changes significant enough to warrant the need for preparing a new Categorical Exclusion Documentation Form used to document the NEPA reevaluation. The documentation form will be limited to just project changes and must be reviewed in combination with the

original NEPA documents. Sufficient information will be included in the documentation form about the previous project to detail the original NEPA documents.

Assumptions:

1. This task will only be completed with written authorization from the City.
2. Project changes will not result in a change that triggers the need for a complete ESA re-initiation. If project changes do warrant the need for re-initiation, then a separate scope and fee will be prepared.
3. Any need for Section 106 revised area of potential effects/determination of effect will be completed by others.
4. Any need for a revised noise analysis will be conducted by others.
5. Any need for a revised hazardous material analysis will be conducted by others.
6. Project changes will not result in a change that triggers the need for a complete environmental justice re-initiation. If project changes do warrant the need for re-initiation, then a separate scope and fee will be prepared.

Deliverables:

1. Draft and final Categorical Exclusion Documentation Form

Subtask 4.10: SEPA Documentation and Approval

Completed as part of previous contract and anticipate no additional work.

Subtask 4.11: City Type 2 Application (Critical Areas Permit and Tree Permit)

Completed as part of previous contract and anticipate no additional work.

Subtask 4.12: Level 1 Hazardous Materials Assessment

Completed as part of previous contract and anticipate no additional work.

Subtask 4.13: Noise Analysis

Completed as part of previous contract and anticipate no additional work.

Subtask 4.14: Air Quality Analysis

Completed as part of previous contract and anticipate no additional work.

Subtask 4.15: Cultural Resource Analysis

Completed as part of previous contract and anticipate no additional work.

Subtask 4.16: EPA Sole Source Aquifer Checklist

Completed as part of previous contract and anticipate no additional work.

Task 5: Public Involvement and Agency Coordination

Subtask 5.1: Public Involvement Plan and Outreach Management

Completed as part of previous contract and anticipate no additional work.

Subtask 5.2: Stakeholder Interviews (Tier 1 Stakeholder Engagement)

Completed as part of previous contract and anticipate no additional work.

Subtask 5.3: Sounding Board Group Meetings (Tier 1 Stakeholder Engagement)

Completed as part of previous contract and anticipate no additional work.

Subtask 5.4: Communications and Media Relations (Tier 1-3 Stakeholder Engagement)

Completed as part of previous contract and anticipate no additional work.

Subtask 5.5: Project Website (Tier 1-3 Stakeholder Engagement)

Completed as part of previous contract and anticipate no additional work.

Subtask 5.6: Open Houses 1 and 2 (Tier 1-3 Engagement)

Completed as part of previous contract and anticipate no additional work.

Subtask 5.7: Open House 3

After completion of the final construction design, PBS will conduct a final open house. The purpose of the meeting will be to present the proposed design, answer questions about the design, environmental impacts, any proposed mitigation, and any other issues of interest to the community.

The consultant will prepare materials for the open house, including exhibits (up to three total), comment forms/questionnaires, sign-in sheets, staff name tags, and meeting signage. The comment form will solicit comments from the meeting attendees. The consultant will prepare a summary of each meeting, including tabulation of the written comments received and will provide this to the City.

Assumptions:

1. PBS will identify and secure an appropriate venue (location) for the open house. Venue fees, if any, will be paid by the City. Venue locations will be approved by City Public Works Communications.
2. The City will provide key staff to attend the open house meeting.
3. Open house will be advertised through the posters and project mailers and through display advertising in the local newspaper.
4. The consultant team will include Spanish-speaking staff at the project open houses.
5. One round of city review of the meeting notes.
6. No new presentation boards will be prepared for this meeting.
7. The City will be responsible for advertisements in the local newspaper.

Deliverables:

1. Setup, staffing, and facilitation of three public open house meeting
2. Meeting notes (one electronic copy)
3. Meeting materials: sign-in sheets and comment forms (one electronic copy plus hardcopies for the meeting)
4. One summary of written comments received from the three open houses

Task 6: Project Management and Design Engineering Services During Construction

The consultant during the construction of the project shall provide limited bidding and engineering services. The anticipated construction engineering services are described as follows:

Subtask 6.1: Pre-Bid Opening Responsibilities

PBS will respond to questions from prospective bidders and city staff before bid opening in reference to the bid package.

Subtask 6.2: Pre-Construction Conference

The City will provide notification of the pre-construction conference, provide location for the meeting, lead the pre-construction conference, and prepare meeting minutes. PBS will attend and participate in the pre-construction conference.

Subtask 6.3: Support During Construction

PBS will provide limited construction Support (assumes 80 hours of effort):

1. Participating in project meetings. This scope assumes four meetings.
2. Responding to Requests for Information (RFIs), plan interpretation, and/or changes. (up to four RFIs included)

Subtask 6.4: Review Submittals

PBS will review submittals that may include shop drawings, samples, traffic control plans, test reports, and other data submitted by the contractor for compliance with the information required by the contract documents (assumes 16 submittals).

Subtask 6.5: Structural Engineering Services during Bidding and Construction

The consultant understands that the City will provide the construction administration services for the project, but the consultant will provide engineering services during bidding and construction to support the work elements designed by WSP, i.e., the bridge or culvert crossing, retaining walls, and sound walls. These services will consist of the following, with the assumed level of effort given in parentheses:

1. Assistance during bidding (response to one list of bidder inquiries and assistance with preparation of one addendum with no drawings required)
2. Submittal review (up to five submittals included)
3. Response to RFIs (up to four RFIs included)
4. Site visits (up to three site visits and site visit reports)
5. Post-construction bridge load rating

Assumptions:

1. As noted above
2. Participation in construction meetings is not included

Deliverables:

1. Electronic responses to bidder inquiries, submittals, and RFIs
2. Electronic site visit report memoranda
3. Bridge load rating documentation
4. Answer pre-bid questions

5. Attend pre-construction conference
6. Provide limited construction contract administration
7. Review construction contract submittals
8. Monitor permit requirements

City Deliverables to the Consultant

Sample Projects

The City will provide copies of sample city projects, biological assessment documents, and design guidelines. The City will also provide electronic files of title blocks, ortho and aerial drawings, and standard details for streets, traffic signal, streetlighting, and other available details.

Project Coordination

The City will assist PBS in managing relationships with other jurisdictions involved in the project, adjacent property owners, and the public. The City will provide staff to meet and discuss the project with the consultant as needed. The City will provide written comments pertaining to the design submittals.

Survey Work and Preliminary Plans

The City will provide survey data, digital terrain modeling and alignment information to PBS in AutoCAD format. The City will provide the consultant with a preliminary design for the project.

Right-of-Way

The City will provide the ROW commitments to PBS.

Streetlight and Traffic Signal Requirements

The City will provide the illumination type, the minimum illumination levels, and uniformity ratios to be used in the project design. The City will also provide traffic signal design concepts, standards, and policies, including traffic interconnect schemes as needed.

Deliverables:

1. Sample projects
2. Project coordination
3. Survey work and preliminary plans
4. ROW commitments to PBS
5. Utility list
6. Streetlight and traffic signal requirements



**Washington State
Department of Transportation**

Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

October 4, 2021

PBS Engineering and Environmental, Inc.
214 E Galer Street, Suite 300
Seattle, WA 98102

Subject: Acceptance FYE 2020 ICR – CPA Report

Dear Nicole Edmondson:

We have accepted your firms FYE 2020 Indirect Cost Rate (ICR) of 180.06% of direct labor (rate includes 0.51% Facilities Capital Cost of Money) based on the “Independent CPA Report,” prepared by Stambaugh Ness. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 705-7019** or via email consultantrates@wsdot.wa.gov.

Regards;

A handwritten signature in blue ink that reads "Erik K. Jonson".

ERIK K. JONSON
Contract Services Manager

EKJ:ah

PBS Engineering and Environmental Inc.

**NE 137th Avenue Corridor Completion Project
49th Street to Fourth Plain Boulevard Fee Schedule**

5/24/2022

Labor Category	Max Salary Hourly	Overhead 180.06%	Profit 30%	Calculated Billing Rate	2022 Actual Rate
		180.06%	30%		
Principal Scientist/Planner	\$ 73.74	\$ 132.78	\$ 22.12	\$ 228.64	\$ 210.00
Principal Hydrogeologist	\$ 66.88	\$ 120.42	\$ 20.06	\$ 207.36	\$ 207.00
Sr. Hydrogeologist II	\$ 70.00	\$ 126.04	\$ 21.00	\$ 217.04	\$ 160.00
Sr. Scientist/Planner I	\$ 53.00	\$ 95.43	\$ 15.90	\$ 164.33	\$ 155.00
Sr. Environmental/Regulatory Specialist	\$ 52.88	\$ 95.22	\$ 15.87	\$ 163.97	\$ 150.00
Sr. Env Compliance Monitor	\$ 43.05	\$ 77.52	\$ 12.92	\$ 133.48	\$ 130.00
Project Scientist/Planner I	\$ 34.86	\$ 62.77	\$ 10.46	\$ 108.09	\$ 108.00
Project Env. Regulatory Specialist	\$ 40.58	\$ 73.07	\$ 12.17	\$ 125.82	\$ 125.00
Project Env. Compliance Monitor	\$ 41.65	\$ 74.99	\$ 12.50	\$ 129.14	\$ 125.00
Project Geologist I	\$ 34.86	\$ 62.77	\$ 10.46	\$ 108.09	\$ 108.00
Project Geologist II	\$ 37.58	\$ 67.67	\$ 11.27	\$ 116.52	\$ 116.00
Sr. Geologist I	\$ 39.93	\$ 71.90	\$ 11.98	\$ 123.81	\$ 123.00
Sr. Geologist II	\$ 49.14	\$ 88.49	\$ 14.74	\$ 152.37	\$ 152.00
Sr. Geologist III	\$ 58.86	\$ 105.98	\$ 17.66	\$ 182.50	\$ 180.00
Staff Geologist I	\$ 29.22	\$ 52.61	\$ 8.77	\$ 90.60	\$ 90.00
Staff Geologist II	\$ 31.20	\$ 56.18	\$ 9.36	\$ 96.74	\$ 96.00
Staff Scientist/Planner I	\$ 28.00	\$ 50.42	\$ 8.40	\$ 86.82	\$ 86.00
Staff Scientist/Planner II	\$ 31.00	\$ 55.82	\$ 9.30	\$ 96.12	\$ 96.00
Field Scientist/Planner	\$ 27.59	\$ 49.68	\$ 8.28	\$ 85.55	\$ 85.00
Public Involvement I	\$ 29.22	\$ 52.61	\$ 8.77	\$ 90.60	\$ 90.00
Public Involvement II	\$ 34.09	\$ 61.38	\$ 10.23	\$ 105.70	\$ 105.00
Public Involvement III	\$ 38.96	\$ 70.15	\$ 11.69	\$ 120.80	\$ 120.00
Public Involvement IV	\$ 47.09	\$ 84.79	\$ 14.13	\$ 146.01	\$ 140.00
Public Involvement Manager	\$ 63.10	\$ 113.62	\$ 18.93	\$ 195.65	\$ 160.00
Principal Engineer	\$ 100.96	\$ 181.79	\$ 30.29	\$ 313.04	\$ 240.00
Engineer VIII	\$ 81.73	\$ 147.16	\$ 24.52	\$ 253.41	\$ 205.00
Engineer VII	\$ 74.52	\$ 134.18	\$ 22.36	\$ 231.05	\$ 190.00
Engineer VI	\$ 62.02	\$ 111.67	\$ 18.61	\$ 192.30	\$ 175.00
Engineer V	\$ 53.87	\$ 97.00	\$ 16.16	\$ 167.03	\$ 163.00
Engineer IV	\$ 50.48	\$ 90.90	\$ 15.14	\$ 156.52	\$ 152.00
Engineering Staff III	\$ 44.47	\$ 80.07	\$ 13.34	\$ 137.89	\$ 137.00
Engineering Staff II	\$ 37.98	\$ 68.39	\$ 11.39	\$ 117.76	\$ 117.00
Engineering Staff I	\$ 33.65	\$ 60.59	\$ 10.10	\$ 104.34	\$ 104.00
Engineering Technician	\$ 33.00	\$ 59.42	\$ 9.90	\$ 102.32	\$ 100.00
Design Technician IV	\$ 44.23	\$ 79.64	\$ 13.27	\$ 137.14	\$ 135.00
Design Technician III	\$ 40.58	\$ 73.07	\$ 12.17	\$ 125.82	\$ 125.00
Engineering Geologist	\$ 51.44	\$ 92.63	\$ 15.43	\$ 159.50	\$ 135.00
Landscape/Planning II	\$ 27.00	\$ 48.62	\$ 8.10	\$ 83.72	\$ 83.00
Landscape/Planning III	\$ 35.71	\$ 64.30	\$ 10.71	\$ 110.72	\$ 110.00
Landscape/Planning IV	\$ 40.58	\$ 73.07	\$ 12.17	\$ 125.82	\$ 125.00
Landscape/Planning V	\$ 45.67	\$ 82.24	\$ 13.70	\$ 141.61	\$ 140.00
Landscape/Planning VI	\$ 52.90	\$ 95.25	\$ 15.87	\$ 164.02	\$ 160.00
Construction Inspector II	\$ 29.43	\$ 52.99	\$ 8.83	\$ 91.25	\$ 91.00
Construction Inspector I	\$ 32.46	\$ 58.45	\$ 9.74	\$ 100.65	\$ 100.00
Construction Inspector III	\$ 40.58	\$ 73.07	\$ 12.17	\$ 125.82	\$ 125.00
Construction Inspector IV	\$ 43.83	\$ 78.92	\$ 13.15	\$ 135.90	\$ 135.00
Construction Inspector V	\$ 47.07	\$ 84.75	\$ 14.12	\$ 145.95	\$ 145.00
Construction Inspector VI	\$ 51.94	\$ 93.52	\$ 15.58	\$ 161.05	\$ 160.00
Survey VII	\$ 60.10	\$ 108.22	\$ 18.03	\$ 186.35	\$ 180.00
Survey VI	\$ 48.41	\$ 87.17	\$ 14.52	\$ 150.11	\$ 150.00
Survey V	\$ 46.63	\$ 83.97	\$ 13.99	\$ 144.60	\$ 144.00
Survey IV	\$ 36.50	\$ 65.72	\$ 10.95	\$ 113.17	\$ 113.00
Survey III	\$ 35.50	\$ 63.92	\$ 10.65	\$ 110.07	\$ 110.00
Survey II	\$ 34.00	\$ 61.22	\$ 10.20	\$ 105.42	\$ 105.00
Survey I	\$ 27.55	\$ 49.61	\$ 8.27	\$ 85.42	\$ 85.00
Survey 2-person Crew (Survey I + Survey II + Equipment)					\$ 205.00
Unmanned Aircraft System Operator	\$ 39.41	\$ 70.96	\$ 11.82	\$ 122.19	\$ 122.00
IT / Data Management	\$ 51.97	\$ 93.58	\$ 15.59	\$ 161.14	\$ 120.00
CAD Manager	\$ 43.83	\$ 78.92	\$ 13.15	\$ 135.90	\$ 135.00
Project Administrator II	\$ 30.80	\$ 55.46	\$ 9.24	\$ 95.50	\$ 95.00
Project Administrator III	\$ 35.70	\$ 64.28	\$ 10.71	\$ 110.69	\$ 110.00
CAD/Microstation Tech I	\$ 27.50	\$ 49.52	\$ 8.25	\$ 85.27	\$ 85.00
Graphic Artist	\$ 41.62	\$ 74.94	\$ 12.49	\$ 129.04	\$ 110.00
Writer/Editor	\$ 35.47	\$ 63.87	\$ 10.64	\$ 109.98	\$ 105.00
Administration	\$ 31.00	\$ 55.82	\$ 9.30	\$ 96.12	\$ 95.00

06/13/22
06/27/22

ORDINANCE M - _____

AN ORDINANCE authorizing the City Manager or designee to execute a contract amendment with PBS Engineering and Environmental, Inc. (hereinafter “Contractor”), for the provision of design, permitting, and construction support services; providing required Terms that such contract amendment be for a term of not more than five (5) years; providing for severability; and setting an effective date.

WHEREAS, the City Council previously approved a professional services agreement with the Contractor (formerly HDJ Design Group, RFQ #2-14, Staff Report 060-14 on June 9, 2014) for design, environmental documentation, and project coordination, for the improvement of NE 137th Avenue from NE 49th Street to NE Fourth Plain Boulevard, and the design and right-of-way acquisition is currently at 75% complete; and

WHEREAS, although the agreement with the Contractor was intended to use available grant funding only up to the 75% complete level, since the time when the original agreement was executed, the City has received additional federal grants to help fund the right-of-way acquisition and construction phases and allow final design efforts to be fully completed; and

WHEREAS, approval of this amendment for the contract with PBS Engineering and Environmental, Inc., will keep the work with the same consulting team and streamline the process, while remaining consistent with the original Request for Qualifications; and

ORDINANCE - 1

Does not require codification

WHEREAS, if the requested amendment is approved, construction of the NE 137th Avenue project from NE 49th Street to NE Fourth Plain Boulevard would start in summer 2023; and

WHEREAS, upon execution of an Ordinance, the City Council has the authority to approve contracts involving the payment of money with a duration of more than five (5) years pursuant to City Charter Section 11.05; and

WHEREAS, the City wishes to obtain design, permitting, and construction support services from PBS Environmental and Engineering, Inc., pursuant to appropriate terms.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Approval. The City Manager or designee is hereby authorized to execute a contract amendment with PBS Environmental and Engineering, Inc., for provision of design, permitting, and construction support services as described more fully within Staff Report No. _____, which is hereby incorporated by this reference as if set forth fully herein in factual support of this Ordinance.

Section 2. Terms. The term of such contract amendment shall be for not more than five (5) years.

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

ORDINANCE - 2

Does not require codification

provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall go into effect five (5) days after its passage.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

ORDINANCE - 3

Does not require codification

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 4

Does not require codification

SUMMARY

ORDINANCE M-_____

AN ORDINANCE authorizing the City Manager or designee to execute a contract amendment with PBS Engineering and Environmental, Inc. (hereinafter “Contractor”), for the provision of design, permitting, and construction support services; providing required Terms that such contract amendment be for a term of not more than five (5) years; providing for severability; and setting an effective date. The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at (360) 487-8799, or via www.cityofvancouver.us (Go to City Government and Public Records).

ORDINANCE - 5

Does not require codification



Staff Report 020-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/13/2022

SUBJECT An Ordinance adding Section 3.08.100 to the Vancouver Municipal Code ("VMC"), amending other sections of the VMC to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index

Key Points

Procedural Note: *The City Council considered and approved this item (Ord. M-4363) at a public hearing on February 28, 2022. However, City staff subsequently learned that the public hearing agenda and notice had referenced an incorrect version of the proposed ordinance. To ensure that the intended changes are made to the Vancouver Municipal Code (VMC), the correct ordinance has been re-scheduled for a first reading on June 13, 2022 and a public hearing on June 27, 2022.*

- State law and the VMC authorize the City to impose and adjust fees and charges to cover the costs associated with certain services provided by the City.
- Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the VMC currently provide inconsistent methodologies and reference indices for the annual adjustment of fees and charges to reflect changes in the consumer price index.
- If adopted, effective on January 1, 2023, the proposed ordinance would add a new Section 3.08.100 to the VMC and amend Section 1.01.080 of the VMC to provide a uniform methodology to adjust certain fees and charges on an annual basis to reflect changes in the consumer price index. The proposed ordinance would amend Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the VMC to refer to the uniform methodology and reference index set forth in Section 3.08.100.
- If adopted, the proposed ordinance would authorize a two-step adjustment of certain City fees and charges for 2022 totaling 6.5%, reflecting the percentage change in the consumer price index in 2021. The ordinance would authorize an immediate increase of 3.3% with an additional a 3.2% increase effective on July 1, 2022. A two-step implementation will provide additional time for City staff to communicate with relevant stakeholders regarding these increases.
- Over the coming year City staff will continue to review whether further adjustments to the

VMC and other documents may be necessary to respond to and keep pace with inflation.

Strategic Plan Alignment

Goal 9: Build the strongest, most resilient economy in the region

Present Situation

The VMC currently provides several differing and inconsistent methodologies for the annual adjustment of fees and charges to reflect changes in the consumer price index. In addition, the regional Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) referenced in Sections 11.60.160 and 20.180.050 of the VMC no longer exists. Harmonizing these provisions will ensure consistent application of CPI adjustments in future years. Additionally, implanting the 2022 adjustments in a series of two steps (one in the first fiscal quarter, with a second increase in the third fiscal quarter) will afford City Staff time to communicate these changes to effected businesses.

Advantage(s)

A uniform methodology and reference index for the adjustment of certain fees and charges will be more predictable and easier to implement.

Disadvantage(s)

None

Budget Impact

None

Prior Council Review

None

Action Requested

On Monday, June 13, 2022, approve ordinance on first reading, setting date of second reading and public hearing for Monday, June 27, 2022.

Natasha Ramras, Chief Financial Officer, 360-487-8484; Jonathan Young, City Attorney, 360-487-8500

ATTACHMENTS:

- ▣ Ordinance
- ▣ Exhibit A

06/13/2022
06/27/2022

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver relating to the annual adjustment of certain City fees and charges to reflect changes in the consumer price index; adopting legislative findings, adding Section 3.08.100 to the Vancouver Municipal Code to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index, effective in 2023; amending Section 1.01.080 of the Vancouver Municipal Code to clarify that the City Clerk may update fees and charges to reflect Consumer Price Index (CPI) adjustments authorized by the VMC, amending Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the Vancouver Municipal Code to incorporate by reference the methodology set forth in new Section 3.08.100; approving and ratifying adjustment of certain City fees and charges for 2022 to reflect changes in the Consumer Price Index for 2021, providing for severability; and setting an immediate effective date.

WHEREAS, state law and the Vancouver Municipal Code (“VMC”) authorize the City to impose fees and charges to cover the costs associated with certain services provided by the City.

WHEREAS, Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the VMC currently provide for differing methodologies and

ORDINANCE - 1

reference indices for the annual adjustment of fees and charges to reflect changes in the consumer price index; and

WHEREAS, the regional Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) referenced in Sections 11.60.160 and 20.180.050 of the VMC no longer exists; and

WHEREAS, the City Council finds that the regional Consumer Price Index for Urban Wage Earners and Clerical Workers for the Seattle-Tacoma-Bellevue Metropolitan Area is an appropriate regional index upon which to base annual adjustments to certain City fees and charges; and

WHEREAS, the City Council adopts and incorporates by reference Staff Report SR-_____ and finds that it is in the public interest to adopt and implement an updated and uniform methodology to annually adjust certain City fees and charges to reflect changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Seattle-Tacoma-Bellevue Metropolitan Area; and

WHEREAS, at a public hearing on February 28, 2022, the City Council approved Ordinance M- 4363 relating to the annual adjustment of certain City fees and charges to reflect changes in the CPI-W; and

WHEREAS, following the approval of Ordinance M-4363 City staff discovered that the February 28, 2022 agenda and public hearing notice had referenced an incorrect version of the ordinance; and

WHEREAS, to ensure that the intended changes are made to the VMC, the City Council now adopts this corrected ordinance after conducting a first reading on June 13, 2022 and a public hearing concerning the ordinance and proposed code changes on June 27, 2022.

ORDINANCE - 2

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings. The City Council hereby adopts and incorporates by reference the above recitals as findings in support of this Ordinance.

Section 2. New Section. A new section is added to the Vancouver Municipal Code to read:

3.08.100 – Adjustment of Certain City Fees and Charges to Reflect Change in Consumer Price Index

Effective January 1, 2023, and January 1st of each year thereafter, any fee or charge imposed by the Vancouver Municipal Code for which an annual fee adjustment is authorized shall be adjusted at a rate equal to the annual 12 month percentage change in the Consumer Price Index for All Urban Consumers for the Seattle-Tacoma-Bellevue Metropolitan Area reflecting data for all items through October (“City CPI Adjustment”) as prepared by the United States Department of Labor, Bureau of Labor Statistics (“BLS”); however, if the designated Consumer Price Index for All Urban Consumers for the Seattle-Tacoma-Bellevue Metropolitan Area ceases to exist or is changed by BLS, the “Consumer Price Index for All Urban Consumers” will reference a BLS index similar to that of the Seattle-Tacoma-Bellevue Metropolitan Area selected by the Director of Finance to reasonably measure change in the purchasing power of the U.S. Dollar for the City. The Director of Financial and Management Services shall timely report the City CPI Adjustment to the Public Records Officer following publication by BLS.

Section 3. Amendment. Vancouver Municipal Code Sections 1.01.080 entitled “Limited Authority to Amend Code Provisions” as codified by Ordinance M-3685 §1 is hereby amended as follows:

1.01.080 Limited Authority to Amend Code Provisions.

Subject to approval by the city attorney, the city clerk shall have authority to rearrange, renumber, reletter, capitalize, punctuate, and divide codified provisions of the VMC, to update any fees and charges to reflect Consumer Price Index (CPI) adjustments authorized by the VMC, and to correct clerical errors and to insert captions in accordance with the meaning and intent to the provisions of the VMC, and to delete VMC provisions ruled invalid by a court of competent jurisdiction.

Section 4. Amendment. Vancouver Municipal Code Sections 11.60.160 entitled “Cost and fee recovery for right-of-way use permit” as codified by Ordinance M-4016 § 2 is hereby amended as follows:

11.60.160 Cost and fee recovery for right-of-way use permit

A. Right-of-way use permit fees shall be incorporated into Section [20.180.070](#), Engineering Fees.

B. *Application Fee.* A nonrefundable application fee shall be charged for each right-of-way use permit application that is accepted for processing, counter service, and recordkeeping.

C. *Permit Fee.* A fee for monitoring and inspecting the site or activity may be imposed.

D. *Use Fee.* Permits may include a fee for each day or part thereof for use of the right-of-way. The fee will compensate the City for loss of use. The daily use fee, when imposed, will vary depending upon the class of right-of-way use permit involved.

E. *Reimbursement of Actual Expenses.* When a permit is issued, the City may impose a charge based on the actual cost to compensate for its time and expenses. These costs may include street crews, signal crews, and police, if required to assist in the activity. A refundable deposit or other security device may also be required. Costs of damage to City property, or the expense of assistance by City employees, may be deducted from the deposit, charged against the security device, or billed to the permittee directly.

F. Effective January 1, 2023 ~~2013~~, and January 1 of each year afterward, fees for right-of-way use and occupation applications and permits shall be adjusted annually pursuant to the methodology set forth in 3.08.100. ~~by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year ending on June 30, as prepared by the Department of Labor, Bureau of Labor Statistics or a replacement index applicable to the City of Vancouver.~~ Each such newly adjusted fee shall be rounded to the next higher whole dollar.

G. *Repair and Replacement Charges.* If the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement shall be charged to the permittee. These charges will be for the actual costs to the City.

H. Where feasible, the fee for a right-of-way use permit shall be estimated in writing by the responsible official to the applicant prior to the issuance of the right-of-way use permit. The

responsible official shall require payment of fees, or a reasonable estimate thereof, at the time the permit is issued, unless the responsible official for good cause extends time for payment.

I. Where additional fees and costs could not be reasonably estimated prior to the issuance of the right-of-way use permit, or where fees and costs were incurred as a result of the use, they shall be billed as soon as practicable and shall be paid by the applicant to the City within 30 calendar days from the receipt of the bill.

J. Notwithstanding the foregoing, fees for Type A permits may be waived by the responsible official for non-profit organizations or neighborhood associations. However, the permittee may still be liable for non-fee costs associated with use of the right-of-way, such as those incurred for traffic management or cleaning.

Section 5. Amendment. Vancouver Municipal Code Sections 14.04.090 entitled “Charges for water meter and service line installation” as codified by Ordinance M-144 § 8-A and last amended by Ordinance M-4257 § 2 is hereby amended as follows:

14.04.090 Charges for water meter and service line installation

If any street or alley is to be improved, the service lines to all adjacent tracts, lots or parcels of lands, either vacant or occupied, shall be installed prior to such improvement at the property owner’s expense.

A. Effective January 1, 2022~~17~~, rates for meter and service installation shall be as follows:

Meter/Service Diameter	Meter and Service	Service Only	Meter Only
5/8 x 3/4 with 1" service	\$2,000.00 <u>\$2,325</u>	\$1,930.00 <u>\$2,245</u>	\$135.00
1 inch	\$2,045.00 <u>\$2,375</u>	\$1,930.00 <u>\$2,245</u>	\$180.00
1-1/2 inch	\$3,220.00 <u>\$3,740</u>	\$2,835.00 <u>\$3,650</u>	\$450.00
2 inch	\$3,535.00 <u>\$4,110</u>	\$3,140.00 <u>\$3,650</u>	\$460.00
3 inch	Note 1	Note 1	\$2,700.00
4 inch	Note 1	Note 1	\$3,200.00
6 inch	Note 1	Note 1	\$4,900.00
8 inch and larger	Note 1	Note 1	Note 2

Note 1. The city does not install service larger than 2 inch. For larger services the customer is responsible for submitting drawings for city approval and for installation of the service.

Note 2. Prices available upon request.

B. *Meter and Service Relocates*. Effective January 1, 2022~~17~~, rates for relocation of water service shall be as follows:

Service relocates ten feet (10') and less ~~\$265.00~~ \$310.00

Service relocates over ten feet (10') ~~\$1,180.00~~ \$1,370.00

Meter box raise/raise yoke fee ~~\$130.00~~ \$150.00

ORDINANCE - 7

One (1") inch yoke replacement fee ~~\$260.00~~ \$300.00

The city does not perform half-street restoration work. If the service installation or relocation requires half-street restoration, the applicant shall hire a contractor approved by the city to work within the right-of-way, obtain a right-of-way permit, and complete all work themselves (including service installation or relocation). The service installation or relocation and the half-street restoration work must be complete prior to the city setting the water meter.

C. ~~Commencing~~ Effective January 1, ~~2018~~ 2023, and ~~effective~~ January 1st of each year thereafter, the fees set by subsections [A](#) and [B](#) of this section shall be adjusted annually pursuant to the methodology set forth in 3.08.100. ~~at a rate based upon the change in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Seattle-Bellevue Metropolitan Area as prepared by the United States Department of Labor, Bureau of Labor Statistics and as published as of the preceding June 30th.~~ The ~~annual fee adjustment~~ adjusted fee for each rate category shall be rounded to the nearest \$5.00. This annual adjustment shall not apply to the “Meter Only” fees.

Section 6. Amendment. Vancouver Municipal Code Sections 16.40.070 entitled “Hazardous Material Regulatory Fee Schedule” as codified by Ordinance M-3856 §2 is hereby amended as follows:

16.40.070 Hazardous Material Regulatory Fee Schedule

Hazardous material regulatory fees shall be based on Table 16.40.070-1. The definitions of VMC [16.40.010](#) shall be used to interpret Table 16.40.070-1. The fee is calculated by

multiplying the number of pounds of the hazardous materials reported to the state or federal regulatory agency under the law regulating the hazardous occupancy cited in VMC [16.40.010\(A\)](#) by the risk factors set forth in Table 16.40.070-1. The product of this calculation shall be multiplied by \$1.10 starting January 1, 2019; multiplied by \$1.20 starting January 1, 2020; and commencing on January 1, 2021, adjusted annually pursuant to the methodology set forth in 3.08.100. ~~by the Consumer Price Index for All Urban Consumers for the Seattle area as adopted by the Bureau of Labor Statistics to arrive at the amount of the fee~~ The multiplier shall not otherwise be increased except by ordinance amendment. If the calculation yields a fee of less than \$100.00 the hazardous materials occupancy is exempt from the certificate and fee requirements of this chapter.

[Note to Code Revisor: Table 16.40.070-1 are not amended by this ordinance]

Section 7. Amendment. Vancouver Municipal Code Sections 17.08.130 entitled “Fees” as codified by Ordinance M-3660 § 4 and last amended by Ordinance M-4318 § 1 is hereby amended as follows:

17.08.130 Fees.

A. *Application/Plan review fee.* When submittal of documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The fee shall be as specified in Table V.

B. *Permit fee.* A permit shall not be valid until the permit and construction documents have been approved and the fees prescribed in this section have been paid. Amendment to a permit shall not be released until the additional fee, where applicable, has been paid.

C. *Determination of valuation.* The valuation used to determine permit and plan review fees shall be generated from national statistical averages as found in “Building Standards” or similar source for the type of construction and the type of occupancy.

1. The determination of value or valuation under any of the provisions of this code shall be made by the building official and/or fire marshal.

D. Generally, fees should be adopted at a level sufficient to cover costs or a substantial portion of the costs, associated with conducting review and inspections, issuing permits, and providing services, as set by city council. Consistent with the intent of this code section, the building official and fire marshal are authorized to make adjustments to categories of fees provided such adjusted fees do not exceed those adopted by this section.

E. *January 1st of each year.* Building and fire related permit and plan review fees shall be adjusted annually pursuant to the methodology set forth in 3.08.100. ~~by an amount equal to the percentage change in the Consumer Price Index for All Urban Consumers for the Seattle area as adopted by the Bureau of Labor Statistics or a replacement index applicable to the city of Vancouver, but not less than zero percent.~~ Each such newly adjusted fee shall be rounded to the next higher whole dollar.

F. Building and Fire related permit and plan review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services.

G. The following tables contain all building and fire related fees:

[Note to Code Revisor: Tables I-V are not amended by this ordinance]

Section 8. Amendment. Vancouver Municipal Code Sections 19.11.040 entitled “Rates in public off-street facilities” as codified by Ordinance M-4088 § 1 and subsequently amended by Ordinance M-4211 § 6 is hereby amended as follows:

19.11.040 Rates in public off-street facilities

There is hereby established a maximum daily parking rate of twenty-five dollars (\$25.00), a maximum monthly parking rate of two hundred dollars (\$200.00), and a maximum event rate of twenty-five dollars (\$25.00) per event stay. These rates may be reduced administratively by the city manager, or his/her designee, pursuant to the guidelines below:

- A. Any citizen sixty-two years of age, or older, may receive a “senior citizen discount” in an amount to be determined by the city manager or his/her designee, but in no event should the discount exceed twenty (20) percent;
- B. The parking rates may be changed to an amount to reach the desired occupancy rate in each municipal lot;
- C. The parking rates may be adjusted annually pursuant to the methodology set forth in 3.08.100. ~~changed to reflect the annual consumer price index (CPI) for inflation in the Portland-Vancouver area;~~
- D. The parking rates may be changed to an amount to reach desired occupancy rates at parking meters;
- E. The parking rates may be changed to reflect market conditions in the Portland-Vancouver area;

F. The parking rates may be changed to accommodate specific site characteristics and seasonal events;

G. The parking rates may be changed to reflect the parking conditions, including, but not limited to, covered vs. uncovered parking, and reserved vs. non-reserved. The city manager, or his/her designee, is authorized to promulgate rules and regulations regarding the administrative reduction of the maximum parking rates. The city manager, or his/her designee, shall report to the city council from time to time as requested by the city council, but in any event, shall report at least once every year regarding these parking rates.

Section 9. Amendment. Vancouver Municipal Code Sections 20.180.050 entitled “Revisions” as codified by Ordinance M-3643 and last amended by Ordinance M-4097 § 1 is hereby amended as follows:

20.180.050 Revisions

Development review fees. Effective January 1, ~~2023~~ 2010, and January 1st of each year thereafter, development review fees shall be adjusted annually pursuant to the methodology set forth in 3.08.100. ~~by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year ending on June 30 prepared by the Department of Labor, Bureau of Labor Statistics or a replacement index applicable to the City of Vancouver.~~ Each such newly adjusted fee shall be rounded to the nearest whole dollar with fifty (\$.50) cents or more being rounded to the next higher dollar and forty-nine (\$.49) cents or less to the lower dollar. Fees based

on valuation, per head or device, per lineal foot or square foot and per section shall be excluded from rounding to the nearest whole dollar.

Section 10. Amendment. Vancouver Municipal Code Sections 20.915.050 entitled “Park Impact Fee” as codified by Ordinance M-3643 and last amended by Ordinance M-4319 § 3 is hereby amended as follows:

20.915.050 Park Impact Fee.

A. *Formula.* The impact fee component for parks shall be calculated using the following formula:

$$PIF = F \times U$$

1. “PIF” means the parks impact component of the total development impact fee.
2. “F” means the parks impact fee rate per unit of housing, either single-family or multi-family residential, as applicable, for each service area. Such rate shall be established in the parks impact fee program technical document, incorporated herein by this reference, for each service area by estimating the cost of anticipated growth-related parks projects. Between major program updates, the calculated per unit fee will be adjusted annually pursuant to the methodology set forth in 3.08.100 ~~to account for inflation using the Seattle-Bellevue-Tacoma CPI-U Index, as reported by the Bureau of Labor Statistics,~~ and as outlined in the parks impact fee program technical document.
3. “U” means the number of units, either single-family or multi-family, whichever is applicable, consistent with a proposed development.

B. Current park impact fee rates shall be as set forth in Table 915.050-1:

Year	Park District	Single-Family (SF)	Multi-Family (MF)
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Table 20.915.050-1.

January 1, 2021	A, B, C	\$2,819	\$2,060
January 1, 2022	A, B, C	\$3,523	\$2,575

C. At least one copy of the park impact fee technical document adopted by the city council including the current park impact fee schedule as calculated thereunder, shall be filed in the office of the city clerk for use and examination by the public.

Section 11. Adjustment of Fees and Charges Authorized for 2022. Notwithstanding any other provision of this Ordinance or the Vancouver Municipal Code, effective immediately and until June 30, 2022, any fee or charge imposed by the Vancouver Municipal Code for which an annual adjustment is authorized by VMC 11.60.160, 14.04.090, 16.40.070, 17.08.130, and 20.180.050 shall be increased by 3.3%, calculated based upon the amount of the 2021 fee or charge. This increase reflects approximately one half of the 2021 percentage change in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Seattle-Tacoma-Bellevue Metropolitan Area as prepared by the United States Department of Labor, Bureau of Labor Statistics. As set forth in Exhibit A, the aforementioned changes to fees and charges authorized by 17.08.130 and 20.180.050 have been administratively approved, effective January 1, 2022, pending City Council ratification. The changes set forth in Exhibit A are hereby approved and ratified.

Effective July 1, 2022 and until December 31, 2022, any fee or charge imposed by the Vancouver Municipal Code for which an annual adjustment is authorized by VMC 11.60.160, 14.04.090, 16.40.070, 17.08.130, and 20.180.050 shall be further increased by 3.2%, which reflects the remainder of the 2021 percentage change in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Seattle-Tacoma-Bellevue Metropolitan Area as prepared by the United States Department of Labor, Bureau of Labor Statistics.

Section 12. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 13. Effective Date. This ordinance shall be effective immediately upon passage.

Read first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED by the following vote:

Ayes: Councilmembers

ORDINANCE - 15

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 16

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver relating to the annual adjustment of certain City fees and charges to reflect changes in the consumer price index; adopting legislative findings, adding Section 3.08.100 to the Vancouver Municipal Code to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index, effective in 2023; amending Section 1.01.080 of the Vancouver Municipal Code to clarify that the City Clerk may update fees and charges to reflect Consumer Price Index (CPI) adjustments authorized by the VMC, amending Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the Vancouver Municipal Code to incorporate by reference the methodology set forth in new Section 3.08.100; approving and ratifying adjustment of certain City fees and charges for 2022 to reflect changes in the Consumer Price Index for 2021, providing for severability; and setting an immediate 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).

Exhibit A

P.O. Box 1995
Vancouver, WA 98668-1995



www.ci.vancouver.wa.us

MEMORANDUM

TO: Raelyn McJilton, Central Records

FR: Natasha Ramras, City Clerk
Jonathan Young, City Attorney

DT: December 28, 2021

RE: CPI Administrative Increases
Pursuant to VMC Chapter 1.01

Pursuant to the authority contained in Vancouver Municipal Code ("VMC") § 1.01.080 - .100, the City Clerk hereby authorizes the Records Custodian to amend the VMC, as attached to and incorporated by reference in this authorization.

City Code prescribes that the United States Bureau of Labor Statistics consumer price index ("CPI") be utilized in establishing inflationary adjustments to City fees. Following review of applicable data, inflationary adjustments of 3.3% are hereby authorized to all of the relevant fees in the VMC 17.08.130 (E) and 20.180.050 pending City Council review and ratification of a lower than official CPI increase. The change will be effective January 1, 2022.

Approved by:

Approved as to form:

Natasha Ramras

Natasha Ramras, City Clerk

Jonathan Young

Jonathan Young, City Attorney

Exhibit A

Building and Fire Permit Fees: 17.08.130

17.08.130 Fees

Table II. Electrical Permit Fees

Fees are per each item to be installed or altered.

	2021	2022
Electrical Permit Items (1)		
Residential		
Placement or Altered Service (2)		
Electrical Service 0 - 200 amps with feeder	\$83.06	\$85.80
Electrical Service 201 - 600 amps with feeder	\$121.50	\$125.51
Electrical Service 601 Amps and greater	\$182.90	\$188.94
Mobile Home Service or Feeder	\$59.50	\$61.46
Mobile Home Service and Feeder	\$97.94	\$101.17
Additional Feeders (2)	\$59.50	\$61.46
Branch Circuits (4)		
1 - 4 Circuits	\$59.50	\$61.46
Each Additional Circuit	\$6.82	\$7.05
Maintenance/Repair Mast or Meter (3)	\$45.25	\$46.74
Commercial Industrial		
New or Altered Service/Feeder (5, 6, 7)		
0 - 100 amps	\$97.94	\$101.17
101 - 200 amps	\$119.03	\$122.96
201 - 400 amps	\$228.14	\$235.67
401 - 600 amps	\$278.48	\$287.67
601 - 800 amps	\$344.70	\$356.08
801 - 1000 amps	\$420.33	\$434.20
1001 amps and over	\$458.77	\$473.91
Additional Feeders (6)		
0 - 200 amps	\$97.94	\$101.17
201 - 600 amps	\$228.14	\$235.67
601 - 1000 amps	\$344.70	\$356.08
1001 amps and over	\$382.51	\$395.13
Maintenance Repair Mast of Meter 1	\$83.06	\$85.80
Branch Circuits Only (4)		
First 5 Circuits per Branch Circuit Panel	\$75.64	\$78.14

Exhibit A

Each Additional Circuit Per Branch Circuit Panel	\$6.82	\$7.05
Over 600 Volts Surcharge Per Permit	\$75.64	\$78.14
Temporary Service (8)		
0 - 200 amps with feeder	\$74.39	\$76.84
201 - 400 amps with feeder	\$90.52	\$93.51
401 - 600 amps with feeder	\$121.50	\$125.51
601 amps and over	\$137.64	\$142.18
Each Additional Feeder	\$26.65	\$27.53
Low Voltage/Telecommunications (9)		
First 2500 square feet or less	\$52.55	\$54.28
Each Additional 2500 Square Feet or portion thereof	\$14.26	\$14.73
Signs and Outline Lighting (10, 11)		
First Sign (No Service Included)	\$45.25	\$46.74
Each Additional Sign Inspected at Same Time	\$21.69	\$22.41
Generators (12)		
Installed Transfer for Portable Generators	\$82.75	\$85.48
Electrical Annual Permit for Commercial Industrial Location (13)		
1 to 3 Plant Electricians (up to 6 inspections)	\$1,094.57	\$1,130.69
1 to 3 Plant Electricians (up to 12 inspections)	\$2,189.12	\$2,261.36
4 to 6 Plant Electricians (up to 24 inspections)	\$4,381.88	\$4,526.48
7 to 12 Plant Electricians (up to 36 inspections)	\$6,570.48	\$6,787.31
13 to 35 Plant Electricians (up to 52 inspections)	\$8,761.47	\$9,050.60
25 + Plant Electricians (up to 75 inspections)	\$10,953.08	\$11,314.53
Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$46.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$46.00	\$48.00
Inspection of Existing Installation	\$91.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$46.00	\$48.00
Plan Review	35% of permit fee plus submission fee	35% of permit fee plus submission fee

Exhibit A

Plan Review Submission Fee	\$76.22	\$76.22 \$78.74
Permit of Record	\$30.00	\$30.00 \$31.00
Minimum Fee (14)	\$74.39	\$74.39 \$76.84

Footnotes:

1. A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.
2. Service and feed must be inspected together when using this fee. Inspections at different times requires a ~~\$58.00~~ \$60.00 fee for each inspection.
3. Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.
4. Altered or added circuits calculated per panelboard.
5. Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.
6. All field installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee valued.
7. Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee valued as single feeders Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.
8. Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.
9. Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low energy circuits and equipment in all occupancy except one and two family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection, may be fee valued at one fee.
10. Service or feeder equipment installed exclusively to power a sign shall be fee valued at the Commercial Industrial Service fee schedule.

Exhibit A

11. Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.
12. Permanently installed generators shall be fee valued under the appropriate residential or commercial service/feeder schedule.
13. For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2 hour maximum. Annual permits are valid for inspection at one facility (site) only.
14. The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

17.08.130 Fees

Table III. Mechanical Permit Fees.

Fees are per each item to be installed or altered.

	2021	2022
Mechanical Permit Item (1)		
Heating and Cooling		
A/C or Heat Pump	\$13.62	\$14.07
Furnace < 100,000 BTU (ducts/vents)	\$13.62	\$14.07
Furnace > 100,000 BTU (ducts/vents)	\$17.98	\$18.57
Gas Heat Pump	\$13.62	\$14.07
Duct Work	\$13.62	\$14.07
Hydronic Hot Water System	\$13.62	\$14.07
Residential Boiler (Radiator or Hydronic)	\$13.62	\$14.07
Unit Heater (Recessed, Suspended, Etc.)	\$13.62	\$14.07
Flue or Vent for Heating/Cooling	\$13.62	\$14.07
Other Fuel Appliances		
Water Heater	\$13.62	\$14.07
Gas Fireplace	\$13.62	\$14.07
Flue Vent for Water Heater or Gas Fireplace	\$13.62	\$14.07
Log Lighter (Gas)	\$13.62	\$14.07
Wood/Pellet Stove	\$13.62	\$14.07
Wood Fireplace/Insert	\$13.62	\$14.07
Chimney/Liner/Flue/Vent	\$13.62	\$14.07
Environmental Exhaust and Ventilation		

Exhibit A

Range Hood or Kitchen Equipment	\$13.62	\$14.07
Clothes Dryer Exhaust	\$13.62	\$14.07
Single Duct Exhaust	\$13.62	\$14.07
Attic/Crawl Space Fan	\$13.62	\$14.07
Fuel Piping		
Fuel Piping: 1 - 4 Outlets	\$5.57	\$5.75
Fuel Piping: More Than 4 Outlets, Each	\$1.24	\$1.28
Mechanical Annual Permit for Commercial Industrial Locations (4)		
1 to 3 Plant Mechanical Technicians (up to 6 inspections)	\$1,094.57	\$1,130.69
1 to 3 Plant Mechanical Technicians (up to 12 inspections)	\$2,189.12	\$2,261.36
4 to 6 Plant Mechanical Technicians (up to 24 inspections)	\$4,381.88	\$4,526.48
7 to 12 Plant Mechanical Technicians (up to 36 inspections)	\$6,570.48	\$6,787.31
13 to 35 Plant Mechanical Technicians (up to 52 inspections)	\$8,761.48	\$9,050.61
25+ Plant Mechanical Technicians (up to 75 inspections)	\$10,953.07	\$11,314.52
Plan Review Fee	35% of Permit Fee Plus Submission Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$76.22	\$78.74
Other (2)		
Minimum Fee: Gas Water Heater (3)	\$63.84	\$65.95
Minimum Fee: All Others	\$74.39	\$76.84
Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$46.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$46.00	\$48.00
Inspection of Existing Installation	\$91.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$46.00	\$48.00
Minimum Fee (2)	\$74.39	\$76.84

Footnotes:

Exhibit A

- 1. A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.
- 2. The mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
- 3. For replacement in like kind, requiring no new power/fuel source or venting system.
- 4. For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

17.08.130 Fees

Table IV. Plumbing Permit Fees.

Fees are per each item to be installed or altered.

	2021	2022
Plumbing Item (1)		
Site Utilities		
Catch Basin	\$14.26	\$14.73
Drywell, leach line, trench drain	\$14.26	\$14.73
Manufactured home utilities	\$92.90	\$95.97
Manholes	\$14.26	\$14.73
Rain Drain Connector	\$14.26	\$14.73
Footing Drain (1st 100 feet)	\$46.47	\$48.00
Footing Drain (Each Additional 100 Feet)	\$39.04	\$40.33
Sanitary Service (1st 100 feet)	\$46.47	\$48.00
Sanitary Service (Each Additional 100 Feet)	\$39.04	\$40.33
Storm Service (1st 100 Feet)	\$46.47	\$48.00
Storm Service (Each Additional 100 Feet)	\$39.04	\$40.33
Water Service (1st 100 Feet)	\$46.47	\$48.00
Water Service (Each Additional 100 Feet)	\$39.04	\$40.33
Fixture or Item		
Absorption Value	\$14.26	\$14.73
Backflow Preventer: Commercial	\$39.04	\$40.33
Backflow Preventer: Residential	\$22.94	\$23.70
Backwater Valve	\$14.26	\$14.73
Clothes Washer	\$14.26	\$14.73
Dishwasher	\$14.26	\$14.73
Drinking Fountain	\$14.26	\$14.73
Ejectors/Sump Pump	\$14.26	\$14.73
Expansion Tank	\$14.26	\$14.73
Fixture/Sewer Cap	\$14.26	\$14.73

Exhibit A

Floor Drain/Floor Sink/Hub	\$14.26	\$14.73
Garbage Disposal	\$14.26	\$14.73
Hose Bib	\$14.26	\$14.73
Ice Maker	\$14.26	\$14.73
Interceptor/Grease Trap	\$14.26	\$14.73
Primer	\$14.26	\$14.73
Rain Drain: Commercial	\$14.26	\$14.73
Rain Drain: Single-Family Residential	\$55.19	\$57.01
Sink/Basin/Lavatory	\$14.26	\$14.73
Tub/Shower/Shower Pan	\$14.26	\$14.73
Urinal	\$14.26	\$14.73
Water Closet	\$14.26	\$14.73
Water Heater	\$14.26	\$14.73
Medical Gas Systems (Valuation)		
\$1 - \$5,000 Valuation	\$63.13	\$65.21
\$5,001 - \$10,000 Valuation	\$63.13 plus \$1.24 for each \$1,000 or fraction thereof over \$5,000	\$65.21 plus \$1.28 for each \$1,000 or fraction thereof over \$5,000
\$10,001 and over Valuation	\$69.33 plus \$1.24 for each \$1,000 or fraction thereof over \$10,000	\$71.62 plus \$1.28 for each \$1,000 or fraction thereof over \$10,000
Other (2)		
Minimum Fee: Electrical Water Heater	\$63.84	\$65.95
Minimum Fee: Residential Backflow	\$63.84	\$65.95
Minimum Fee: All Other	\$74.39	\$76.84
Plumbing Annual Permit for Commercial Industrial Locations (3)		
1 to 3 Plant Plumbers (up to 6 inspections)	\$1,094.57	\$1,130.69
1 to 3 Plant Plumbers Technicians (up to 12 inspections)	\$2,189.12	\$2,261.36
4 to 6 Plant Plumbers (up to 24 inspections)	\$4,381.88	\$4,526.48
7 to 12 Plant Plumbers (up to 36 inspections)	\$6,570.48	\$6,787.31
13 to 35 Plant Plumbers (up to 52 inspections)	\$8,761.47	\$9,050.60
25+ Plant Plumbers (up to 75 inspections)	\$10,953.07	\$11,314.53

Exhibit A

Plan Review Fee	35% of Permit Fee Plus Submission Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$76.22	\$78.74
Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$46.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$46.00	\$48.00
Inspection of Existing Installation	\$91.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$46.00	\$48.00
Minimum Fee (2)	\$74.39	\$76.84

Footnotes:

1. A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.
2. The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

VALUATION BASED FEES (4.1 Table IV.1) ON NEXT TAB

17.08.130 Fees

Table V. Plan Review Fees

Review	Fee
Building Plan Review	65% of Building Permit Fee (100% for "Fast Track" Review)
Single Permit Plan Review	50% of Single Permit Fee (77% for "Fast Track" Review)
Fire Plan Review (Commercial and Multi-Family Permits Only)	65% of the Fire Building Permit Fee
Mechanical or Plumbing Plan Review	35% of Permit Fee
Electrical Plan Review	35% of Permit Fee plus Submission Fee

Exhibit A

17.08.130 Fees

Table VI. Grading and erosion control permit and plan review fees.

	2021 FEES	2021 FEES	2022 FEES	2022 FEES
BUILDING - GRADING AND EROSION CONTROL	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
10 to 50 c.y.		\$29.13		\$30.09
51 to 100 c.y.	\$29.13	\$45.87	\$30.09	\$47.38
101 to 1,000 c.y.				
Base Fee	\$45.87	\$45.87	\$47.38	\$47.38
Plus fee per 100 c.y. (or fraction thereof)		\$21.69		\$22.41
1,001 to 10,000 c.y.				
Base Fee	\$61.07	\$241.16	\$63.09	\$249.12
Plus per 1,000 c.y. (or fraction thereof)		\$17.98		\$18.57
10,001 to 100,000 c.y.				
Base fee for first 10,000 c.y.	\$61.07	\$402.97	\$63.09	\$416.27
Plus per 10,000 c.y. (or fraction thereof)	\$30.37	\$81.85	\$31.37	\$84.55
100,001 to 200,000 c.y.				
Base fee for first 100,000 c.y.	\$334.47	\$1,139.49	\$345.51	\$1,177.09
Plus per 10,000 c.y. (or fraction thereof)	\$16.42	\$45.25	\$16.96	\$46.74
200,001 c.y. or more				
Base fee for first 200,000 c.y.	\$498.77	Use 100,001 above	\$515.23	Use 100,001 above
Plus per 10,000 c.y. (or fraction thereof)	\$9.00	Use 100,001 above	\$9.30	Use 100,001 above

17.08.130 Fees

Table VII. Fire Fees

		2021 FEES	2021 FEES	2022 FEES	2022 FEES
No.	Activity	Base Fee	Per Head or Device	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS					
1.	Fire Pumps (each pump)				
	a) Review	\$ 267.00		\$ 289.60	
	b) Inspection	\$ 718.00		\$ 778.78	
2.	Stand Pipes System (each stand pipe)				
	a) Review	\$ 100.00		\$ 108.47	
	b) Inspection	\$ 201.00		\$ 218.01	
3.	Underground Fire Service (each lateral)				
	a) Review	\$ 71.00		\$ 77.01	
	b) Inspection	\$ 201.00		\$ 218.01	
4.	Fire Sprinklers (each system)				
	a) Review	\$ 215.00	\$ 2.15	\$ 233.20	\$ 2.33
	b) Inspection	\$ 215.00	\$ 3.56	\$ 233.20	\$ 3.86

Exhibit A

B.	Fire Sprinkler Tenant Improvements:				
	Category 1: AFFIDAVIT 1 TO 10 heads:				
	(Limited to arm-overs and drops with a head location diagram for inspection reference)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 71.00	\$ -	\$ 77.01	
	Category 2: AFFIDAVIT 11 to 20 heads:				
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 144.00	\$ -	\$ 156.19	
	Category 3: Fire Sprinkler alterations that involve only changing heads of the same performance characteristics and minor adjustments to drop lengths:				
	a) Review	\$ -			
	b) Inspections	\$ 144.00	\$ 2.15	\$ 156.19	\$ 2.33
	Caterfory 4: Fire Sprinkler system alterations or additions that don't fall under Caterfory 1,2, or 3:				
	(With full Plans)				
	a) Review	\$ 71.00	\$ 0.69	\$ 77.01	\$ 0.75
	b) Inspections	\$ 144.00	\$ 2.15	\$ 156.19	\$ 2.33
C.	Dry Pipe, Antifreeze, Pre-Action (each in addition to fire sprinkler system)				
	a) Review	\$ 100.00		\$ 108.47	
	b) Inspection	\$ 201.00		\$ 218.01	
5.	Clean Agent System (CO2, FM-200, Inergen, etc.)				
	a) Review	\$ 358.00		\$ 388.30	
	b) Inspection	\$ 503.00		\$ 545.58	
6.	Commercial Cooking Hood and Duct Protection (per new system)				
	a) Review	\$ 258.00		\$ 279.84	
	b) Inspection	\$ 173.00		\$ 187.64	
	Commercial Cooking Hood and Duct Protection Minor Revisions (Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used.) Applicant to notify Fire Marshals's Office of loaction and extenf of work.				
	a) Review	\$ -			
	b) Inspection	\$ -			
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)				

Exhibit A

	Category 1: Affidavit 1-4 devices (limited to spot smoke or heat detectors, horn/stobes, strobes, horns, mini-horns, manual pull stations or one communication device)				
	a) Review	No Review Fees for Fire Alarms Minor per Ordinance			
	b) Inspections	\$ 125.00		\$ 135.58	
	Category 2: Modifications of up to 10 devices not qualifying for affidavit (e.g., additions, no new panel)				
	a) Review	\$ 71.00	\$ 2.87	\$ 77.01	\$ 3.11
	b) Inspections	\$ 144.00	\$ 7.20	\$ 156.19	\$ 7.81
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)				
	a) Review	\$ 215.00	\$ 2.87	\$ 233.20	\$ 3.11
	b) Inspection	\$ 215.00	\$ 7.20	\$ 233.20	\$ 7.81
OTHER PERMITS					
9.	Underground Tank Demolition (each tank)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 25.00	\$ -	\$ 27.12	
10.	Smoke Control Systems (up to 3 shafts)		Each add'l shaft		
	a) Review	\$ 431.00	\$ 144.00	\$ 467.48	\$ 156.19
	b) Inspections	\$ 860.00	\$ 287.00	\$ 932.80	\$ 311.29
	Other Smoke Control (atriums, malls, others)				
	a) Review	\$ 431.00	\$ 144.00	\$ 467.48	\$ 156.19
	b) Inspections	\$ 860.00	\$ 287.00	\$ 932.80	\$ 311.29
TRIP FEES					
11.	Trip Fee Assessment	\$ 53.00		\$ 57.49	

17.08.130 Fees Footnotes

Footnotes:

1. Trip Fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

G 8. Other inspection and service fees

a. Other inspections outside of the normal business hours (8:00 a.m./5:00 p.m.) shall be a minimum fee of ~~\$288.00~~ \$296.00 per inspector providing a maximum of two hours of inspection per trip. Additional consecutive hours of inspection are ~~\$144.00~~ \$148.00 per hour per inspector. Inspector is defined as a building inspector, electrical inspector and/or a deputy fire marshal.

b. Re-inspection fees when required shall be ~~\$144.00~~ \$148.00 per hour, with a minimum of ~~\$72.00~~ \$74.00 per inspection.

c. Inspections for which no fee is established shall be ~~\$144.00~~ \$148.00 per hour, with a minimum of ~~\$72.00~~ \$74.00 per inspection

Exhibit A

- d. Additional plan review time required due to changes or revisions to already approved construction documents and plans shall be calculated at ~~\$144.00~~ **\$148.00** per hour, but shall not exceed an amount equal to the original plan check fee. Major revisions to construction documents or plans after approval or during plan review shall require a new plan review fee.
- e. There shall be a ~~\$30.00~~ **\$31.00** issuance fee added for each permit identified in Tables I (Building Permit Fees), VI (Grading and Erosion Control Permit and Plan Review Fees), and VII (Fire Fees).
- f. Permit fees not clearly defined by this section, or fees that are found by the building official and/or fire code official to be inequitable using a valuation base, shall be determined by the building official and/or fire code official by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.
- g. Expiration date extension fee. A fee of \$40.00 shall be assessed to process a permit expiration date extension request for CMI and RES permits. A fee of \$26.00 shall be assessed to process expiration date extension requests for other permit types covered under this title.
- h. *Fee refunds* . Requests for fee refunds must be made in writing by the permittee. The building official and/or fire official may authorize refund of a fee paid as follows:
- i. Refunding of not more than 80 percent of the permit fee paid when no work has commenced under a permit issued in accordance with this code.
 - ii. Authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.
 - iii. There shall be no refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.
- i. *Re-inspection/Trip Fees*. A re-inspection/trip fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.
- i. Re-inspection/trip fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or re-inspection.
 - ii. Re-inspection/trip fees may also be assessed under the following circumstances:
 - A. When the inspection record card and permit is not posted or otherwise available on the work site.
 - B. When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.
 - C. When there is deviation from the approved plans.
 - D. When required corrections have not been completed upon request for re-inspection.
 - E. When the cost per hour of inspection or re-inspection has exceeded the permit fee paid. A minimum of three inspections per category are allowed for all "single permit fee" permits.
 - iii. The permittee or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the re-inspection/trip fee notice.
 - iv. In instances where re-inspection/trip fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.
 - v. Reinspection/trip fees will be assessed on Electrical, Plumbing and Mechanical Permits where the number of requested inspections exceeds two. Reinspection fees may be assessed on all other permits where the number of requested inspections in a required inspection category exceeds three. See VMC 17.08.090(G) for limited trade reinspection fee requirements.
- j. *Work commencing before permit issuance*. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the building official and/or fire code official in addition to the required fees as set forth in this code.
- i. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.
 - ii. The investigation fee shall be paid prior to or at the time of the permit issuance.
 - iii. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of the Vancouver Municipal Code or other applicable laws.
 - iv. Such investigation fees may be in addition to any other penalty assessed under VMC Title 22.

(Ord. M-4247 § 3, 2018; ACM dated 12/12/2018, CPI Increase; ACM dated 11/7/2018, CPI Increase; ACM dated 12/19/2017, CPI Increase; ACM dated 11/23/2016, CPI Increase; Ord. M-4165 § 4, 2016; ACM dated 12/31/2015, CPI Increase; Ord. M-4079 § 11, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4052 § 7, 2013; Ord. M-4034 § 40, 2012; Ord. M-4013 § 1, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 12/1/2010, CPI Increase per 17.08.130; Ord. M-3958 § 14, 2010; ACM dated 12/14/2009, Calculation Error In Table I; Ord. M-3932 § 1, 2009; Ord. M-3895 § 1, 2008; Ord. M-3883 § 1, 2008; Ord. M-3863 § 9, 2008; Ord. M-3748 § 1, 2006; Ord. M-3660 § 4, 2004)

Exhibit A

17.08.130 Fees

TABLE I Building Permit Fees

2021 Fees

Valuation	Permit Fees
\$1 to \$500	\$29.13
\$501 to \$2,000	\$29.13 for the first \$500 plus \$3.78 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$85.86 for the first \$2,000 plus \$17.36 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$485.49 for the first \$25,000 plus \$12.51 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001.00 to \$100,000.00	\$798.54 for the first \$50,000 plus \$8.67 for each additional \$1,000 or fraction thereof up to and \$100,000
\$100,001 to \$500,000	\$1,232.07 for the first \$100,000 plus \$6.92 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$4,003.05 for the first \$500,000 plus \$5.89 for each additional \$1,000 or fraction thereof
\$1,000,001 & Up	\$6,948.35 for the first \$1,000,000 plus \$3.90 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$178.56 per section, with a minimum fee of \$357.12 per permit (this fee is in addition to the valuation-based fee for the site improvements required in addition to the set-up fee).

17.08.130 Fees

TABLE I Building Permit Fees

2022 Fees

Valuation	Permit Fees
\$1 to \$500	\$30.09
\$501 to \$2,000	\$30.09 for the first \$500 plus \$3.90 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$88.69 for the first \$2,000 plus \$17.93 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$501.51 for the first \$25,000 plus \$12.92 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001.00 to \$100,000.00	\$824.89 for the first \$50,000 plus \$8.96 for each additional \$1,000 or fraction thereof up to and \$100,000
\$100,001 to \$500,000	\$1,272.73 for the first \$100,000 plus \$7.15 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$4,135.15 for the first \$500,000 plus \$6.08 for each additional \$1,000 or fraction thereof
\$1,000,001 & Up	\$7,177.65 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$184.45 per section, with a minimum fee of \$368.90 per permit (this fee is in addition to the valuation-based fee for the site improvements required in addition to the set-up fee).

Footnotes:

1. For Commercial and Multi-Family Residential permits, an additional fee per **Table IV.1 - Fire - Building Permit Fees** shall be added to the amounts listed in Table I - Building Permit Fees, to cover actual costs relating to Fire Department acceptance inspection work.

17.08.130 Fees

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

Exhibit A

2021 Fees

Valuation	Permit Fees
\$1 to \$500	\$13.03
\$501 to \$2,000	\$13.03 for the first \$500 plus \$0.34 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$18.05 for the first \$2,000 plus \$1.30 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$48.06 for the first \$25,000 plus \$0.98 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$72.30 for the first \$50,000 plus \$0.63 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$104.61 for the first \$100,000 plus \$0.57 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$334.35 for the first \$500,000 plus \$0.53 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$597.61 for the first \$1,000,000 plus \$0.34 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$13.03 per section, with a minimum fee of \$26.07 per permit

17.08.130 Fees

4.1 Table IV.1

2022 Fees

Valuation	Permit Fees
\$1 to \$500	\$13.46
\$501 to \$2,000	\$13.46 for the first \$500 plus \$0.35 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$18.65 for the first \$2,000 plus \$1.34 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$49.65 for the first \$25,000 plus \$1.01 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$74.69 for the first \$50,000 plus \$0.65 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$108.06 for the first \$100,000 plus \$0.59 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$345.38 for the first \$500,000 plus \$0.55 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$617.33 for the first \$1,000,000 plus \$0.35 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$13.46 per section, with a minimum fee of \$26.93 per permit

Exhibit A

20.180.080 Fire Review Fees

Table 20.180.080 - Fire Review Fees			
		2021	2022
Section	Activity	Fee	Fee
1.	Planning and Development Review		
A.	Site Plan Review		
1.	Type I	\$ 310.00	\$ 320.00
2.	Type II	\$ 861.00	\$ 889.00
3.	All other site plan reviews (e.g., post decision review)	\$ 310.00	\$ 320.00
B.	Land Divisions		
1.	Short Subdivision (9 lots or less)	\$ 861.00	\$ 889.00
2.	Subdivision (10 lots or more)		
a.	Base Fee for first 23 lots	\$ 1,293.00	\$ 1,336.00
b.	Plus Fee per lot over 23	\$ 48.00	\$ 50.00
C.	Planned Development		
a.	Base Fee for up to 23 lots	\$ 1,293.00	\$ 1,336.00
b.	Plus fees for lot over 23	\$ 58.00	\$ 50.00
D.	Fire Official Review	\$ 262.00	\$ 262.00
E.	All Other Land Use applications	\$ 216.00	\$ 223.00

This fee was incorrect last year it should have been \$48.00 that is why it's \$50.00 this year.

No change | This needs to be removed by Fire Marshal on the next Code update per Heidi Scarpelli in 2019

Exhibit A

20.180.060 Planning Fees

Table 20.180.060

		2021 FEES	2022 FEES
Section	Activity		
1.	Address Changes	\$491.00	\$507.00
2.	Airport height combining district	\$700.00	\$723.00
3.	Appeals (to Hearing Examiner, Planning Commission, or City Council)		
A.	Filed by a recognized city neighborhood association	\$149.00	\$154.00
B.	Involving an individual single-family or duplex lot	\$689.00	\$712.00
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$1,969.00	\$2,034.00
4.	Archaeological Review		
A.	Pre-Determinations		
1.	Base Fee	\$641.00	\$662.00
2.	Plus fee per acre for each acre more than 5	\$108.00	\$112.00
B.	Surveys and other special studies	Cost Recovery ²	Cost Recovery ²
5.	Binding site plan		
A.	Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
B.	Detailed – Not requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
2.	Plus one half (1/2) comparable site plan review	See site plan review	See site plan review
6.	Boundary Line Adjustments		
	Base fee	\$1,034.00	\$1,068.00

Exhibit A

	Plus fee per lot for each additional lot more than two	\$335.00	\$346.00
7.	Comprehensive Plan Amendments (includes rezone in conjunction with plan amendment)	\$13,588.00	\$14,036.00
8.	Conditional Use Permit		
A.	Intial (Community Centers, Group Meal Service, Shelters)	\$1,478.00	\$1,527.00
B.	Initial (All Others)	\$8,322.00	\$8,597.00
C.	Major Modification, Type III	\$1,478.00	\$1,527.00
D.	Minor Modification, Type I	\$335.00	\$346.00
9.	Continuance of Public Hearing		
A.	Initiated by applicant after public notice is mailed	\$1,969.00	\$2,034.00
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.	\$1,969.00	\$2,034.00
C.	Hearing Examiner Reconsideration Request	\$1,969.00	\$2,034.00
10.	Covenant Release - Full and Partial	\$8,763.00	\$9,052.00
11.	Critical Areas Permit		
A.	Single-family and duplex lots (Fee per Applicable Critical Area)		
1.	Fish and Wildlife Habitat Areas	\$1,478.00	\$1,527.00
2.	Frequently Flooded Areas	\$296.00	\$306.00
3.	Geologic Hazard Areas	\$296.00	\$306.00
4.	Wetland Areas	\$1,478.00	\$1,527.00
B.	All Others (Fee per Applicable Critical Area)		
1.	Fish and Wildlife Habitat Areas	\$2,955.00	\$3,053.00
2.	Frequently Flooded Areas	\$679.00	\$701.00

Exhibit A

3.	Geologic Hazard Areas	\$679.00	\$701.00
4.	Wetland Areas	\$2,955.00	\$3,053.00
C.	Minor Exception Request		
1.	Single-family and duplex lots	\$679.00	\$701.00
2.	All others	\$709.00	\$732.00
D.	Reasonable Use Request		
1.	Single-family and duplex lots	\$4,334.00	\$4,477.00
2.	All others	\$8,619.00	\$8,903.00
E.	Digitizing Critical Areas Geographic Information	Cost Recovery2	Cost Recovery2
12.	Design Review (Downtown)		
A.	Minor exterior reviews only	\$591.00	\$611.00
B.	All others, including new buildings	\$1,969.00	\$2,034.00
13.	Development Agreement		
A.	Initial	\$6,624.00	\$6,843.00
B.	Modification	\$3,037.00	\$3,137.00
C.	Extension	\$563.00	\$582.00
14.	Extension of Preliminary Approval	\$689.00	\$712.00
15.	Grading and Erosion Control Permit (includes plan check and inspection)		
A.	50 cubic yards or less and less than 1 foot in depth	No fee	No fee
B.	51 to 100 c.y. or greater than 1 foot in depth	\$129.00	\$133.00
C.	101 to 500 c.y.		
1.	Base fee	\$258.00	\$267.00
2.	Plus fee per 100 c.y. (or fraction thereof) above 500 c.y. (Note: Maxium total grading and erosion control fee shall be \$362.00)	\$17.00	\$18.00
D.	Fees resulting from work in progress without a permit	2 x regular fee	2 x regular fee
16.	Home Occupation		
A.	General	\$196.00	\$202.00

Exhibit A

B.	Penalty - When application is received after code enforcement action has been initiated.	2 x regular fee	2 x regular fee
17.	Impact Fee Deferral for Single Family Housing (administrative fee per lot)	\$618.00	\$638.00
18.	Joint use parking agreement	\$1,107.00	\$1,144.00
19.	Land Use Permit (Single family residential; sheds; decks; driveways; fences, etc.)	\$51.00	\$53.00
20.	Lot Determination		
A.	Base fee (1-2 lots)	\$2,158.00	\$2,229.00
B.	Plus per lot fee over 2	\$689.00	\$712.00
21.	Master Plan²		
A.	Conceptual (requiring subsequent site plan review)	\$7,655.00	\$7,908.00
B.	Detailed (not requiring subsequent site plan review)	\$7,655.00 plus ½ applicable site plan review fee	\$7,908.00 plus ½ applicable site plan review fee
C.	Hybrid (conceptual approval for overall site, plus partial detailed approval)	\$7,655.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought	\$7,908.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought
22.	Planned Development		
A.	Residential		
1.	Base fee	\$2,394.00	\$2,473.00
2.	Plus fee per unit	\$108.00	\$112.00
3.	Minimum: Maximum: Subdivision fee reduced by ½ when filed simultaneously.	Min - \$3,423.00 Max - \$15,479.00	Min - \$3,536.00 Max - \$15,990.00
B.	Non-Residential		

Exhibit A

1.	Base fee	\$2,363.00	\$2,441.00
2.	Plus fee per sq. ft. – ground floor	\$0.60	\$0.62
3.	Plus fee per sq. ft. – upper floors	\$0.27	\$0.28
4.	Minimum: Maximum:	Min - \$3,516.00 Max - \$23,140.00	Min - \$3,632.00 Max - \$23,904.00
C.	Mixed		
1.	Base fee	\$2,363.00	\$2,441.00
2.	Plus fee per sq. ft. – ground floor	\$0.60	\$0.62
3.	Plus fee per sq. ft. – upper floors	\$0.27	\$0.28
4.	Minimum: Maximum: No rezone fee. Subdivision reduced by ½ when filed simultaneously.	Min - \$3,516.00 Max - \$23,301.00	Min - \$3,632.00 - \$24,070.00 Max
23.	Planning Official Review		
A.	Temporary Use		
1.	Seasonal or special event	\$96.00	\$99.00
2.	Temporary sales office, model home, or unforeseen emergency	\$289.00	\$299.00
3.	Temporary Use in a Commercial or Industrial District	\$1,359.00	\$1,404.00
B.	Similar Use Determination or Other	\$1,359.00	\$1,404.00
24.	Plat Alteration	\$6,361.00	\$6,571.00
25.	Post-Decision Reviews		
A.	Post-decision review – Type I	\$335.00	\$346.00
B.	Post-decision review – Type II	\$943.00	\$974.00
C.	Post-decision review – Type III	\$1,478.00	\$1,527.00
26.	Pre-Application Conference Process		
A.	Pre-application conference request - Single-family and duplex lots	\$296.00	\$306.00
B.	Pre-application conference request - all others	\$1,044.00	\$1,078.00
C.	Pre-application waiver request	\$149.00	\$154.00
	Zoning Verification Letter		

Exhibit A

27.	(authorizes replacement of destroyed structure)	\$226.00	\$233.00
28.	Reporting (misc. application and permit information)	Cost Recovery2	Cost Recovery2
29.	SEPA Checklist (Environmental Review)		
A.	Grading Permit		
1.	Single-family and duplex lots	\$131.00	\$135.00
2.	All other		
	a. Base Fee	\$965.00	\$997.00
	b. Plus fee per acre of land disturbed by the project	\$17.00	\$18.00
B.	Subdivision or Planned Development		
	a. Base fee	\$788.00	\$814.00
	b. Plus fee per acre of land disturbed by the project	\$9.00	\$9.30
C.	Site Plan Review – Residential		
	a. Base fee per unit up to 5 units	\$196.00	\$202.00
	b. Plus fee per unit more than 5	\$19.00	\$20.00
D.	Non-Projects (including rezone and annual review applications)	\$2,166.00	\$2,237.00
E.	All other reviews		
	a. Base fee	\$1,576.00	\$1,628.00
	b. Plus fee per acre of land disturbed by the project	\$52.00	\$54.00
F.	SEPA Procedural Appeal (See "Appeals-All others" for substantive SEPA appeal fee)	\$128.00	\$132.00
G.	Environmental Impact Statement (EIS) Review	Cost Recovery2	Cost Recovery2
30.	Shoreline Permits		

Exhibit A

A.	Shoreline Substantial Development Permit	\$6,892.00	\$7,119.00
B.	Shoreline Conditional Use Permit	\$7,582.00	\$7,832.00
C.	Shoreline Variance Request	\$7,582.00	\$7,832.00
31.	Short Subdivisions		
A.	Preliminary (9 lots or fewer) Plats	\$6,696.00	\$6,917.00
B.	Final Plat Check	\$2,275.00	\$2,350.00
32.	Signs - all except sandwich board signs	\$335.00	\$346.00
33.	Site Plan Review (Type I)		
A.	Residential	\$289.00	\$299.00
B.	Non Residential	\$1,359.00	\$1,404.00
C.	Qualifying Planned Action	Same as Type II Site Plan Review Fees	Same as Type II Site Plan Review Fees
34.	Site Plan Review (Type II) – Residential		
A.	Base fee	\$1,703.00	\$1,759.00
B.	Plus fee per unit	\$118.00	\$122.00
C.	Maximum fee:	\$24,009.00	\$24,801.00
35.	Site Plan Review (Type II) - Non Residential		
A.	General Case		
1.	Base fee	\$4,627.00	\$4,780.00
2.	Plus fee per sq. ft. – ground floor	\$0.18	\$0.19
3.	Plus fee per sq. ft. – upper floors	\$0.08	\$0.09
B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$3,160.00	\$3,264.00
C.	Land-extensive uses such as a golf course	\$3,809.00	\$3,935.00
D.	Unoccupied commercial and utility structures	\$1,754.00	\$1,812.00

Exhibit A

36.	Special Valuation – Historic Preservation	\$500.00	\$517.00
37.	Subdivisions – Preliminary		
A.	2-9 Lots (not qualifying as a short subdivision)	\$7,080.00	\$7,314.00
B.	10-22 Lots	\$10,238.00	\$10,576.00
C.	23+ Lots		
1.	Base fee (for first 23 lots)	\$10,238.00	\$10,576.00
2.	Plus fee per lot (each lot more than 23)	\$256.00	\$264.00
D.	In conjunction with a planned development	1/2 regular fee	1/2 regular fee
38.	Subdivisions – Final Plat Check	\$5,156.00	\$5,326.00
39.	Tenant improvement (if exempt from site plan review)	\$96.00	\$99.00
40.	Tree plan review		
A.	Levels 1, 2, 4, 5	\$325.00	\$336.00
B.	Levels 3, 6, 7	\$108.00	\$112.00
41.	Variance (full fee for 1 variance; 1/2 cost for 2nd; \$0 for 3rd or more)		
A.	Type I		
1.	Single-family and duplex lots	\$679.00	\$701.00
2.	All other	\$709.00	\$732.00
B.	Type II		
1.	Single-family and duplex lots	\$2,139.00	\$2,210.00
2.	All other	\$5,154.00	\$5,324.00
42.	Zoning Certificates	\$739.00	\$763.00
43.	Zoning Map or Text Change (not involving comprehensive plan amendment)	\$8,877.00	\$9,170.00

1 Fees effective on January 1, **2021**, shall be further adjusted as provided for under VMC 20.180.050.

Exhibit A

2 Cost Recovery: Applicants or persons requesting reports will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate of 30 percent.

3 Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30 percent reduction in the fee for stormwater and transportation plan review.

(Ord. M-4255 § 4, 2018; ACM dated 11/7/2018, CPI Increase; ACM dated 12/20/2017, CPI Increase; Ord. M-4205 § 1; ACM dated 11/23/2016, CPI Increase; Ord. M-4172 § 3, 2016; ACM dated 12/31/2015, CPI Increase; Ord. M-4097 § 2, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4034 § 4, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 1/25/2011, CPI Increase; Ord. M-3959 § 5, 2010; Ord. M-3932 §§ 2, 3, 2009; Ord. M-3922 § 5, 2009; Ord. M-3895 § 3, 2008; Ord. M-3844 § 4, 2007; Ord. M-3840 § 5, 2007; Ord. M-3701 § 5, 2005; Ord. M-3692 § 10, 2005; Ord. M-3663 § 4, 2004; Ord. M-3643, 2004)

Exhibit A

Table 20.180.070 – Development Engineering Fees

Section	Engineering Activity	2021	2022
1.	Binding Site Plan (in addition to underlying site plan review fee)	See short plat or subdivision	See short plat or subdivision
A.	Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
B.	Detailed – Not requiring subsequent site plan review		
1.	Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
2.	Plus same as comparable site plan review	See site plan	See site plan
2.	Conditional Use Permit		
A.	Stormwater plan review	\$ 992.00	\$ 1,025.00
B.	Transportation plan review	\$ 1,334.00	\$ 1,378.00
3.	Continuance of Public Hearing (applicant initiated)	\$ 566.00	\$ 585.00
4.	Drainage Projects (special)		
A.	Plan review fee	\$ 503.00	\$ 520.00
B.	Construction inspection fee	\$ 516.00	\$ 533.00
C.	Fees resulting from working without a permit	2 x Regular Fee	2 x Regular Fee
5.	Escrow Review and Administration		
A.	\$0 to \$10,000 (Final city approved escrow amount)		
1.	Base fee	\$ 336.00	\$ 347.00
2.	Plus percentage of final city approved escrow amount	1.50%	1.50%
B.	\$10,001 to \$100,000 (Final city approved escrow amount)		
1.	Base fee	\$ 674.00	\$ 696.00
2.	Plus percentage of final city approved escrow amount	1.00%	1.00%
C.	Greater than \$100,000 (Final city approved escrow amount)		
1.	Base fee	\$ 1,347.00	\$ 1,391.00
2.	Plus percentage of final city approved escrow amount	1.00%	1.00%
6.	Inspection Fees – Additional		
A.	Construction inspection after normal work hours ¹	Cost recovery ²	Cost recovery ²
B.	Construction re-inspection during normal work hours	Cost recovery ²	Cost recovery ²
7.	Plan Review, Final Engineering – Additional		
A.	Each additional review (beyond 3) for either stormwater or transportation	\$ 523.00	\$ 540.00
8.	Post Decision Review – Specifications		
A.	Change specifications prior to submittal	No fee	No fee
B.	Change specifications after first review	1/2 regular fee	1/2 regular fee
C.	Change specifications after final approval	Full regular fee	Full regular fee
9.	Right-of-way Permits		
A.	City of Vancouver		
1.	Base fee	\$ 135.00	\$ 139.00
	Plus fee per lineal foot of improvement		

Exhibit A

2.	(includes all frontage improvements and trenching in right-of-way)	\$ 2.42	\$ 2.50
B.	Clark County	Amount per Clark County Code (CCC) 13.12A as amended	Amount per Clark County Code (CCC) 13.12A as amended
C.	WSDOT	\$ 299.00	\$ 309.00
10.	Site Plans		
A.	Stormwater plan review (includes preliminary and final) ³		
1.	General Case:		
	a. Base fee:	\$ 1,495.00	\$ 1,544.00
	Plus charge per square foot of impervious area as follows (including roof area):		
	b. First 1.00 acre	\$ 0.04	\$ 0.04
	c. Next 1 to 5 acres	\$ 0.02	\$ 0.02
	d. Over 5 acres	\$ 0.004	\$ 0.004
2.	Unoccupied commercial and utility structures	\$ 484.00	\$ 500.00
3.	Tenant Improvements	\$ 101.00	\$ 104.00
B.	Transportation plan review (includes preliminary and final) ³		
1.	General case	\$ 3,818.00	\$ 3,944.00
2.	Unoccupied commercial and utility structures	\$ 1,586.00	\$ 1,638.00
3.	Tenant Improvements	\$ 140.00	\$ 145.00
C.	Construction inspection fees (stormwater and transportation)		
1.	Small projects (less than 1 acre of impervious surface)		
	a. Base Fee	\$ 957.00	\$ 989.00
	b. Plus charge per square foot of impervious surface	\$ 0.01	\$ 0.01
2.	Medium projects (1.0 to 4.99 acres of impervious surface)		
	a. Base Fee	\$ 1,913.00	\$ 1,976.00
	b. Plus charge per square foot of impervious surface	\$ 0.005	\$ 0.005
3.	Large projects (over 5 acres of impervious surface) -- \$10,000 maximum.		
	a. Base Fee	\$ 3,825.00	\$ 3,951.00
	b. Plus charge per square foot of impervious surface	\$ 0.002	\$ 0.002
4.	Unoccupied commercial and utility structures	\$ 319.00	\$ 330.00
5.	Tenant Improvements	\$ 101.00	\$ 104.00
11.	Short Subdivisions (2-9 lots)		
A.	Plan review fee (includes preliminary and final)		
1.	Stormwater	\$ 1,494.00	\$ 1,543.00
2.	Transportation	\$ 2,075.00	\$ 2,143.00
B.	Construction Inspection Fee		
1.	Stormwater	\$ 1,302.00	\$ 1,345.00
2.	Transportation	\$ 1,302.00	\$ 1,345.00
12.	Subdivision (2-9 lots, not qualifying as short subdivision)	Same as Subdivision	Same as Subdivision

Exhibit A

13.	Subdivision		
A.	Plan review fees		
1.	Stormwater		
	a. Base fee	\$ 1,347.00	\$ 1,391.00
	b. Plus per lot fee		
	1. less than 23 lots	\$ 57.00	\$ 59.00
	2. 23 or more lots	\$ 51.00	\$ 53.00
2.	Transportation		
	a. Base fee	\$ 2,989.00	\$ 3,088.00
	b. Plus per lot fee	\$ 72.00	\$ 74.00
B.	Construction inspection fees		
1.	Stormwater		
	a. Base fee	\$ 887.00	\$ 916.00
	b. Plus per lot fee	\$ 87.00	\$ 90.00
2.	Transportation		
	a. Base fee	\$ 2,796.00	\$ 2,888.00
	b. Plus per lot fee	\$ 26.00	\$ 27.00
14.	Street Modification – Transportation		
A.	Prior to public hearing or administrative decision		
1.	Administrative modification	\$ 188.00	\$ 194.00
2.	Technical (minor) modification	\$ 1,370.00	\$ 1,415.00
3.	Design (major) modification	\$ 2,720.00	\$ 2,810.00
B.	After public hearing or administrative decision		
1.	Administrative modification	\$ 188.00	\$ 194.00
2.	Technical (minor) modification	\$ 1,719.00	\$ 1,776.00
3.	Design (major) modification	\$ 3,077.00	\$ 3,179.00
C.	Appeal to Hearing Examiner	\$ 1,370.00	\$ 1,415.00
15.	Traffic Signal Plan Review and Inspection		
A.	Plan review fee	\$ 4,485.00	\$ 4,633.00
B.	Civil construction inspection fee	\$ 2,693.00	\$ 2,782.00
16.	Transportation Concurrency Review		
A.	Concurrency certificate request evaluation (preliminary scoping)	\$ 188.00	\$ 194.00
B.	Traffic study review	\$ 374.00	\$ 386.00
C.	Model maintenance fee per trip (peak hour); \$1,500 maximum.	\$ 57.00	\$ 59.00
17.	Variance (all cases)		
A.	Stormwater	\$ 748.00	\$ 773.00
B.	Transportation	\$ 1,037.00	\$ 1,071.00
18.	Right-of-Way Use Permit Fees		
A.	Type A Application Fee Short Term Permit	\$ 31.00	\$ 32.00
B.	Type B Encroachment Permit Fee	\$ 31.00	\$ 32.00
C.	Type C Use Fee Temporary Useand Occupation Permit	\$ 31.00	\$ 32.00
D.	Type D Long-Term ROW Use and Occupation Permit	\$ 539.00	\$ 577.00
E.	Type E Material Encroachment Permit	\$ 2,234.00	\$ 2,308.00

1 Costs for construction inspection services scheduled after normal business hours solely for the convenience of the contractor (i.e., not resulting from delays caused by the city) shall be reimbursed to the city on a cost recovery basis(see Note2).

2 Cost recovery. Contractor will be required to sign an agreement that they will pay actual costs of the inspection. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of 30%. The contractor will be sent an itemized billing.

Exhibit A

3 Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30 percent reduction in the fee for stormwater and transportation plan review.

(ACM dated 11/7/2018, CPI Increase; Ord. M-4223 § 4, 2017; ACM dated 12/20/2017, CPI Increase; ACM dated 11/23/2016, CPI Increase; ACM dated 12/31/2015, CPI Increase; Ord. M-4097 § 3, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4034 § 5, 2012; Ord. M-4016 § 3, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 1/1/2011, CPI Increase; Ord. M-3959 § 6, 2010; Ord. M-3932 § 4, 2009; Ord. M-3922 § 6, 2009; Ord. M-3895 § 4, 2008; Ord. M-3769 § 1; Ord. M-3643, 2004)



Staff Report: 077-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/13/2022

SUBJECT Housing Code Update

Key Points

- Like many communities, Vancouver faces a housing affordability crisis, reflected in the 2016 Vancouver Affordable Housing Task Force report and ongoing increases in the cost of housing citywide.
- Eight zoning text changes are proposed, most allowing housing types currently allowed in other jurisdictions in Clark County, and focusing on middle income housing. Two are state mandates targeting affordable and specialty housing. If changes are adopted, most subsequent development proposals would require at least one public hearing or administrative review with notice to be implemented.
- Proposed changes were adopted following a two-year process, with 10 City Council and Planning Commission workshops, eight neighborhood association meetings, two neighborhood umbrella meetings, and four developer meetings.

Strategic Plan Alignment

Goal 6: Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services – “20-minute neighborhoods”

Goal 8: Strengthen commercial, retail and community districts throughout the city

Present Situation

Proposed changes are summarized below. All were recommended for approval unanimously by the Planning Commission at an [April 12 public hearing](#), except where otherwise noted:

1. Creation of standards for a new R-17 zoning district allowing single family homes on 2,000 to 5,000 square foot lots, subject to access and streetfront requirements, and compliance with existing Narrow Lot standards. Streetfront and access standards would also be applied to existing R-9 and R-6 zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.

2. Creation of standards for a new R- 50 zoning district allowing multi-family homes at densities up to 50 units per acre. One parking space per unit would be required in the new R-50 zone, and for new developments in existing multi-family zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.
3. Changes to parking standards for multi-family and specialty housing in response to new state requirements. Allows market rate apartments within ¼ mile of transit lines running every 35 minutes, or anywhere in CX zone, to provide 0.75 parking spaces per unit. Allows long term income-restricted housing affordable to households making 60% Area Median Income (AMI) or less to provide 0.75 spaces per unit citywide. Allows senior and disabled persons housing to provide no parking citywide for residents, but adds parking requirements for staff and visitors. Would require site plan review to implement.
4. A density bonus for income-restricted housing projects in response to a new state requirement. Allows density bonuses (up to 50% for single family homes and 100% for multi-family homes) for housing projects affordable to households earning up to 80% of Area Median Income. Would require site plan or subdivision review to implement.
5. New standards allowing cottage cluster developments in single family zones, whereby higher densities are allowed, but with smaller than normal homes with cottage features oriented around common open spaces. Subdivision or site plan review would be required to implement.
6. Updated requirements for minimum setbacks between new apartments and existing single-family homes, requiring apartments to be setback five feet from property lines, plus an additional three feet for every one foot of building height above 35 feet, up to a maximum requirement of 15 feet.
The Planning Commission split 3-3 and thus did not advance a recommendation. Those voting against an updated and increased setback for taller apartments noted that doing so would reduce housing opportunities. The proposed change noted above and included in the ordinance is the original staff recommendation.
7. New micro-housing standards allowing apartments with shared kitchen and bathroom facilities without on-site staff.
The Planning Commission voted 4-2 to recommend new standards allowing micro-housing apartments with shared facilities, but with an added limitation that micro-housing developments not be eligible for the new affordable housing density bonus allowed by proposal #4 above. The two votes against wished to allow eligibility for the affordable housing density bonus if threshold standards were met. Based on Council comments at the May 12 workshop, two ordinances are provided at the June 13 first reading, one allowing micro-housing to be eligible for the affordable housing density bonus, one not allowing eligibility.
8. Updated ADU standards allowing historical garages within side and rear building setbacks to be converted to ADUs if they meet all other ADU and building standards and are no taller than 15 feet.
9. Although not subject to public hearing review, City staff are also developing expedited building permit review processes for new single family homes providing features that facilitate aging-in-place.

Public comment through the process has been mixed and varied, with parking and densification

being the most common concerns. Comments received prior to the May 16, 2022 Council workshop are summarized in the workshop staff report. Those received since are listed in Attachment C of this memorandum. Development community comments were in favor of the overall project, with concerns about single family home garage width limitations and alley provisions in #1 above, and allowances for larger cottages in #5.

Advantage(s)

- Expands housing density, size and type options citywide, particularly for smaller and lower cost housing.
- Facilitates change that is likely to be modest-paced rather than rapid.
- Complies with recent state mandates.

Disadvantage(s)

Does not address need for additional housing flexibility in existing single-family zones which constitute the largest designation by area citywide; this will be addressed in future action through the forthcoming comprehensive plan update process.

Budget Impact

No significant impacts anticipated.

Prior Council Review

Workshops or communications discussions on May 16 and March 21, 2022, and in September and June 2021, and March 2020.

Action Requested

On June 13, 2022, approve either attached ordinance A (does not allow micro-housing apartments to be eligible for an affordable housing density bonus) or ordinance B (allows micro-housing apartments to be eligible for an affordable housing density bonus if thresholds are met), setting date of second reading and public hearing for June 27, 2022.

Bryan Snodgrass, Principal Planner, 360-487-7946

ATTACHMENTS:

- ▢ Presentation
- ▢ Ordinance A
- ▢ Ordinance B
- ▢ Attachment C - Public Comment

Housing Code Updates



June 27, 2022 Vancouver City Council Public Hearing

Bryan Snodgrass, Principal Planner, and Becky Coutinho,
Associate Planner, Community Development Department

www.cityofvancouver.us/cdd/page/housing-code-updates

Project Context

- Population growth, housing underproduction and rising housing costs- locally, regionally and statewide
- Regional affordable housing crisis exacerbated by the pandemic and associated impacts like a lack of childcare availability
- City residential development codes that have not fully adapted to changing circumstances and market trends
- Council priorities for equity, safety and climate action
- Statewide legislative changes in last several sessions related to housing supply and affordability, including mandates for local jurisdictions
- Upcoming Comprehensive Plan update that will develop a more comprehensive approach to housing strategy, including middle housing

Project Goals

- Increase housing options, particularly of smaller, less costly housing types, with incremental change envisioned to overall housing supply
- Make modest to moderate changes, and allow housing types already allowed elsewhere in Clark County or statewide
- Promote efficient development, maintain neighborhood livability with gradual rather than rapid change, and plan for the long term
- Support private market development of attainable housing
- Implement 2016 Affordable Housing Task Force recommendation
- Respond to housing needs and conditions discussed at March 28 Council workshop

Process to date

- Ten Planning Commission and City Council workshops, most recently May 16
- Meetings with 8 individual neighborhoods associations and two neighborhood umbrella groups (Alliance and Leaders)
- Four developer meetings, one meeting with housing providers and advocates
- On-line engagement through project website, neighborhood newsletter, Be Heard Vancouver
- All components recommended 6-0 by Planning Commission at April 12 hearing unless noted



Considerations from 5/16 Council Discussion

- This is a first modest step in addressing the housing supply deficit that exists in our community and will have a modest impact on housing supply and affordability over time.
- It brings the City closer to alignment with some of the smaller jurisdictions locally and other comparable jurisdictions in the state.
- More significant work on increasing housing options and supply is forthcoming through the Comprehensive Plan update process.
- The overall community benefit of modest increases in density and allowed types and sizes of housing over time is more housing, at generally lower prices.

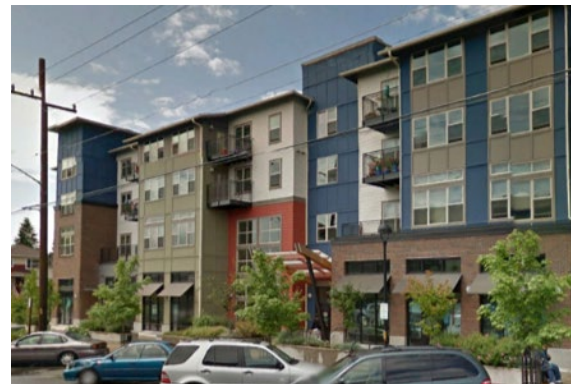
Buildings with more units can take many forms



**Evergreen Townhomes,
Evergreen & S Street, 21
units per acre**



**K West Apartments, Fourth
Plain & 57th Avenue, 35
units per acre**



**NIA Apartments &
Townhomes in White Center,
WA, 59 units per acre**

Buildings with more units can take many forms



**Esther Short Commons,
8th & Esther, 82 units per
acre**



**The Hamilton- 20th &
Broadway, 157 units per
acre**



**The Uptown- Main &
McLoughlin, 185 units per
acre**

New Single-Family R-17 Zoning District Standards

- Requires rezone approval, and land division approval, with hearings.
- Limits garage widths to $\frac{1}{2}$ front façade or 10 feet, requires front door, limits housing repetition, and facilitates alleys, for single family homes in the existing R-9, R-6 and multi-family districts in addition to new R-17.
- Allows duplexes, triplexes and fourplexes as well as SFR.
- Requires compliance with existing city narrow lot standards, including provisions for utilities, parking, alley incentives.
- Alleys required unless unfeasible for lots below 3,000 square feet, encouraged otherwise.
- Home fronts required to vary between adjacent two homes only, not those across a street.



New R-17 – Compliance with Narrow Lots Standards

VMC 20.927, Narrow Lot Developments, requires:

- On/off site improvement plans addressing utilities, driveways and street trees
- One guest parking space per 3 lots
- Solid waste/recycling access plan
- Alley standards
- Shared driveway standards



Proposed New Multi-Family R-50 Zoning District

- Requires rezone with hearing, and site plan review to implement.
- Allow apartments of densities up to 50 units per net acre maximum .
- Increase maximum lot coverage and building height to provide more flexibility.
- Decrease minimum parking requirement from 1.5 to 1 spaces/unit to be consistent with Citywide SFR standard. Also apply to other MFR zones. Projects can provide more parking if desired.



State Mandated Parking Reductions Near Transit

Housing Type	Current City	State Mandate	Recommended New City
Market Rate MFR	1.5 spaces/unit	0.75 spaces/unit within ¼ mile of transit stop with 15-minute service	0.75 spaces/unit within ¼ mile of transit line with 35-minute service intervals, 1.0 spaces/unit elsewhere
Very affordable housing (50% AMI)	1.5 spaces/unit	0.75 spaces/unit within ¼ mile of transit stop with 30-minute service	0.75 spaces/unit for affordable (60% AMI) housing citywide.
Senior housing	1.0 spaces/unit	Zero spaces/unit within ¼ mile of transit stop with 15-minute service. Can require guest and staff parking	0.75 spaces/employee plus one visitor space per 10 residents citywide.
Disabled	1.5 spaces/unit	Zero spaces/unit if within ¼ mile of transit stop with 15-minute service. Can require guest and staff parking.	0.75 spaces/employee, plus one visitor space per 10 residents, citywide

Mandated Density Bonus for Affordable Housing

- GMA requires allowing density bonus for long term affordable housing (defined in this case at 80% AMI for 50 years) owned or controlled by faith-based organizations
- Proposal would expand eligibility to any party providing a guarantee of meeting the threshold, with density bonus of:
 - 50% in single family zones
 - 100% in multi-family zones
- Bonus would not authorize types of structures or building heights not allowed by underlying zone. No apartments in single-family residential zones.



Cottage Cluster Housing

- Allow clusters of small cottages around common courtyards in single-family zones
- Limit density to twice underlying zoning.
- Allow 4-12 cottages with sloped roofs and porches. Limit single units to 1,600 sf and duplexes to 3,000 sf both with 25' height limit, with allowances for 30' in project interior.



Cottage Cluster Housing (cont.)

- At least 75% of cottage units must be near common courtyard that is generally square or round, and connected to it by pedestrian path
- Courtyard must be sized at 200 sf per cottage
- One parking space per cottage unit required. On-street parking credited.
- Requires public hearing if subdivision involved, site plan review with notice otherwise.



Housing Code Updates- 14

Setbacks for New Apartments Next to Existing Homes

- Current code based on underlying zoning requires 5-foot setback from the property line, with 6-foot high shrub screen or fence
- Planning Commission split 3-3, with half wanting no change to existing requirement. No Commission recommendation forwarded.
- Proposal includes original staff recommendation for additional one foot setback for every three feet of proposed building height over 35 feet. 50 foot building would be setback 10 feet.
- Requires site plan review.

Micro-housing – MFR with shared Kitchen and Bathroom

- Allow apartments with shared kitchen or bathroom facilities in multi-family zones.
- Currently allowed only in medical or recovery context with on-site staff. Proposed to allow apartments without staff.
- Planning Commission recommended by 4-2 with provision that micro-housing couldn't be combined with affordable housing density bonus.
- Requires site plan review to develop.



ADUs in Existing Garages within Setbacks

- Existing historic garages in setbacks can't currently be converted to ADUs.
- Proposal would allow replacement or conversion to ADUs provided building and planning standards met, and height of structure within setback limited to 15 feet.
- Requires building permit review.



New Homes to facilitate Aging-in-Place

- Incentivize new home construction to support aging in place through wide doorways, first floor bathrooms, and zero-step entries.
- Proposal would expedite building permit review timelines, provide information for applicants, and designate a staff contact.
- No vote required because only process changes involved. Supported by Planning Commission, also without vote.



Return for Council questions, public hearing, deliberations, and decision

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www.cityofvancouver.us/cdd/page/housing-code-updates



ATTACHMENT A

{Does not allow micro housing apartments to be eligible for affordable housing density bonus.}

06/13/22

06/27/22

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20.945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted Vancouver Municipal Code (VMC) Title 20 Land Use and Development Code (last amended through Ordinance M-4034); and

WHEREAS, the City of Vancouver faces increasing affordable housing challenges and rising housing costs and challenges in providing sufficient housing for all economic segments as documented in the [2016 City of Vancouver Affordable Housing Task Force Report](#) and a March 28, 2022 City Council workshop presentation and discussion; and

WHEREAS, to increase housing options and supply, comply with new state mandates, and facilitate incremental change, the Vancouver Community Development Department embarked on a two year community engagement process encompassing ten public workshops before the Vancouver Planning Commission and City Council, eight meetings with individual neighborhood associations, two meetings with citywide neighborhood umbrella groups, four meetings with developers, and ongoing online outreach through a project website, Be Heard Vancouver information, and project surveys; and

WHEREAS, at an April 12, 2022 duly advertised public hearing following a March 8 duly advertised public workshop, the Planning Commission voted unanimously to recommend that the City Council adopt six proposed zoning code text changes, voted 4-2 to recommend adoption of one other zoning code text change related to micro housing apartments with shared bath or kitchen facilities, and

ORDINANCE - 1

voted 3-3 with no Commission recommendation moving forward on one other zoning code text change related to setbacks between new apartment development and abutting single family homes; and

WHEREAS, the City Council will be conducting a duly advertised public first reading on June 13, and duly advertised public hearing on June 26, 2022; and

WHEREAS, the cumulative environmental impacts of the proposed zoning text changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act (SEPA). A Notice of Determination of Non-significance (DNS) was issued on April 1, 2022, for the proposed zoning code text changes and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria Zoning Plan Map and Text Amendments (VMC 20.285); and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The findings and conclusions as set forth in the staff report for the April 12, 2022, Planning Commission Public Hearing are hereby adopted as the City Council's findings of fact; and

Section 2. Zoning Code Text Changes.

a. The following portions of Vancouver Municipal Code Section 20.410, are amended as follows:

20.410.020 List of Zoning Districts.

A. R-2: Low-Density Residential District. The R-2 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 20,000 square feet and a density of 1.8 to 2.2 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-2 zoning district was referred to as R1-20 zone prior to March 11, 2004.

B. R-4: Low-Density Residential District. The R-4 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a

minimum lot size of 10,000 square feet and a density of 2.3 to 4.4 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-4 zoning district was referred to as R1-10 zone prior to March 11, 2004.

C. R-6: Low-Density Residential District. The R-6 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 7,500 square feet and a density of 4.5 to 5.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-6 zoning district was referred to as R1-7.5 zone prior to March 11, 2004.

D. R-9: Low-Density Residential District. The R-9 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 5,000 square feet and a density of 5.9 to 8.7 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-9 zoning district is a new zoning district that combines what was referred to as R1-6 and R1-5 zones prior to March 11, 2004. (Ord. M-3643, 2004)

E. R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses.

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](#) 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	R-17
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USE	R-2	R-4	R-6	R-9	R-17
RESIDENTIAL					
Household Living	P ¹	P ¹	P ¹	P ¹	P¹
Group Living	P/X ¹	P/X ¹	P/X ¹	P/X ¹	P/X¹
Home Occupation	L ²	L ²	L ²	L ²	L²
Medical Center Residential	L ²³	L ²³	L ²³	L ²³	L²³
HOUSING TYPES					
Single Dwelling, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸	L¹⁸
Single Dwelling, Detached	P	P	P	P	P
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L⁴
Duplexes ²²	L ²¹	L ²¹	L ²¹	L ²¹	L²⁴
Multi-Dwelling Units	X	X	X	X	L²⁴
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵	L⁵
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X¹⁹
New Manufactured Homes	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L²⁰
Cottage Cluster Housing	p²⁵	p²⁵	p²⁵	p²⁵	X
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Centers	X	X	X	X	X
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶	C⁶
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C⁷

USE	R-2	R-4	R-6	R-9	R-17
Day Care					
- Family Day Care Home	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
- Child Care Center	L/C ¹¹	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	L/C/X ⁹
Emergency Services (except ambulance services)	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Ambulance Services	X	X	X	X	X
Medical Centers	X	X	X	X	X
Parks/Open Space					
- Neighborhood Parks	P	P	P	P	P
- Community Parks	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C
- Regional Parks	C	C	C	C	C
- Trails	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰
Postal Service	C	C	C	C	C
Religious Institutions	L/C ¹¹	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	L/C ¹¹
Social/Fraternal Clubs	X	X	X	X	X
Transportation Facility	C ¹²	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	L/C/X ¹³
Eating/Drinking Establishments	X	X	X	X	X
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	X	X	X	X
General Retail					
- Sales-Oriented	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- Personal Services	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- 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
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	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

USE	R-2	R-4	R-6	R-9	R-17
Marina	C	C	C	C	C
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
Rail Lines/Utility Corridors	P	P	P	P	P
Temporary Uses	L ¹⁶	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	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 Parks. Manufactured Home Developments established prior to July 1, 2005, are exempt from the standards of VMC [20.410.050\(F\)](#), Criteria for Placement of Manufactured Homes, 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 VMC [20.895.040](#), 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 VMC [20.860.020\(B\)\(1\)](#) through [\(B\)\(7\)](#); facilities with seven to 12 adults allowed as conditional uses; and larger facilities are prohibited.

10 Community parks that meet all of the criteria contained in VMC [20.410.050\(E\)\(1\)](#) are permitted by limited uses; all others require conditional use approval. Trails are limited uses subject to the additional development standards contained in VMC [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 VMC [20.410.050\(D\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with Chapter [20.840](#) VMC, Child Care 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 three- to six-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 square feet in planned developments of 150 units or more. See VMC [20.260.020\(B\)\(1\)\(b\)\(2\)](#).

15 Subject to provisions in VMC [20.895.030](#).

16 Subject to provisions in Chapter [20.885](#) VMC, except sales of fireworks which is prohibited in residential zones.

17 Building-mounted antennas are allowed by conditional use on nonresidential buildings in single-family residential zones subject to requirements contained in Chapter [20.890](#) VMC, Wireless Communication Facilities.

18 Subject to VMC [20.260.020\(B\)\(1\)\(a\)\(2\)](#), planned development, and subject to VMC [20.910.050](#), Zero Lot Line Developments.

19 A "designated manufactured home" is exempt from the development standards of VMC [20.410.050\(F\)](#) 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 five years of the date of the original placement.

20 Subject to VMC [20.410.050\(F\)](#), Development Standards – Criteria for Placement of Manufactured Homes.

21 Subject to Chapter [20.920](#) VMC, Infill Development Standards.

22 Existing duplexes built on lots meeting the minimum infill lot size standards of 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 [20.680.040](#).

24 Two-family dwellings (Duplexes), three-family, or four-family dwellings are permitted subject to density and development standards of the R-17 district.

25. Pursuant to VMC 20.950, Cottage Cluster Standards

(Ord. M-4255 § 6, 2018; Ord. M-4254 § 3(BB), 2018; Ord. M-4187 § 5, 2016; Ord. M-4071 § 7, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 2, 2012; Ord. M-4034 § 10, 2012; Ord. M-4024 § 6, 2012; Ord. M-4002 § 5, 2011; Ord. M-3931 § 9, 2009; Ord. M-3922 § 19, 2009; Ord. M-3840 § 18, 2007; Ord. M-3709 § 4, 2005; Ord. M-3663 § 12, 2004; Ord. M-3643, 2004)

20.410.040 Minimum and Maximum Densities.

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on minimum lot size. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set at just above the maximum density of the next less intense zone.

B. *Maximum and minimum densities.* The maximum and minimum densities for the Low-Density Residential Districts are contained in Table 20.410.040-1.

Table 20.410.040-1 Minimum and Maximum Densities and Lot Sizes ^{1, 2}				
Zone	Minimum Lot Size	Maximum Net Density	Maximum Average Size	Minimum Net Density
R-2	20,000 sf	2.2	30,000 sf	1.8
R-4	10,000 sf	4.4	19,000 sf	2.3
R-6	7,500 sf	5.8	10,500 sf	4.5
R-9	5,000 sf	8.7	7,400 sf	5.9
R-17	2,000 sf	21.8	4,900 sf	8.8

1 The minimum and maximum density factors shall only be used for calculating densities of planned unit developments governed by VMC [20.260](#), infill development, density transfer, and situations where an existing house is allowed on a larger than maximum lot size per VMC [20.410.040.C.2.c](#) (Exceptions). Minimum densities shall be calculated based on the gross area of the site minus any public rights-of-way, street tracts, private road easements, lots for dwellings existing on December 11, 2004, or designated critical areas."

2. Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density and reduce the associated minimum lot size requirement of the underlying zone by up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones, provided this is not used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

C. *Exceptions.* The following exceptions are permitted to the lot size and density provisions for the R-2- R-9 zoning districts contained in Table 20.410.040-1 above:

1. Minimum lot size/maximum density:

- a. Lots developed or approved before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.410.010-1 above.
- b. Non-residential uses are exempt from minimum lot sizes.
- c. Within a development of two or more lots, the minimum lot size may be averaged as long as no lot is smaller than 80% of the minimum required lot size.
- d. Legal lots of record (lots legally created) that do not meet the minimum lot size requirement may be developed with a single dwelling unit.
- e. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Maximum lot size/minimum density:

- a. Non-residential uses are exempt from maximum lot sizes.
- b. On large parcels containing an existing dwelling on March 11, 2004, a lot no greater than one acre may be created around the existing dwelling with the remainder platted to create the number of dwelling units required within the range of minimum and maximum density established for the zoning district in which the parcel is located.
- c. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.
- d. On sites that contain sensitive environmental conditions, all or a portion of the sensitive resources areas may be deducted from the gross lot area before the minimum and maximum densities are calculated unless the applicant chooses to transfer density per the requirements of Chapter [20.940](#) VMC, On-Site Density Transfers.

3. *Planned Developments.* See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 10, 2009; Ord. M-3701 § 13, 2005; Ord. M-3643, 2004)

20.410.050 Development Standards.

A. *Compliance Required.* All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained a variance(s) in accordance with Chapters [20.290](#) VMC.

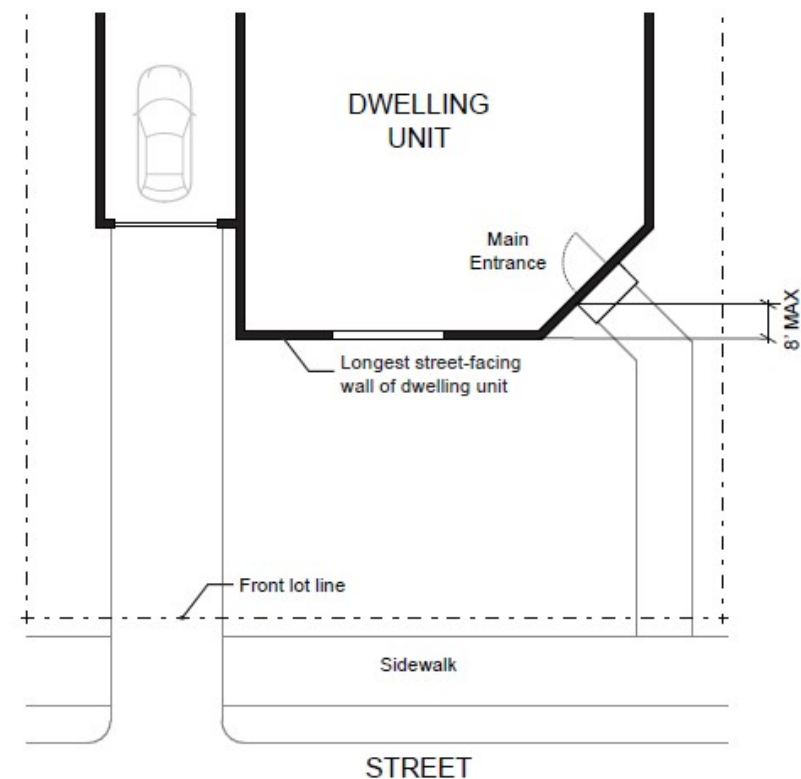
2. All other applicable standards and requirements contained in this title.

B. *Development standards.* Development standards in low-density residential zoning districts are contained in Table 20.410.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

1. Additional standards within R-6, R-9, and R-17 Zoning Districts. The following standards are in addition to the requirements in Table 20.410.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must have a porch or entry, and face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front façades of detached single- family structures facing the same street are prohibited. Sufficient differences can be achieved through meeting at least three of the following design features:

- i. Varied or staggered front setbacks, with variations of at least five feet;
- ii. Different building heights, with the two heights varying by at least five feet;
- iii. Varied rooflines such as hipped or pitched roofs;
- iv. Different window opening locations and designs;
- v. Different garage location, configuration, and design.

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

- i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as significant variations in topography, irregular site shape, or presence of natural resource constraints
- ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of [VMC 20.927.040.A.5.d garage width standards.](#) }

Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

- i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.
 - ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.
 - iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.
 - iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.
- f. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

Table 20.410.050-1 Development Standards in Lower-density Residential Zones					
STANDARD	R-2	R-4	R-6	R-9	<u>R-17</u>
Minimum Lot Size ⁵	20,000 sf	10,000 sf	7,500 sf	5,000 sf	<u>2,000 sf</u>
Maximum Lot Size	30,000 sf	19,000 sf	10,500 sf	7,400 sf	<u>5,000 sf</u>
Maximum Lot Coverage	50%	50%	50%	50%	<u>65%</u>
Minimum Lot Width ⁵	100'	80'	50'	45'	<u>25'</u>
Minimum Lot Depth ⁵	100'	90'	90'	65'	<u>65'</u>
Minimum Setbacks					
Front yard	10'	10'	10' ⁶	10' ⁶	<u>10' ⁶</u>
Rear and through yards ⁴	5'	5'	5'	5'	<u>5'</u>
Side yard	10'	7'	0' ^{15' 2}	0' ^{1/5' 2}	<u>0' ^{1/5' 2}</u>
Street side yard	10'	10'	<u>10' 8</u>	<u>10' 8</u>	<u>8</u>
Garage/Carport from public/private street right-of-way or sidewalk easement	20'	20'	18'	18'	<u>18'</u>
Garage/Carport from alley ³	15'	10'	5'	5'	<u>5'</u>

Table 20.410.050-1 Development Standards in Lower-density Residential Zones					
STANDARD	R-2	R-4	R-6	R-9	<u>R-17</u>
Maximum Height	35'	35'	35'	35'	<u>35'</u>
Minimum Off-Street Parking Spaces	1	1	1	1	<u>1</u>
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	<u>10%</u>

1 Subject to Chapter [20.910.050](#) VMC.

2 For each additional 10 feet of building height, or fraction thereof, over 25 feet, add 2 feet to the setback to a maximum of 10 feet on each side or rear yard.

3 There must be a minimum of 20' maneuvering space from entrance edge of the carport or garage to opposite edge of the alley.

4 A through lot will be treated as an interior rear yard, especially with respect to placement of principal and accessory structures, location of parking and height of fences only when there is no vehicular access to the abutting street. If access occurs then the through lot yard will be treated in all respects as a front yard.

5 Smaller lot sizes and dimensions may be allowed subject to VMC 20.920, Infill Development Standards.

6 Covered porches, eaves, bay windows, columns, or other structural extensions may extend up to 5-feet into the front setback or in accordance with 20.910.040.A.

C. Institutional development standards. Institutional uses such as colleges, schools, religious institutions, and emergency services facilities that locate within Low-Density Residential Districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):

a. Minimum setback: 35 feet.

b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 75 feet.

c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.

2. The development standards in subsection (1) above do not apply to existing buildings.

3. All other development standards on the institutional campus are the same as those in the underlying base zone except as follows:

a. Modified through a variance procedure per the requirements of Chapter [20.290](#) VMC alone or in conjunction with a Conditional Use procedure per the requirements of Chapter [20.245](#) VMC; or

b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Criteria for institutions as limited uses.* As noted in Table 20.410.030-1 above, a school, religious institution, government building, fire station, child care center or emergency services facility is allowed as a limited use if it meets all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a conditional use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from no less than a minor arterial.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

E. Criteria for Parks/Open Space as limited uses (Reserved for future use)

F. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-2, R-4, R-6, and R-9 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a development or subdivision may continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

d. A new manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

Except as allowed in subsections 1c and 1d above, all manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home”, unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032\(9\)](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site – built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.

b. The Department of Labor and Industries is responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#). (Ord. M-4066 § 5, 2013; Ord. M-3959 § 24, 2010; Ord. M-3931 § 11, 2009; Ord. M-3922

§ 20, 2009; Ord. M-3840 § 19, 2007; Ord. M-3709 § 5, 2005; Ord. M-3701 § 14, 2005; Ord. M-3663 § 13, 2004; Ord. M-3643, 2004)

- b. The following portions of Vancouver Municipal Code Section 20.420, are amended to read as follows:

20.420.020 Zoning Districts.

A. R-18: Higher-Density Residential District. The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at densities up to 18 units per acre and a minimum lot size of 1,800 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-18 and OR-18 zones as of March 11, 2004.

B. R-22: Higher-Density Residential District. The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at densities up to 22 units per acre and a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-22 and OR-22 zones as of March 11, 2004.

C. R-30: Higher-Density Residential District. The R-30 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre, a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-30 and OR-30 zones as of March 11, 2004.

D. R-35: Higher-Density Residential District. The R-35 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre a minimum lot size of 1,200 square feet per unit. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally. (Ord. M-4034 § 11, 2012; Ord. M-3922 § 21, 2009; Ord. M-3730 § 11, 2005; Ord. M-3663 § 14, 2004; Ord. M-3643, 2004)

E. R-50: Higher-Density Residential District. The R-50 zoning district is designed to accommodate multi-dwelling structures at densities up to 50 units per acre. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally.

20.420.025 Higher Density Residential Zone Function and Location Criteria.

A. *R-18 (Higher Density Residential) Zone Location Criteria.* The R-18 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas occupied by a substantial amount of multifamily development, but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.

2. Areas where properties are well-suited to multifamily development, but where adjacent single-family developments or public open space make a transitional scale of development (height and bulk) desirable. There should be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature that provides physical separation from the single-family area. (This is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas).

3. Properties must have access from collector or arterial streets, such that vehicular travel to and from the site is not required to use local access streets through lower density residential zones.

B. *R-22 (Higher Density Residential) Zone Location Criteria.* The R-22 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.

2. Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.

3. Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

4. Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with City street standards.

5. Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.

C. *R-30 (Higher Density Residential) Zone Location Criteria.* The R-30 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas that are already developed predominantly to the permitted R-30 density, or areas that are within an urban center, or identified in an adopted sub-area plan as appropriate for higher density multifamily housing.

2. Properties in close proximity to major employment centers, open space and recreational facilities.
3. Areas with well-defined edges such as an arterial, open space, change in block pattern, topographic change or other significant feature providing sufficient separation from adjacent areas of small scale residential development, or areas should be separated by other zones providing a transition in the height, scale and density of development.
4. Areas that are served by major arterials, where transit service is good to excellent, and where street capacity could absorb the traffic generated by higher density development.
5. Principal streets in the area shall be sufficient to allow for two (2) way traffic and parking on both sides of the street. Vehicular access to the area shall not require use of streets passing through lower density residential zones.
6. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, and other residential amenities.

D. *R-35 (Higher Density Residential) Zone Location Criteria.* The R-35 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are developed predominantly to the intensity permitted by the R-35 zone, or areas located within an urban center, or defined in a subarea plan adopted by the City as appropriate for higher density multi-family housing.
2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.
3. Properties adjacent to business and commercial areas with comparable height and bulk.
4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.
5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by high density development. (Ord. M-3730 § 12, 2005)

E. *R-50 (Higher Density Residential) Zone Location Criteria.* The R-50 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are located within an urban center, defined in a subarea plan, or other location generally appropriate for higher density multi-family housing.

2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.

3. Properties near business and commercial areas that are or can be developed with compatible height and bulk.

4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.

5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could accommodate the traffic generated by high density development.

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](#) 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	R-50
RESIDENTIAL					
Household Living	P	P	P	P	<u>P</u>
Group Living	P	P	P	P	<u>P</u>
Home Occupation	L ³	L ³	L ³	L ³	<u>L³</u>
HOUSING TYPES					
Single Dwelling Units, Attached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X	<u>X</u>
Single Dwelling Units, Detached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X ⁵	<u>X⁵</u>
Accessory Dwelling Units	p ¹	p ¹	p ¹	p ¹	<u>p^{1, 24}</u>
Duplexes	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Multi-Dwelling Units	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Manufactured Home Developments	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X	<u>L⁷/X</u>
Designated Manufactured Home	L/X ²³	X	X	X	<u>X</u>
New Manufactured Home	L ²³	X	X	X	<u>X</u>
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	<u>C</u>
Colleges	C	C	C	C	<u>C</u>
Community Centers	C	C	C	C	<u>C</u>
Community Recreation	C ⁸	C ⁸	C ⁸	C ⁸	<u>C⁸</u>
Cultural Institutions	P/C ⁹	P/C ⁹	P/C ⁹	P	<u>P</u>
Day Care					

Table 20.420.030-1 Higher Density Districts Use Table					
USE	R-18	R-22	R-30	R-35	R-50
Day Care					
- Family Day Care Home	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	<u>P/C¹⁰</u>
- Child Care Center	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
- Adult Day Care	P/C ¹¹	P/C ¹¹	P/C ¹¹	P/C ¹¹	<u>P/C¹¹</u>
Emergency Services (except ambulance services)	C ¹²	C ¹²	C ¹²	C ¹²	<u>C¹²</u>
Medical Centers	C	C	C	C	<u>C</u>
Parks/Open Space					
- Neighborhood Parks	P	P	P	P	<u>P</u>
- Community Parks	P	P	P	P	<u>P</u>
- Regional Parks	C	P	P	P	<u>P</u>
- Trails	P	P	P	P	<u>P</u>
Postal Service	C	C	C	C	<u>C</u>
Religious Institutions	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
Schools	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
Social/Fraternal Clubs	C ⁶	C ⁶	C ⁶	C ⁶	<u>C⁶</u>
Transportation Facility	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵	<u>P/C¹⁵</u>
COMMERCIAL					
Commercial and Transient Lodging	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶	<u>L/X¹⁶</u>
Eating/Drinking Establishments	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	<u>X</u>
- Indoor Entertainment	X	X	X	X	<u>X</u>
- Major Event Entertainment	X	X	X	X	<u>X</u>
General Retail					
- Sales-Oriented	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
- Personal Services	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
- Repair-Oriented	X	X	X	X	<u>X</u>
- Bulk Sales	X	X	X	X	<u>X</u>
- Outdoor Sales	X	X	X	X	<u>X</u>
Motor Vehicle Related					
- Motor Vehicle Sales/Rental	X	X	X	X	<u>X</u>
- Motor Vehicle Servicing/Repair	X	X	X	X	<u>X</u>

- Vehicle Fuel Sales	X	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X	X
Office					
- General	L ¹⁷ /X	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	L ¹⁷ /X
- Extended	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Non-Accessory Parking	X	X	X	X	X
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennel/Shelters	X	X	X	X	X
Cemeteries	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹
Heliports	X ²⁰	X ²⁰	X ²⁰	X ²⁰	X ²⁰
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C	C
Basic Utilities	P	P	P	P	P
Temporary Uses	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹
Wireless Communication Facilities	L/C/X ²²	L/C/X ²²	L/C/X ²²	L/C/X ²²	L/C/X ²²

- 1** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.
- 2** The language for this footnote has been deleted.
- 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 VMC [20.895.040](#), Community Recreation and Related Facilities.
- 7** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC [20.420.050\(G\)](#), Criteria for Placement of Manufactured Homes, 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 Chapter [20.260](#) VMC Planned Development that meets overall minimum density standards for the applicable zone.
- 8** Subject to the additional provisions in VMC [20.895.040](#).
- 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** The language for this footnote has been deleted.
- 13** Community, regional parks and trails that meet all of the development standards in VMC [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 VMC [20.420.050\(F\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with

Chapter [20.840](#) VMC, 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-breakfast 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 VMC [20.420.060](#). Existing commercial uses permitted if legally established prior to code effective date. However, alterations and expansions shall be subject to Chapter [20.245](#) VMC (Conditional Use Permits).

18 Subject to the provisions in VMC [20.895.030](#).

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](#) VMC, except sale of fireworks prohibited in residential zones.

22 Subject to the provisions of Chapter [20.890](#) VMC, Wireless Communication Facilities.

23 A "designated manufactured home" is exempt from the development standards of VMC [20.420.050\(G\)](#) 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 five years of the date of the original placement.

24 Permitted only as existing non-conforming uses.

25. Subject to provisions in VMC 20.410 applying to the R-17 zoning district

(Ord. M-4255 § 7, 2018; Ord. M-4254 § 3(CC), 2018; Ord. M-4223 § 4, 2017; Ord. M-4187 § 6, 2016; Ord. M-4105 § 3, 2014; Ord. M-4071 § 8, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 3, 2012; Ord. M-4024 § 7, 2012; Ord. M-4002 § 6, 2011; Ord. M-3959 § 25, 2010; Ord. M-3931 § 12, 2009; Ord. M-3840 § 20, 2007; Ord. M-3730 § 13, 2005; Ord. M-3709 § 7, 2005; Ord. M-3701 § 15, 2005; Ord. M-3663 § 15, 2004; Ord. M-3643, 2004)

20.420.040 Minimum and Maximum Densities.

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on a units per acre standard. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set as just above the maximum density of the next less intense zone.

B. *Minimum and maximum densities.* The minimum and maximum densities for the Higher Density Residential Districts are contained in Table 20.420.040-1.

Table 20.420.040-1. Minimum and Maximum Densities

Zoning District	Minimum and Maximum Net Density
R-18	12 – 18 units per acre
R-22	18.1 – 22 units per acre
R-30	22.1 – 30 units per acre
R-35	30.1 – 35 units per acre
<u>R-50</u>	<u>35.1 – 50 units per acre</u>

C. *Exceptions.* The following exceptions are permitted to the density provisions for the higher density residential zoning districts contained in Table 20.420.040-1 above:

1. Minimum lot size/ and maximum density calculations:

a. Lots developed before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.420.040-1 above.

b. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Minimum density:

a. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

b. On sites that contain critical or sensitive areas, all or a portion of those areas may be deducted from the net building area before the minimum and maximum densities are calculated at the discretion of the development applicant.

3. *Planned Developments*. See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 13, 2009; Ord. M-3840 § 21, 2007; Ord. M-3730 § 14, 2005; Ord. M-3701 § 15, 2005; Ord. M-3643, 2004)

4. Affordable Housing Density Bonus

a. Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density requirement of the underlying zone by the following amounts.

ii. Up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones.

ii. Up to 100% in the R-18, R-22, R-30, and R-50 zones.

b. These density increases may not be used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

20.420.050 Development Standards.

A. *Compliance Required*. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances in accordance with Chapter [20.270](#) VMC Site Plan Review.

2. All other applicable standards and requirements contained in this title.

B. *Development standards*. Development standards in residential zoning districts are contained in Table 20.420.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

Table 20.420.050-1 Development Standards					
Standard	R-18	R-22	R-30	R-35	R-50
Minimum Lot Size	1,800 sf ¹	1,500 sf ¹	1,500 sf ¹	1,200 sf ¹	800 sf ¹
Maximum Lot Coverage	50%	50%	50% 55%	50% 60%	70%
Minimum Lot Width	20'	20'	20'	20'	20'
Minimum Lot Depth	50'	50'	60'	60'	60'
Minimum Setbacks					
Front yard	10'	10'	10'	10'	10'
Rear and Through lot yard	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'
Side yard	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'
Street side yard	10'	10'	10'	10'	5'
Garage/carport from public/private street right-of-way or sidewalk easement	18'	18'	18'	18'	18'
Garage/carport from alley	5' ⁴	5' ⁴	5' ⁴	5' ⁴	5' ⁴
Maximum Height	50'	50'	50'	60'	70'
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	10%

1 Provided the required residential density is met on an overall project basis.

2 See requirements for zero lot line developments pursuant to Section [20.910.050](#) VMC.

3 This footnote has been deleted.

4 There must be a minimum of 20' maneuvering space from entrance edge of garage/carport to approved edge of alley

C. *Institutional development standards.* Institutional uses such as colleges, schools and religious institutions that locate within higher density residential districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):
 - a. Minimum setback: 35 feet.
 - b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 90 feet.
 - c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.
2. The development standards in Subsection (1) above do not apply to existing buildings.
3. All other development standards on the institutional campus are the same as those in the underlying base zone except as;
 - a. Modified through a Variance procedure per the requirements of Chapter [20.290](#) VMC; or
 - b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Pedestrian development standards.* The following additional development standards apply for multi-family projects with more than two buildings on a site.

1. Each building in the complex shall have at least one direct pedestrian connection to the street even when separated from the street by an off-street parking lot. This pedestrian access shall be the most direct route between the building's main entrance and the street. Whenever possible, the main pedestrian connection shall not cross a parking lot or driveway.
2. There shall be pedestrian connections among residential buildings and from each residential building to indoor and outdoor communal facilities, e.g., recreation room, swimming pool, and parking lots, carports or garages.
3. The following design standards shall apply to this pedestrian circulation system:
 - a. The circulation system must be hard-surfaced and at least 5' wide.
 - b. Where the system crosses driveways, parking areas or loading areas, the system must be clearly identifiable through the use of striping, elevation changes, speed bumps, different paving material or other similar method.

c. Where the pedestrian connection is parallel and adjacent to a parking lot or driveway, the system must be a raised path or be separated from the auto travel lane by a curb, bollards, landscaping or other physical barrier. If the connection also provides access to a parking lot, at least one access ramp from the connection to the parking lot must be provided that meets ADA standards for accessibility for the disabled.

d. The on-site circulation system must be lighted to a level sufficient for use by residents and their visitors after dark. Such lighting shall be directed in such a manner to prevent glare into nearby residential units.

E. Criteria for Parks/Open Space as limited uses.(Reserved for future use)

F. *Criteria for institutions as limited uses.* As noted in Table 20.420.030-1 above, schools, child care centers, and religious institutions are allowed as limited uses in Higher Density residential districts if they meet all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a Conditional Use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from a street with no less than a minor arterial designation.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

G. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-18 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a manufactured home development or subdivision may

continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

d. Except that a manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

All manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home” unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements.

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site -built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

- a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.
- b. The Department of Labor and Industries responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#).

H. Additional Development Standards for Single Family Homes

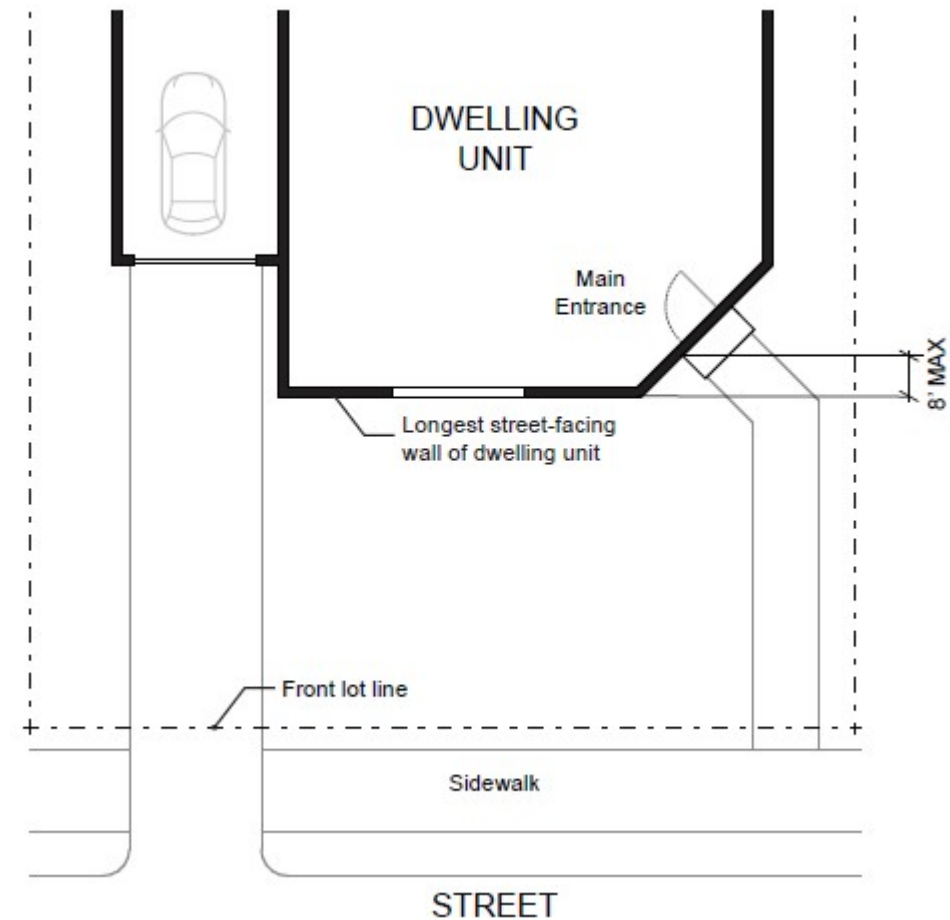
1. Additional standards for single family home development within the R-18, R-22 and R-30 Zoning Districts. The following standards are in addition to the requirements in Table 20.420.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must:

1. Have a porch or entry

2. Face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front facades of detached single-family structures facing the same street are prohibited. Sufficient differences can be achieved through at least three of the following design features:

1. Varied or staggered front setbacks, with variations of at least five feet.
2. Different building heights, with the two heights varying by at least five feet.
3. Varied rooflines such as hipped or pitched roofs.
4. Different window opening locations and designs
5. Different garage location, configuration, and design

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as

significant variations in topography, irregular site shape, or presence of natural resource constraints

ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of VMC 20.927.040.A.5.d garage width standards.

f. Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.

ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.

iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.

iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.

g. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

(Ord. M-4066 § 5, 2013; Ord. M-3931 § 14, 2009; Ord. M-3730 § 15, 2005; Ord. M-3709 § 8, 2005; Ord. M-3701 § 16, 2005; Ord. M-3663 § 16, 2004; Ord. M-3643, 2004)

c. The following portions of Vancouver Municipal Code 20.945 are amended as follows:

20.945.070 Minimum Off-Street Parking Requirements.

A. Parking requirements for unlisted uses.

1. The planning official may rule that a use not specifically listed in Table 20.945.070-2 below is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the planning official's decision be rendered in writing, it shall constitute an interpretation, as governed by Chapter [20.255](#) VMC; and
2. The planning official shall maintain a list of approved unlisted use parking requirements that have the same effect as an amendment to this chapter.

B. Choice of parking requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

C. Measurements. The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in this chapter:

1. *Fractions.* Fractional space requirements of up to 0.5 shall be rounded down to the next whole number and 0.5 or greater rounded up to the next whole number.
2. *Employees.* Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season.
3. *Students.* When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term.
4. *Space.* Unless otherwise noted, where gross square feet (gsf) are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

D. Exclusions to minimum vehicle parking requirements. The following shall not be counted towards the computation of the minimum parking spaces as required in Table 20.945.070-2 below:

1. *On-street parking.* Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except as provided elsewhere in this title;

2. *Fleet parking.* Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, (e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day). For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.

E. *Reductions in minimum required vehicle parking.*

1. The planning official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 by up to 10 percent in new nonresidential 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 percent if the required conditions detailed in VMC [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 VMC 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 seven percent 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 five percent 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 square feet 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 square feet, and shall have at least 10 percent and no more than 25 percent 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 five percent 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 percent is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with VMC [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
<u>Multi-Family Housing, market rate and low-income</u>	<u>0.75 space/dwelling unit</u>
<u>Senior Housing, and Housing for Persons with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee¹ plus one visitor space per 10 residents</u>
<u>All Other</u> Residential Uses	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities <u>for non-senior residents</u>	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

1. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees)

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in Chapter [20.550](#) VMC.

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 percent. 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 Table 20.945.070-1 and shall only be for the total area of additions in excess of 25 percent 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.

Use	Minimum
Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements	
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

Use	Minimum
Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements	
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
<u>Market rate Multi-Family Dwelling Units</u>	<u>1.5 0.75/DU if located within 1/4 mile of frequent transit line,⁶ 1.0/DU if located ¼ mile or further from a frequent transit line</u>
<u>Housing for low income households earning under 60% median area income</u>	<u>0.75/DU</u>
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
<u>Senior Housing facilities and Housing for People with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee⁷ plus one visitor space per 10 residents</u>
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

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

	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
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

- 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/4seats or 8 feet of bench length in auditorium, whichever is greater.
- College★ *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by planning official.	1 space/3 seats in classrooms
COMMERCIAL	
Commercial 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' of bench
- Skating Rinks/Arcades	1.0/150
- Bowling Alleys	5 spaces per lane

ORDINANCE - 44

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

- 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 1,000 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 1,000 square feet of gross floor area, plus one

Use

Minimum

Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

	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	No less than 2
- Elec. Vehicle Recharging Station	None
Office	
- General	1/400
- Medical	1/200
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office
Marina	
INDUSTRIAL	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

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 projects shall provide on-site parking at a minimum rate of one space per dwelling unit.

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6 Frequent transit service means a bus rapid transit or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

7. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees).

- d. A new Section of Vancouver Municipal Code, 20.950 is added as follows:

CHAPTER 20.950 COTTAGE CLUSTER HOUSING

20.950.010 Purpose.

These standards are intended to allow groups of small-scale cottages around common areas in single or multi-family zoning districts in a manner promoting accessible housing and community interaction. The individual homes are smaller and shorter than what is allowed in the underlying zoning district, but they may be built at a higher density.

20.950.020 Applicability.

- A. Permitted zones and required minimum project size. Cottage Cluster housing developments shall be allowed on properties 20,000 square feet or larger in size, in the R-17, R-9, R-6, R-4 and R-2 zoning districts.
- B. Permitted Uses. Cottage Cluster development uses shall be limited to attached and detached single family homes and associated outbuildings, public or private open space, and parking areas. Duplexes or attached single family homes may constitute no more than 20% of the total number of units. Home Occupations pursuant to [VMC 20.860](#) shall be permitted only if there are no employees residing off-site. Accessory dwelling units pursuant to [VMC 20.810](#) shall be permitted only if located entirely within the single family homes.
- C. The narrow lot development standards in [VMC 20.927](#) and R-17 zoning district standards of [VMC 20.410](#) shall not apply to cottage housing developments.

20.950.030 Site Development and Design Standards

- A. General Standards.
 1. Cottage housing developments may be allowed at up to two hundred percent (200%) of the maximum density of the underlying zone, including any accessory dwelling units.
 2. Cottage housing developments shall contain a minimum of four (4) and a maximum of twelve (12) units in a cluster; provided, that a cottage development may contain up to two (2) clusters.
 3. Each single- family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single family cottage, or 400 square feet per duplex.
 4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
 5. Covered porches shall be at least 60 square feet, with no dimension less than 5 feet
 6. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.

- B. Cottage Orientation. Cottages must be clustered around a common courtyard and must meet the following standards.
1. At least 75% of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
 2. The Planning Official may at their discretion grant exceptions as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50%.
- C. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards.
1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage units within the associated cluster.
 2. The common courtyard must be generally square or round, and no narrower than 15 feet wide at its narrowest dimension.
 3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
 4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
- D. Required Parking and Parking Design
1. Required spaces. Each dwelling unit shall include at least one parking space within the project area. On street parking spaces abutting the project area may be counted towards this requirement.
 2. Common Parking Areas. Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards.
 - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than 5 contiguous spaces.
 - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
 - c. Parking clusters must be separated from other spaces by at least 4 feet of landscaping.
 - d. Clustered parking areas may be covered.
 3. Parking location, access and screening.
 - a. Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley;
 - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
 - c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.

- d. Sight-obscuring landscaping, fencing, or walls at least three feet in height shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. Pedestrian Access.

1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking or solid waste storage areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
2. The pedestrian path must be hard-surfaced and a minimum of 3 feet wide.

F. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, community eating areas, community gardens, or picnic shelters. Community buildings must meet the following standards.

1. Each cottage cluster is permitted one community building.
2. The community building shall have a maximum floor area of 1,200 sf.

G. Maintenance of Common Areas. The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

20.950.040 Approval Process.

Cottage Cluster housing projects shall be reviewed under [VMC 20.320](#), subdivision, where individual lots are proposed to be owned separately, or as a Type II review subject to [VMC 20.270](#), Site Plan Review, where common ownership of lots is proposed.

e. **Portions of Vancouver Municipal Code Section 20.925, Landscaping, are amended as follows:**

20.925.030 General Provisions.

A. *Landscaping requirements.* Landscaping shall be provided and maintained per Table 20.925.030-1 and 20.925.030-2 of this section.

Table 20.925.030-1. Minimum Landscaping and Buffer Setback Standards

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ¹		Higher Density Residential ¹		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9, R-17		R-18, R-22, R-30, R-35, R-50		CN, CC, CG, HX and MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
Lower Density Residential	R-2, R-4, R-6, R-9, R-17	None	None	L2 10-ft	L3 5-ft ⁶	L2 10-ft	L4 10-ft	L2 10-ft	L4 10-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Higher Density Residential	R-18, R-22, R-30, R-35, R-50	None	L3 5-ft ⁶	L1 10-ft	L1 5-ft	L2 10-ft	L4 10-ft	L2 5-ft	L2 5-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Commercial and Mixed Use	CN, CC, CG, MX	L1 10-ft	L3 5-ft ⁶	L2 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
Industrial	OCI	L1 10-ft	L3 5-ft	L1 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	IL, A,	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L2 5-ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft
	IH	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 ² 0-5 ft
Resource (County)	FR-80, FR-40, AG-20, AG-WL, Park/WL	L1 10-ft	L3 50-ft	L2 10-ft	L3 50-ft	L2 10-ft	L2 5 ft	L2 5-ft	L3 10-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft

1 Zero lot line developments shall comply with the standards and requirements of VMC [20.910.050](#).

2 If building is to be built on the property line there is no required buffer for that portion of the site.

3 Applies to multi-family site plan applications and the perimeter of land divisions not to individual single-family lot developments.

4 In case of conflict with yard, setback, landscape, screening, or buffer standards specified in other sections of Title [20](#), the stricter standard shall apply, except for plan districts where the district standards shall always apply even if less strict than the standards of this table.

5 Buffer widths abutting parking areas that are landscaped in accordance with the requirements of VMC [20.945.040\(l\)](#) can be reduced to 25 feet.

6 Where a directly abutting site not separated by a street is currently developed with a single-story residential structure, the minimum setback is five (5) feet plus one (1) additional foot for each three (3) feet of proposed building height above 35 feet, up to a maximum setback of 15 feet. The additional setback for buildings above 35 feet in height applies only to the portions of those buildings above 35 feet.

Table 20.925.030-2. Landscaping and Screening Design Standards¹

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
L1	General (for open areas)	Used where distance is primary means of separating uses or development, and landscaping enhances area between them	a. 10 ft or less = None b. Over 10 ft = 2 high or 3 low shrubs per 400 sq. ft. landscaped area	a. One tree per 30 lineal ft b. One tree per 800 sq. ft.	None
L2	Low Screen	Distance and low-level screening intended to separate uses or development. Applied where low level screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.	Continuous screen 3 ft high, 95% opaque year-round. 3+ gallon containers or equivalent with spread 18+ inches.	One tree per 30 lineal ft of landscaped area or as needed to provide a tree canopy over the landscaped area	3 ft high masonry wall or F2 fence or a berm may substitute for shrubs
L3	High Screen	Physical and	Enough shrubs to		6 ft F1 or F2 high

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		visual separation between uses or development principally using screening. Used where full separation is warranted by impacts of proposed development, notwithstanding loss of direct views.	form a 6-ft high buffer screen 95% opaque year-round; 5+ gallon containers or equivalent with spread of 30+ inches		wall or fence with or without berm may substitute for shrubs
L4	High Wall	Used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.	Four high shrubs required per 30 lineal ft of wall		6 ft F2 high wall required
L5	High Berm	Used instead of L4 where extensive screening is warranted and more space is available for separation between uses.	L2 low shrubs on top of berm so total screen height = 6 ft		4 – 6 ft high berm required. If under 6 ft high, plant L2 low shrubs on top of berm so overall screen height is 6 ft.
F1	Partially Sight-Obscuring Fence	Partial visual separation applied where a proposed use or development has little impact, or where visibility between areas is more important			6 ft high – at least 50% sight-obscuring – wood, metal, chain link with slats, bricks, masonry or other permanent materials.

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		than a total visual screen.			
F2	Fully Sight-Obscuring Fence	Full visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.			6 ft. high – 100% sight-obscuring – made of wood, metal, bricks, masonry or other permanent materials – no chain link fences with slats or similar construction.

1 Additional Requirements:

L1, L2, L3, L4, L5 – Groundcover plants, grass lawn or approved flowers must fully cover the landscaped area not in shrubs or trees.

L2, L3 – When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

L4 – When abutting another property, the wall shall abut the property line. When abutting a street or road right-of-way, the wall shall be on the interior side of the landscaped area.

L1 – Within the commercial districts where a building is to be placed at the buffer line for a front setback, concrete or brick pavers may be used in place of the required groundcover for the length of the building for the front setback only; provided, the required trees are still supplied, the paved area is connected to the public sidewalk, and pedestrian amenities are provided such as benches or pedestrian plazas. Building need not be placed at the required buffer line to utilize this section if the area between the buffer line and the building is devoted entirely to pedestrian only areas.

L1, L2, L3, L4, L5 – Groundcover plants to be placed not more than thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Groundcover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 1/4) inch container or equivalent if planted eighteen (18) inches on center.

20.925.070 Buffering, Screening and Open Storage.

Buffering and screening of parking, solid waste containers, and open storage shall be required as follows:

A. *Parking lots.* All parking, loading and maneuvering areas including driveways and drive-through lanes shall be screened from view per the standards of [20.945.040\(I\)\(2\)](#) VMC.

B. *Screening of service facilities.* Except for one-family and two-family dwellings, any solid waste container or recycling or disposal area and ground-level service facilities such as gas meters and air conditioners which would be visible from a public street, parking area, or any residentially-zoned property shall be screened from view per the standards of [20.970](#) VMC by placement of a solid wood fence, evergreen hedge or masonry wall. All refuse materials shall be contained within the screened area.

C. *Open Storage.* Open storage, or storage not wholly within an enclosed building shall be required to meet the following requirements of Table 20.945.070-1

Table 20.925.070-1 Open Storage Standards	
District	Open Storage Requirement
R-2, R-4, R-6, R-9, R-17	Not allowed
R-18, R-22, R-30, R-35, R-50	Storage no higher than 5', screened by site-obscuring fence or evergreen hedge 6' in height
City Center District (CX)	Storage no higher than 5', screened on all sides by a site-obscuring fence or evergreen hedge 6' in height
OCI	Not allowed
All other Commercial Districts	Same as for R-18, R-22, R-30, R-35
IL, IH	Open storage facing a street shall be screened
Open Space Districts	Not allowed except for agricultural implements

(Ord. M-3643, 01/26/2004)

f. A new Vancouver Municipal Code Section 20.815 is added as follows:

20.815 Micro Housing Units

20.815.010 Purpose

These standards are intended to allow smaller unit size apartments with shared kitchen and/or bathroom facilities in multifamily zoning districts.

20.815.020 Applicability

- A. Use Classification. Micro housing units included under the residential use type of Household Living.
- B. Zoning. Micro housing units are allowed by right in R-18, R-22, R-30, R-35, R-50 or as part of a mixed-use development in the CC, CG and CH zones

20.815.030 Required Provisions

- A. Kitchen Facilities. One or more of the following options shall be provided to ensure residents have access to facilities for cooking, refrigeration, and washing utensils:
 - 1. A community kitchen facility on each floor available for shared use by the residents of that floor; or
 - 2. Individual kitchens for the private use of the residents of the unit; or a combination of private and community kitchen facilities.
- B. Maximum Number of Bedrooms. Each living unit may have up to one bedroom that is separate from the remainder of living facilities within the unit.
- C. Unit Size. Units shall be between 120 and 400 square feet in size.
- D. Unit Density. Micro housing project densities shall be as allowed by underlying zoning designations. Micro housing may not be eligible for affordable housing density bonuses
- E. Bathrooms. A unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility means includes a toilet and sink; a full facility includes a toilet, sink, and bathtub or shower, or bathtub/shower combination. If a full bathroom facility is not provided in each room, common bathroom facilities must be provided that meet the standards of the Building Code for congregate residences with at least one full bathroom per floor.
- F. Parking. Micro housing units require one parking space per two dwelling units.

g. Vancouver Municipal Code Section 20.810, Accessory Dwelling Units, is amended as follows:

20.810.010 Purpose

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

20.810.020 Definition.

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance. (Ord. M-4209 § 2, 08/07/2017- Effective 09/06/2017; Ord. M-3931 § 25, 11/02/2009; Ord. M-3643, 01/26/2004).

20.810.030 Applicability.

A. *Accessory dwelling unit applicability.* ADUs shall be allowed as limited uses in all residential zoning districts (R-2, R-4, R-6, R-9, R-17, R-18, R-22, R-30, R-35, and R-50) if in compliance with all of the development standards contained in Section 20.810.030 VMC below. ADUs shall not be allowed within nonresidential zoning districts or in the following circumstances:

1. On properties not containing a detached single-family dwelling
2. On properties containing activities requiring a home occupation permit pursuant to VMC 20.860.

B. *Approval process.* A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in

Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review. (Ord. M-4209, Added, 08/07/2017, Sec 2)

20.810.040 Development Standards.

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

A. *Configuration.* An ADU may be located either within, attached to, or detached from the primary structure.

B. *Density.* Only one ADU may be created in conjunction with each single-family residence.

C. *Minimum lot size.* An ADU may be established on any legally established parcel meeting applicable standards of this chapter.

D. *Maximum unit size.* The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 % of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet provided they are not larger than the size of the remainder of the overall home.

E. *Minimum unit size.* The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

F. *Setbacks and lot coverage.* Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.

G. *Scale and visual subordination.* New detached ADUs, or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area of the primary structure and other outbuildings not including the ADU, as seen from the front of the lot. ADUs shall be subject to a maximum height of 25 feet.

H. *Parking.* No additional on-site parking is required in conjunction with the establishment of an ADU.

I. *Design and appearance.* ADUs that are separate or extending from existing structures shall be architecturally compatible with the principal dwelling.

J. *Construction standards.* The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3959 § 38, 07/19/2010; Ord. M-3701 § 24, 05/02/2005; Ord. M-3643, 01/26/2004)

20.810.050 Submission Requirements.

The following information shall be submitted as part of an application for review:

A. *Application.* Completed and signed application provided by the Planning Official.

B. *Fee.* Fee pursuant to VMC 20.180.

C. *Site plan.* To-scale site plan showing the exact location of the primary residence and any accessory structures, parking, landscaping and setbacks.

D. *Floor plan.* Floor plan, drawn to scale, of entire house and accessory unit within the primary residence or within free-standing accessory structure.

E. *Elevations.* Elevations drawn to scale, of the accessory unit within the primary residence or within free-standing accessory structure. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

20.810.060 Conversion of Existing Accessory Structures.

A. *Conversion of an existing structure.* An existing garage structure or other outbuilding may be converted to an ADU provided that the structure complies with established setback standards for a primary structure, not accessory structure, as prescribed in the underlying zone, and complies with applicable building codes, and all other standards of this section. Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single family residence.

B. *Conversion of existing garages located in non-conforming setbacks.* Garages constructed before January 1, 2021 that are legally nonconforming as to side or rear yard setback may be eligible to be converted or replaced at their current location, provided that:

1. All applicable ADU, building, and other standards are met

2. Conversion or replacement structure or portion of the structure located within the setback does not result in it exceeding 15 feet in height or any taller than the existing structure, whichever is greater. Conversions or replacements of garages shall not result in the elimination of the requirement of one legal on-site parking space to serve the single-family residence.

B. *Off-street parking requirements.* The off-street parking requirements for the primary residence shall be provided for elsewhere on the site in conformance with the setback, paving and other development standards described in VMC 20.945 Parking and Loading. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3701 § 25, 05/02/2005; Ord. M-3663 § 20, 08/02/2004; Ord. M-3643, 01/26/2004)

Section 4. Savings. Those ordinances or parts of ordinances which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

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

Section 6. Effective Date. This ordinance shall become effective thirty (30) days after adoption.

Section 7. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022

Anne McEnery Ogle, Mayor

Attest:

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

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 62

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20,945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

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

ATTACHMENT B

{Allows micro housing apartments to be eligible for affordable housing density bonus if thresholds met}

06/13/22

06/27/22

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20.945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted Vancouver Municipal Code (VMC) Title 20 Land Use and Development Code (last amended through Ordinance M-4034); and

WHEREAS, the City of Vancouver faces increasing affordable housing challenges and rising housing costs and challenges in providing sufficient housing for all economic segments as documented in the [2016 City of Vancouver Affordable Housing Task Force Report](#) and a March 28, 2022 City Council workshop presentation and discussion; and

WHEREAS, to increase housing options and supply, comply with new state mandates, and facilitate incremental change, the Vancouver Community Development Department embarked on a two year community engagement process encompassing ten public workshops before the Vancouver Planning Commission and City Council, eight meetings with individual neighborhood associations, two meetings with citywide neighborhood umbrella groups, four meetings with developers, and ongoing online outreach through a project website, Be Heard Vancouver information, and project surveys; and

WHEREAS, at an April 12, 2022 duly advertised public hearing following a March 8 duly advertised public workshop, the Planning Commission voted unanimously to recommend that the City Council adopt six proposed zoning code text changes, voted 4-2 to recommend adoption of one other

zoning code text change related to micro housing apartments with shared bath or kitchen facilities, and voted 3-3 with no Commission recommendation moving forward on one other zoning code text change related to setbacks between new apartment development and abutting single family homes; and

WHEREAS, the City Council will be conducting a duly advertised public first reading on June 13, and duly advertised public hearing on June 26, 2022; and

WHEREAS, the cumulative environmental impacts of the proposed zoning text changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act (SEPA). A Notice of Determination of Non-significance (DNS) was issued on April 1, 2022, for the proposed zoning code text changes and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria Zoning Plan Map and Text Amendments (VMC 20.285); and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The findings and conclusions as set forth in the staff report for the April 12, 2022, Planning Commission Public Hearing are hereby adopted as the City Council's findings of fact; and

Section 2. Zoning Code Text Changes.

a. The following portions of Vancouver Municipal Code Section 20.410, are amended as follows:

20.410.020 List of Zoning Districts.

A. R-2: Low-Density Residential District. The R-2 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 20,000 square feet and a density of 1.8 to 2.2 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-2 zoning district was referred to as R1-20 zone prior to March 11, 2004.

B. R-4: Low-Density Residential District. The R-4 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 10,000 square feet and a density of 2.3 to 4.4 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-4 zoning district was referred to as R1-10 zone prior to March 11, 2004.

C. R-6: Low-Density Residential District. The R-6 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 7,500 square feet and a density of 4.5 to 5.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-6 zoning district was referred to as R1-7.5 zone prior to March 11, 2004.

D. R-9: Low-Density Residential District. The R-9 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 5,000 square feet and a density of 5.9 to 8.7 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-9 zoning district is a new zoning district that combines what was referred to as R1-6 and R1-5 zones prior to March 11, 2004. (Ord. M-3643, 2004)

E. R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses.

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](#) 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	R-17
RESIDENTIAL					
Household Living	P ¹	P ¹	P ¹	P ¹	P¹
Group Living	P/X ¹	P/X ¹	P/X ¹	P/X ¹	P/X¹
Home Occupation	L ²	L ²	L ²	L ²	L²
Medical Center Residential	L ²³	L ²³	L ²³	L ²³	L²³
HOUSING TYPES					
Single Dwelling, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸	L¹⁸
Single Dwelling, Detached	P	P	P	P	P
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L⁴
Duplexes ²²	L ²¹	L ²¹	L ²¹	L ²¹	L²⁴
Multi-Dwelling Units	X	X	X	X	L²⁴
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵	L⁵
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X¹⁹
New Manufactured Homes	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L²⁰
Cottage Cluster Housing	p²⁵	p²⁵	p²⁵	p²⁵	X
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Centers	X	X	X	X	X
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶	C⁶
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C⁷

USE	R-2	R-4	R-6	R-9	R-17
Day Care					
- Family Day Care Home	P ⁸	P ⁸	P ⁸	P ⁸	<u>P⁸</u>
- Child Care Center	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	<u>L/C¹¹</u>
- Adult Day Care	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	<u>L/C/X⁹</u>
Emergency Services (except ambulance services)	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	<u>L/C¹¹</u>
Ambulance Services	X	X	X	X	<u>X</u>
Medical Centers	X	X	X	X	<u>X</u>
Parks/Open Space					
- Neighborhood Parks	P	P	P	P	<u>P</u>
- Community Parks	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C	L ¹⁰ /C	<u>L¹⁰/C</u>
- Regional Parks	C	C	C	C	<u>C</u>
- Trails	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	<u>L¹⁰</u>
Postal Service	C	C	C	C	<u>C</u>
Religious Institutions	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	<u>L/C¹¹</u>
Schools	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	<u>L/C¹¹</u>
Social/Fraternal Clubs	X	X	X	X	<u>X</u>
Transportation Facility	C ¹²	C ¹²	C ¹²	C ¹²	<u>C¹²</u>
COMMERCIAL					
Commercial and Transient Lodging	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³	<u>L/C/X¹³</u>
Eating/Drinking Establishments	X	X	X	X	<u>X</u>
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	<u>X</u>

USE	R-2	R-4	R-6	R-9	R-17
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	X	X	X	X
General Retail					
- Sales-Oriented	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- Personal Services	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- 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
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	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

USE	R-2	R-4	R-6	R-9	R-17
Marina	C	C	C	C	C
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
Rail Lines/Utility Corridors	P	P	P	P	P
Temporary Uses	L ¹⁶	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	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 Parks. Manufactured Home Developments established prior to July 1, 2005, are exempt from the standards of VMC [20.410.050\(F\)](#), Criteria for Placement of Manufactured Homes, 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 VMC [20.895.040](#), 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 VMC [20.860.020\(B\)\(1\)](#) through [\(B\)\(7\)](#) ; facilities with seven to 12 adults allowed as conditional uses; and larger facilities are prohibited.

10 Community parks that meet all of the criteria contained in VMC [20.410.050\(E\)\(1\)](#) are permitted by limited uses; all others require conditional use approval. Trails are limited uses subject to the additional development standards contained in VMC [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 VMC [20.410.050\(D\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with Chapter [20.840](#) VMC, Child Care 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 three- to six-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 square feet in planned developments of 150 units or more. See VMC [20.260.020\(B\)\(1\)\(b\)\(2\)](#).

15 Subject to provisions in VMC [20.895.030](#).

16 Subject to provisions in Chapter [20.885](#) VMC, except sales of fireworks which is prohibited in residential zones.

17 Building-mounted antennas are allowed by conditional use on nonresidential buildings in single-family residential zones subject to requirements contained in Chapter [20.890](#) VMC, Wireless Communication Facilities.

18 Subject to VMC [20.260.020\(B\)\(1\)\(a\)\(2\)](#), planned development, and subject to VMC [20.910.050](#), Zero Lot Line Developments.

19 A “designated manufactured home” is exempt from the development standards of VMC [20.410.050\(F\)](#) 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 five years of the date of the original placement.

20 Subject to VMC [20.410.050\(F\)](#), Development Standards – Criteria for Placement of Manufactured Homes.

21 Subject to Chapter [20.920](#) VMC, Infill Development Standards.

22 Existing duplexes built on lots meeting the minimum infill lot size standards of 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 [20.680.040](#).

24 Two-family dwellings (Duplexes), three-family, or four-family dwellings are permitted subject to density and development standards of the R-17 district.

25. Pursuant to VMC 20.950, Cottage Cluster Standards

(Ord. M-4255 § 6, 2018; Ord. M-4254 § 3(BB), 2018; Ord. M-4187 § 5, 2016; Ord. M-4071 § 7, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 2, 2012; Ord. M-4034 § 10, 2012; Ord. M-4024 § 6, 2012; Ord. M-4002 § 5, 2011; Ord. M-3931 § 9, 2009; Ord. M-3922 § 19, 2009; Ord. M-3840 § 18, 2007; Ord. M-3709 § 4, 2005; Ord. M-3663 § 12, 2004; Ord. M-3643, 2004)

20.410.040 Minimum and Maximum Densities.

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on minimum lot size. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set at just above the maximum density of the next less intense zone.

B. *Maximum and minimum densities.* The maximum and minimum densities for the Low-Density Residential Districts are contained in Table 20.410.040-1.

Table 20.410.040-1 Minimum and Maximum Densities and Lot Sizes ^{1, 2}				
Zone	Minimum Lot Size	Maximum Net Density	Maximum Average Size	Minimum Net Density
R-2	20,000 sf	2.2	30,000 sf	1.8
R-4	10,000 sf	4.4	19,000 sf	2.3
R-6	7,500 sf	5.8	10,500 sf	4.5
R-9	5,000 sf	8.7	7,400 sf	5.9
R-17	2,000 sf	21.8	4,900 sf	8.8

1 The minimum and maximum density factors shall only be used for calculating densities of planned unit developments governed by VMC [20.260](#), infill development, density transfer, and situations where an existing house is allowed on a larger than maximum lot size per VMC [20.410.040.C.2.c](#) (Exceptions). Minimum densities shall be calculated based on the gross area of the site minus any public rights-of-way, street tracts, private road easements, lots for dwellings existing on December 11, 2004, or designated critical areas."

2. Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density and reduce the associated minimum lot size requirement of the underlying zone by up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones, provided this is not used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

C. *Exceptions.* The following exceptions are permitted to the lot size and density provisions for the R-2- R-9 zoning districts contained in Table 20.410.040-1 above:

1. Minimum lot size/maximum density:

- a. Lots developed or approved before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.410.010-1 above.
- b. Non-residential uses are exempt from minimum lot sizes.
- c. Within a development of two or more lots, the minimum lot size may be averaged as long as no lot is smaller than 80% of the minimum required lot size.
- d. Legal lots of record (lots legally created) that do not meet the minimum lot size requirement may be developed with a single dwelling unit.
- e. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Maximum lot size/minimum density:

- a. Non-residential uses are exempt from maximum lot sizes.
- b. On large parcels containing an existing dwelling on March 11, 2004, a lot no greater than one acre may be created around the existing dwelling with the remainder platted to create the number of dwelling units required within the range of minimum and maximum density established for the zoning district in which the parcel is located.
- c. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.
- d. On sites that contain sensitive environmental conditions, all or a portion of the sensitive resources areas may be deducted from the gross lot area before the minimum and maximum densities are calculated unless the applicant chooses to transfer density per the requirements of Chapter [20.940](#) VMC, On-Site Density Transfers.

3. *Planned Developments.* See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 10, 2009; Ord. M-3701 § 13, 2005; Ord. M-3643, 2004)

20.410.050 Development Standards.

A. *Compliance Required.* All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained a variance(s) in accordance with Chapters [20.290](#) VMC.

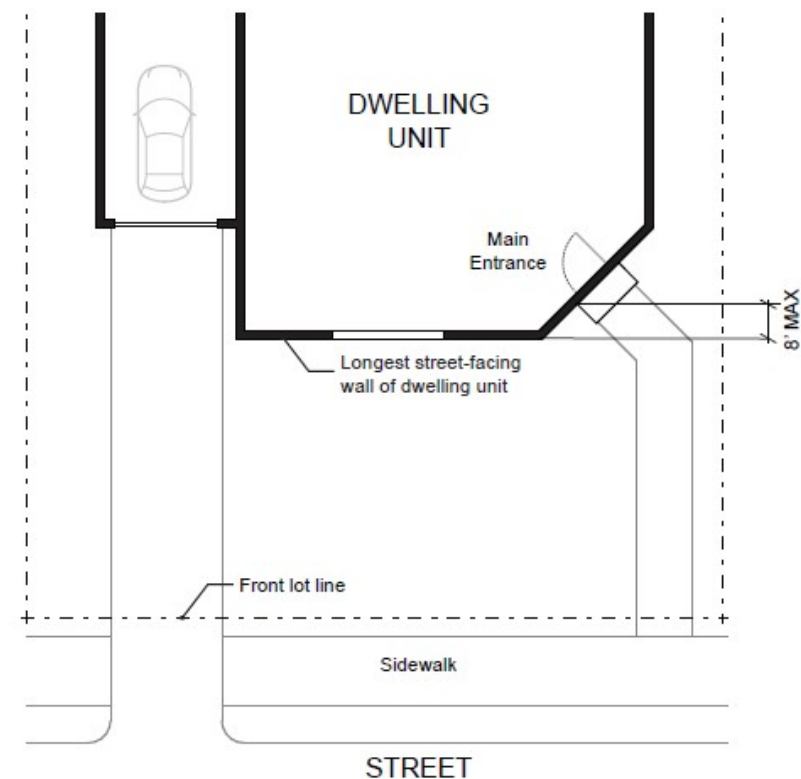
2. All other applicable standards and requirements contained in this title.

B. *Development standards.* Development standards in low-density residential zoning districts are contained in Table 20.410.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

1. Additional standards within R-6, R-9, and R-17 Zoning Districts. The following standards are in addition to the requirements in Table 20.410.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must have a porch or entry, and face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front facades of detached single- family structures facing the same street are prohibited. Sufficient differences can be achieved through meeting at least three of the following design features:

- i. Varied or staggered front setbacks, with variations of at least five feet,
- ii. Different building heights, with the two heights varying by at least five feet.
- iii. Varied rooflines such as hipped or pitched roofs,
- iv. Different window opening locations and designs
- v. Different garage location, configuration, and design

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

- i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as significant variations in topography, irregular site shape, or presence of natural resource constraints
- ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of [VMC 20.927.040.A.5.d garage width standards.](#) }

Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

- i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.
 - ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.
 - iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.
 - iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.
- f. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

Table 20.410.050-1 Development Standards in Lower-density Residential Zones					
STANDARD	R-2	R-4	R-6	R-9	<u>R-17</u>
Minimum Lot Size ⁵	20,000 sf	10,000 sf	7,500 sf	5,000 sf	<u>2,000 sf</u>
Maximum Lot Size	30,000 sf	19,000 sf	10,500 sf	7,400 sf	<u>5,000 sf</u>
Maximum Lot Coverage	50%	50%	50%	50%	<u>65%</u>
Minimum Lot Width ⁵	100'	80'	50'	45'	<u>25'</u>
Minimum Lot Depth ⁵	100'	90'	90'	65'	<u>65'</u>
Minimum Setbacks					
Front yard	10'	10'	10' ⁶	10' ⁶	<u>10'⁶</u>
Rear and through yards ⁴	5'	5'	5'	5'	<u>5'</u>
Side yard	10'	7'	0' ^{15'} ²	0' ^{1/5'} ²	<u>0' ^{1/5'} ²</u>
Street side yard	10'	10'	<u>10' 8"</u>	<u>10' 8"</u>	<u>8"</u>
Garage/Carport from public/private street right-of-way or sidewalk easement	20'	20'	18'	18'	<u>18'</u>
Garage/Carport from alley ³	15'	10'	5'	5'	<u>5'</u>

Table 20.410.050-1 Development Standards in Lower-density Residential Zones					
STANDARD	R-2	R-4	R-6	R-9	<u>R-17</u>
Maximum Height	35'	35'	35'	35'	<u>35'</u>
Minimum Off-Street Parking Spaces	1	1	1	1	<u>1</u>
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	<u>10%</u>

1 Subject to Chapter [20.910.050](#) VMC.

2 For each additional 10 feet of building height, or fraction thereof, over 25 feet, add 2 feet to the setback to a maximum of 10 feet on each side or rear yard.

3 There must be a minimum of 20' maneuvering space from entrance edge of the carport or garage to opposite edge of the alley.

4 A through lot will be treated as an interior rear yard, especially with respect to placement of principal and accessory structures, location of parking and height of fences only when there is no vehicular access to the abutting street. If access occurs then the through lot yard will be treated in all respects as a front yard.

5 Smaller lot sizes and dimensions may be allowed subject to VMC 20.920, Infill Development Standards.

6 Covered porches, eaves, bay windows, columns, or other structural extensions may extend up to 5-feet into the front setback or in accordance with 20.910.040.A.

C. Institutional development standards. Institutional uses such as colleges, schools, religious institutions, and emergency services facilities that locate within Low-Density Residential Districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):

a. Minimum setback: 35 feet.

b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 75 feet.

c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.

2. The development standards in subsection (1) above do not apply to existing buildings.

3. All other development standards on the institutional campus are the same as those in the underlying base zone except as follows:

a. Modified through a variance procedure per the requirements of Chapter [20.290](#) VMC alone or in conjunction with a Conditional Use procedure per the requirements of Chapter [20.245](#) VMC; or

b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Criteria for institutions as limited uses.* As noted in Table 20.410.030-1 above, a school, religious institution, government building, fire station, child care center or emergency services facility is allowed as a limited use if it meets all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a conditional use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from no less than a minor arterial.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

E. Criteria for Parks/Open Space as limited uses (Reserved for future use)

F. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-2, R-4, R-6, and R-9 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a development or subdivision may continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

d. A new manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

Except as allowed in subsections 1c and 1d above, all manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home”, unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032\(9\)](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site – built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.

b. The Department of Labor and Industries is responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#). (Ord. M-4066 § 5, 2013; Ord. M-3959 § 24, 2010; Ord. M-3931 § 11, 2009; Ord. M-3922

§ 20, 2009; Ord. M-3840 § 19, 2007; Ord. M-3709 § 5, 2005; Ord. M-3701 § 14, 2005; Ord. M-3663 § 13, 2004; Ord. M-3643, 2004)

- b. The following portions of Vancouver Municipal Code Section 20.420, are amended to read as follows:

20.420.020 Zoning Districts.

A. R-18: Higher-Density Residential District. The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at densities up to 18 units per acre and a minimum lot size of 1,800 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-18 and OR-18 zones as of March 11, 2004.

B. R-22: Higher-Density Residential District. The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at densities up to 22 units per acre and a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-22 and OR-22 zones as of March 11, 2004.

C. R-30: Higher-Density Residential District. The R-30 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre, a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-30 and OR-30 zones as of March 11, 2004.

D. R-35: Higher-Density Residential District. The R-35 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre a minimum lot size of 1,200 square feet per unit. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally. (Ord. M-4034 § 11, 2012; Ord. M-3922 § 21, 2009; Ord. M-3730 § 11, 2005; Ord. M-3663 § 14, 2004; Ord. M-3643, 2004)

E. R-50: Higher-Density Residential District. The R-50 zoning district is designed to accommodate multi-dwelling structures at densities up to 50 units per acre. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally.

20.420.025 Higher Density Residential Zone Function and Location Criteria.

A. *R-18 (Higher Density Residential) Zone Location Criteria.* The R-18 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas occupied by a substantial amount of multifamily development, but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.

2. Areas where properties are well-suited to multifamily development, but where adjacent single-family developments or public open space make a transitional scale of development (height and bulk) desirable. There should be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature that provides physical separation from the single-family area. (This is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas).

3. Properties must have access from collector or arterial streets, such that vehicular travel to and from the site is not required to use local access streets through lower density residential zones.

B. *R-22 (Higher Density Residential) Zone Location Criteria.* The R-22 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.

2. Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.

3. Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

4. Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with City street standards.

5. Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.

C. *R-30 (Higher Density Residential) Zone Location Criteria.* The R-30 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas that are already developed predominantly to the permitted R-30 density, or areas that are within an urban center, or identified in an adopted sub-area plan as appropriate for higher density multifamily housing.

2. Properties in close proximity to major employment centers, open space and recreational facilities.
3. Areas with well-defined edges such as an arterial, open space, change in block pattern, topographic change or other significant feature providing sufficient separation from adjacent areas of small scale residential development, or areas should be separated by other zones providing a transition in the height, scale and density of development.
4. Areas that are served by major arterials, where transit service is good to excellent, and where street capacity could absorb the traffic generated by higher density development.
5. Principal streets in the area shall be sufficient to allow for two (2) way traffic and parking on both sides of the street. Vehicular access to the area shall not require use of streets passing through lower density residential zones.
6. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, and other residential amenities.

D. *R-35 (Higher Density Residential) Zone Location Criteria.* The R-35 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are developed predominantly to the intensity permitted by the R-35 zone, or areas located within an urban center, or defined in a subarea plan adopted by the City as appropriate for higher density multi-family housing.
2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.
3. Properties adjacent to business and commercial areas with comparable height and bulk.
4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.
5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by high density development. (Ord. M-3730 § 12, 2005)

E. *R-50 (Higher Density Residential) Zone Location Criteria.* The R-50 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are located within an urban center, defined in a subarea plan, or other location generally appropriate for higher density multi-family housing.

2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.

3. Properties near business and commercial areas that are or can be developed with compatible height and bulk.

4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.

5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could accommodate the traffic generated by high density development.

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](#) 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	R-50
RESIDENTIAL					
Household Living	P	P	P	P	<u>P</u>
Group Living	P	P	P	P	<u>P</u>
Home Occupation	L ³	L ³	L ³	L ³	<u>L³</u>
HOUSING TYPES					
Single Dwelling Units, Attached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X	<u>X</u>
Single Dwelling Units, Detached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X ⁵	<u>X⁵</u>
Accessory Dwelling Units	p ¹	p ¹	p ¹	p ¹	<u>p^{1, 24}</u>
Duplexes	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Multi-Dwelling Units	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Manufactured Home Developments	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X	<u>L⁷/X</u>
Designated Manufactured Home	L/X ²³	X	X	X	<u>X</u>
New Manufactured Home	L ²³	X	X	X	<u>X</u>
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	<u>C</u>
Colleges	C	C	C	C	<u>C</u>
Community Centers	C	C	C	C	<u>C</u>
Community Recreation	C ⁸	C ⁸	C ⁸	C ⁸	<u>C⁸</u>
Cultural Institutions	P/C ⁹	P/C ⁹	P/C ⁹	P	<u>P</u>
Day Care					

Table 20.420.030-1 Higher Density Districts Use Table					
USE	R-18	R-22	R-30	R-35	R-50
Day Care					
- Family Day Care Home	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	<u>P/C¹⁰</u>
- Child Care Center	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
- Adult Day Care	P/C ¹¹	P/C ¹¹	P/C ¹¹	P/C ¹¹	<u>P/C¹¹</u>
Emergency Services (except ambulance services)	C ¹²	C ¹²	C ¹²	C ¹²	<u>C¹²</u>
Medical Centers	C	C	C	C	<u>C</u>
Parks/Open Space					
- Neighborhood Parks	P	P	P	P	<u>P</u>
- Community Parks	P	P	P	P	<u>P</u>
- Regional Parks	C	P	P	P	<u>P</u>
- Trails	P	P	P	P	<u>P</u>
Postal Service	C	C	C	C	<u>C</u>
Religious Institutions	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
Schools	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	L/C ¹⁴	<u>L/C¹⁴</u>
Social/Fraternal Clubs	C ⁶	C ⁶	C ⁶	C ⁶	<u>C⁶</u>
Transportation Facility	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵	P/C ¹⁵	<u>P/C¹⁵</u>
COMMERCIAL					
Commercial and Transient Lodging	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶	L/X ¹⁶	<u>L/X¹⁶</u>
Eating/Drinking Establishments	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	<u>X</u>
- Indoor Entertainment	X	X	X	X	<u>X</u>
- Major Event Entertainment	X	X	X	X	<u>X</u>
General Retail					
- Sales-Oriented	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
- Personal Services	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	<u>L¹⁷/X</u>
- Repair-Oriented	X	X	X	X	<u>X</u>
- Bulk Sales	X	X	X	X	<u>X</u>
- Outdoor Sales	X	X	X	X	<u>X</u>
Motor Vehicle Related					
- Motor Vehicle Sales/Rental	X	X	X	X	<u>X</u>
- Motor Vehicle Servicing/Repair	X	X	X	X	<u>X</u>

- Vehicle Fuel Sales	X	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X	X
Office					
- General	L ¹⁷ /X	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	L ¹⁷ /X
- Extended	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Non-Accessory Parking	X	X	X	X	X
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennel/Shelters	X	X	X	X	X
Cemeteries	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹
Heliports	X ²⁰	X ²⁰	X ²⁰	X ²⁰	X ²⁰
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C	C
Basic Utilities	P	P	P	P	P
Temporary Uses	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹
Wireless Communication Facilities	L/C/X ²²	L/C/X ²²	L/C/X ²²	L/C/X ²²	L/C/X ²²

- 1** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.
- 2** The language for this footnote has been deleted.
- 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 VMC [20.895.040](#), Community Recreation and Related Facilities.
- 7** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC [20.420.050\(G\)](#), Criteria for Placement of Manufactured Homes, 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 Chapter [20.260](#) VMC Planned Development that meets overall minimum density standards for the applicable zone.
- 8** Subject to the additional provisions in VMC [20.895.040](#).
- 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** The language for this footnote has been deleted.
- 13** Community, regional parks and trails that meet all of the development standards in VMC [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 VMC [20.420.050\(F\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with

Chapter [20.840](#) VMC, 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-breakfast 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 VMC [20.420.060](#). Existing commercial uses permitted if legally established prior to code effective date. However, alterations and expansions shall be subject to Chapter [20.245](#) VMC (Conditional Use Permits).

18 Subject to the provisions in VMC [20.895.030](#).

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](#) VMC, except sale of fireworks prohibited in residential zones.

22 Subject to the provisions of Chapter [20.890](#) VMC, Wireless Communication Facilities.

23 A "designated manufactured home" is exempt from the development standards of VMC [20.420.050\(G\)](#) 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 five years of the date of the original placement.

24 Permitted only as existing non-conforming uses.

25. Subject to provisions in VMC 20.410 applying to the R-17 zoning district

(Ord. M-4255 § 7, 2018; Ord. M-4254 § 3(CC), 2018; Ord. M-4223 § 4, 2017; Ord. M-4187 § 6, 2016; Ord. M-4105 § 3, 2014; Ord. M-4071 § 8, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 3, 2012; Ord. M-4024 § 7, 2012; Ord. M-4002 § 6, 2011; Ord. M-3959 § 25, 2010; Ord. M-3931 § 12, 2009; Ord. M-3840 § 20, 2007; Ord. M-3730 § 13, 2005; Ord. M-3709 § 7, 2005; Ord. M-3701 § 15, 2005; Ord. M-3663 § 15, 2004; Ord. M-3643, 2004)

20.420.040 Minimum and Maximum Densities.

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on a units per acre standard. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set as just above the maximum density of the next less intense zone.

B. *Minimum and maximum densities.* The minimum and maximum densities for the Higher Density Residential Districts are contained in Table 20.420.040-1.

Table 20.420.040-1. Minimum and Maximum Densities

Zoning District	Minimum and Maximum Net Density
R-18	12 – 18 units per acre
R-22	18.1 – 22 units per acre
R-30	22.1 – 30 units per acre
R-35	30.1 – 35 units per acre
<u>R-50</u>	<u>35.1 – 50 units per acre</u>

C. *Exceptions.* The following exceptions are permitted to the density provisions for the higher density residential zoning districts contained in Table 20.420.040-1 above:

1. Minimum lot size/ and maximum density calculations:

a. Lots developed before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.420.040-1 above.

b. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Minimum density:

a. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

b. On sites that contain critical or sensitive areas, all or a portion of those areas may be deducted from the net building area before the minimum and maximum densities are calculated at the discretion of the development applicant.

3. *Planned Developments*. See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 13, 2009; Ord. M-3840 § 21, 2007; Ord. M-3730 § 14, 2005; Ord. M-3701 § 15, 2005; Ord. M-3643, 2004)

4. Affordable Housing Density Bonus

a. Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density requirement of the underlying zone by the following amounts.

ii. Up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones.

ii. Up to 100% in the R-18, R-22, R-30, and R-50 zones.

b. These density increases may not be used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

20.420.050 Development Standards.

A. *Compliance Required*. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances in accordance with Chapter [20.270](#) VMC Site Plan Review.

2. All other applicable standards and requirements contained in this title.

B. *Development standards*. Development standards in residential zoning districts are contained in Table 20.420.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

Table 20.420.050-1 Development Standards					
Standard	R-18	R-22	R-30	R-35	R-50
Minimum Lot Size	1,800 sf ¹	1,500 sf ¹	1,500 sf ¹	1,200 sf ¹	800 sf ¹
Maximum Lot Coverage	50%	50%	50% 55%	50% 60%	70%
Minimum Lot Width	20'	20'	20'	20'	20'
Minimum Lot Depth	50'	50'	60'	60'	60'
Minimum Setbacks					
Front yard	10'	10'	10'	10'	10'
Rear and Through lot yard	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'
Side yard	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'	0' ² /5'
Street side yard	10'	10'	10'	10'	5'
Garage/carport from public/private street right-of-way or sidewalk easement	18'	18'	18'	18'	18'
Garage/carport from alley	5' ⁴	5' ⁴	5' ⁴	5' ⁴	5' ⁴
Maximum Height	50'	50'	50'	60'	70'
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	10%

1 Provided the required residential density is met on an overall project basis.

2 See requirements for zero lot line developments pursuant to Section [20.910.050](#) VMC.

3 This footnote has been deleted.

4 There must be a minimum of 20' maneuvering space from entrance edge of garage/carport to approved edge of alley

C. *Institutional development standards.* Institutional uses such as colleges, schools and religious institutions that locate within higher density residential districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):
 - a. Minimum setback: 35 feet.
 - b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 90 feet.
 - c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.
2. The development standards in Subsection (1) above do not apply to existing buildings.
3. All other development standards on the institutional campus are the same as those in the underlying base zone except as;
 - a. Modified through a Variance procedure per the requirements of Chapter [20.290](#) VMC; or
 - b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Pedestrian development standards.* The following additional development standards apply for multi-family projects with more than two buildings on a site.

1. Each building in the complex shall have at least one direct pedestrian connection to the street even when separated from the street by an off-street parking lot. This pedestrian access shall be the most direct route between the building's main entrance and the street. Whenever possible, the main pedestrian connection shall not cross a parking lot or driveway.
2. There shall be pedestrian connections among residential buildings and from each residential building to indoor and outdoor communal facilities, e.g., recreation room, swimming pool, and parking lots, carports or garages.
3. The following design standards shall apply to this pedestrian circulation system:
 - a. The circulation system must be hard-surfaced and at least 5' wide.
 - b. Where the system crosses driveways, parking areas or loading areas, the system must be clearly identifiable through the use of striping, elevation changes, speed bumps, different paving material or other similar method.

c. Where the pedestrian connection is parallel and adjacent to a parking lot or driveway, the system must be a raised path or be separated from the auto travel lane by a curb, bollards, landscaping or other physical barrier. If the connection also provides access to a parking lot, at least one access ramp from the connection to the parking lot must be provided that meets ADA standards for accessibility for the disabled.

d. The on-site circulation system must be lighted to a level sufficient for use by residents and their visitors after dark. Such lighting shall be directed in such a manner to prevent glare into nearby residential units.

E. Criteria for Parks/Open Space as limited uses.(Reserved for future use)

F. *Criteria for institutions as limited uses.* As noted in Table 20.420.030-1 above, schools, child care centers, and religious institutions are allowed as limited uses in Higher Density residential districts if they meet all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a Conditional Use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from a street with no less than a minor arterial designation.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

G. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-18 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a manufactured home development or subdivision may

continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

d. Except that a manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

All manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home” unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements.

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site -built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

- a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.
- b. The Department of Labor and Industries responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#).

H. Additional Development Standards for Single Family Homes

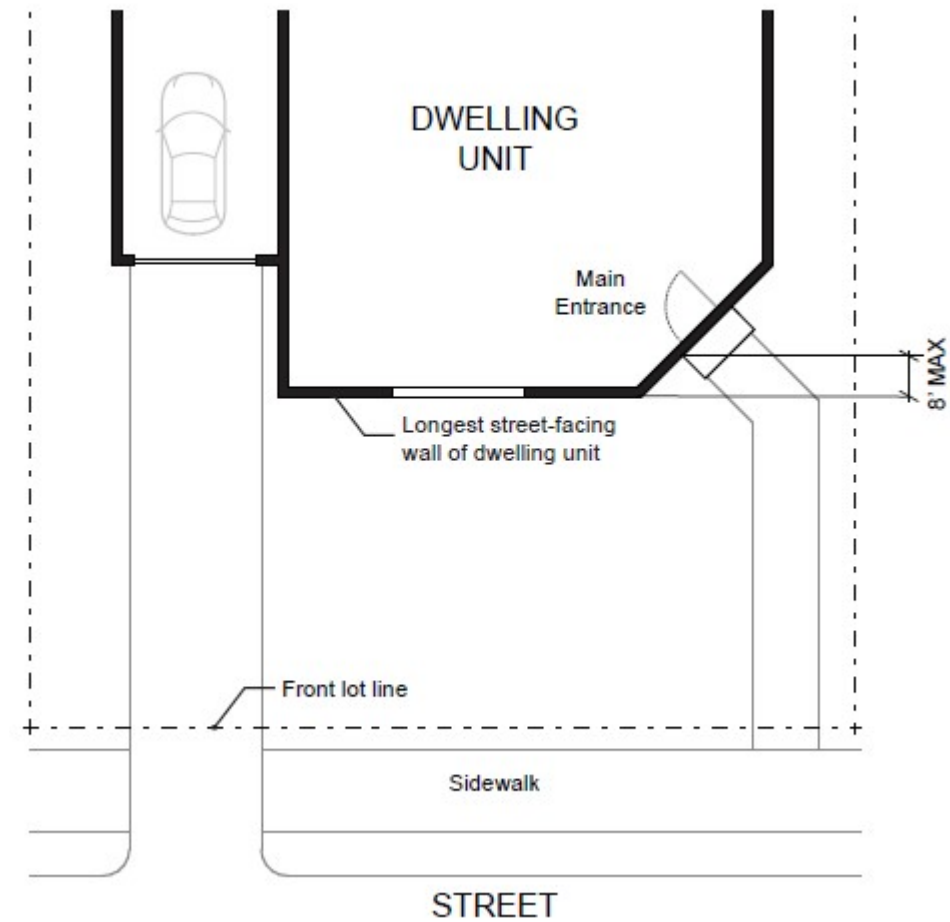
1. Additional standards for single family home development within the R-18, R-22 and R-30 Zoning Districts. The following standards are in addition to the requirements in Table 20.420.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must:

1. Have a porch or entry

2. Face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front facades of detached single-family structures facing the same street are prohibited. Sufficient differences can be achieved through at least three of the following design features:

1. Varied or staggered front setbacks, with variations of at least five feet.
2. Different building heights, with the two heights varying by at least five feet.
3. Varied rooflines such as hipped or pitched roofs.
4. Different window opening locations and designs
5. Different garage location, configuration, and design

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as

significant variations in topography, irregular site shape, or presence of natural resource constraints

ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of VMC 20.927.040.A.5.d garage width standards.

f. Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.

ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.

iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.

iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.

g. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

(Ord. M-4066 § 5, 2013; Ord. M-3931 § 14, 2009; Ord. M-3730 § 15, 2005; Ord. M-3709 § 8, 2005; Ord. M-3701 § 16, 2005; Ord. M-3663 § 16, 2004; Ord. M-3643, 2004)

c. The following portions of Vancouver Municipal Code 20.945 are amended as follows:

20.945.070 Minimum Off-Street Parking Requirements.

A. Parking requirements for unlisted uses.

1. The planning official may rule that a use not specifically listed in Table 20.945.070-2 below is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the planning official's decision be rendered in writing, it shall constitute an interpretation, as governed by Chapter [20.255](#) VMC; and
2. The planning official shall maintain a list of approved unlisted use parking requirements that have the same effect as an amendment to this chapter.

B. Choice of parking requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

C. Measurements. The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in this chapter:

1. *Fractions.* Fractional space requirements of up to 0.5 shall be rounded down to the next whole number and 0.5 or greater rounded up to the next whole number.
2. *Employees.* Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season.
3. *Students.* When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term.
4. *Space.* Unless otherwise noted, where gross square feet (gsf) are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

D. Exclusions to minimum vehicle parking requirements. The following shall not be counted towards the computation of the minimum parking spaces as required in Table 20.945.070-2 below:

1. *On-street parking.* Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except as provided elsewhere in this title;

2. *Fleet parking.* Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, (e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day). For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.

E. *Reductions in minimum required vehicle parking.*

1. The planning official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 by up to 10 percent in new nonresidential 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 percent if the required conditions detailed in VMC [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 VMC 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 seven percent 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 five percent 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 square feet 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 square feet, and shall have at least 10 percent and no more than 25 percent 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 five percent 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 percent is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with VMC [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
<u>Multi-Family Housing, market rate and low-income</u>	<u>0.75 space/dwelling unit</u>
<u>Senior Housing, and Housing for Persons with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee¹ plus one visitor space per 10 residents</u>
<u>All Other</u> Residential Uses	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities <u>for non-senior residents</u>	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

1. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees)

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in Chapter [20.550](#) VMC.

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 percent. 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 Table 20.945.070-1 and shall only be for the total area of additions in excess of 25 percent 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.

Use	Minimum
Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements	
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

Use	Minimum
Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements	
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
<u>Market rate Multi-Family Dwelling Units</u>	<u>1.5 0.75/DU if located within 1/4 mile of frequent transit line,⁶ 1.0/DU if located ¼ mile or further from a frequent transit line</u>
<u>Housing for low income households earning under 60% median area income</u>	<u>0.75/DU</u>
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
<u>Senior Housing facilities and Housing for People with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee⁷ plus one visitor space per 10 residents</u>
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

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

	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
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

- 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/4seats or 8 feet of bench length in auditorium, whichever is greater.
- College★ *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by planning official.	1 space/3 seats in classrooms
COMMERCIAL	
Commercial 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' of bench
- Skating Rinks/Arcades	1.0/150
- Bowling Alleys	5 spaces per lane

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Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

- 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 1,000 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 1,000 square feet of gross floor area, plus one

Use

Minimum

Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

	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	No less than 2
- Elec. Vehicle Recharging Station	None
Office	
- General	1/400
- Medical	1/200
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office
Marina	
INDUSTRIAL	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None

Use	Minimum
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Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements

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 projects shall provide on-site parking at a minimum rate of one space per dwelling unit.

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6 Frequent transit service means a bus rapid transit or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

7. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees).

- d. A new Section of Vancouver Municipal Code, 20.950 is added as follows:

CHAPTER 20.950 COTTAGE CLUSTER HOUSING

20.950.010 Purpose.

These standards are intended to allow groups of small-scale cottages around common areas in single or multi-family zoning districts in a manner promoting accessible housing and community interaction. The individual homes are smaller and shorter than what is allowed in the underlying zoning district, but they may be built at a higher density.

20.950.020 Applicability.

- A. Permitted zones and required minimum project size. Cottage Cluster housing developments shall be allowed on properties 20,000 square feet or larger in size, in the R-17, R-9, R-6, R-4 and R-2 zoning districts.
- B. Permitted Uses. Cottage Cluster development uses shall be limited to attached and detached single family homes and associated outbuildings, public or private open space, and parking areas. Duplexes or attached single family homes may constitute no more than 20% of the total number of units. Home Occupations pursuant to [VMC 20.860](#) shall be permitted only if there are no employees residing off-site. Accessory dwelling units pursuant to [VMC 20.810](#) shall be permitted only if located entirely within the single family homes.
- C. The narrow lot development standards in [VMC 20.927](#) and R-17 zoning district standards of [VMC 20.410](#) shall not apply to cottage housing developments.

20.950.030 Site Development and Design Standards

- A. General Standards.
 - 1. Cottage housing developments may be allowed at up to two hundred percent (200%) of the maximum density of the underlying zone, including any accessory dwelling units.
 - 2. Cottage housing developments shall contain a minimum of four (4) and a maximum of twelve (12) units in a cluster; provided, that a cottage development may contain up to two (2) clusters.
 - 3. Each single- family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single family cottage, or 400 square feet per duplex.
 - 4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
 - 5. Covered porches shall be at least 60 square feet, with no dimension less than 5 feet
 - 6. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.

- B. Cottage Orientation. Cottages must be clustered around a common courtyard and must meet the following standards.
1. At least 75% of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
 2. The Planning Official may at their discretion grant exceptions as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50%.
- C. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards.
1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage units within the associated cluster.
 2. The common courtyard must be generally square or round, and no narrower than 15 feet wide at its narrowest dimension.
 3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
 4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
- D. Required Parking and Parking Design
1. Required spaces. Each dwelling unit shall include at least one parking space within the project area. On street parking spaces abutting the project area may be counted towards this requirement.
 2. Common Parking Areas. Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards.
 - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than 5 contiguous spaces.
 - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
 - c. Parking clusters must be separated from other spaces by at least 4 feet of landscaping.
 - d. Clustered parking areas may be covered.
 3. Parking location, access and screening.
 - a. Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley;
 - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
 - c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.

- d. Sight-obscuring landscaping, fencing, or walls at least three feet in height shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. Pedestrian Access.

1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking or solid waste storage areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
2. The pedestrian path must be hard-surfaced and a minimum of 3 feet wide.

F. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, community eating areas, community gardens, or picnic shelters. Community buildings must meet the following standards.

1. Each cottage cluster is permitted one community building.
2. The community building shall have a maximum floor area of 1,200 sf.

G. Maintenance of Common Areas. The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

20.950.040 Approval Process.

Cottage Cluster housing projects shall be reviewed under [VMC 20.320](#), subdivision, where individual lots are proposed to be owned separately, or as a Type II review subject to [VMC 20.270](#), Site Plan Review, where common ownership of lots is proposed.

e. **Portions of Vancouver Municipal Code Section 20.925, Landscaping, are amended as follows:**

20.925.030 General Provisions.

A. *Landscaping requirements.* Landscaping shall be provided and maintained per Table 20.925.030-1 and 20.925.030-2 of this section.

Table 20.925.030-1. Minimum Landscaping and Buffer Setback Standards

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ¹		Higher Density Residential ¹		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9, R-17		R-18, R-22, R-30, R-35, R-50		CN, CC, CG, HX and MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
Lower Density Residential	R-2, R-4, R-6, R-9, R-17	None	None	L2 10-ft	L3 5-ft ⁴	L2 10-ft	L4 10-ft	L2 10-ft	L4 10-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Higher Density Residential	R-18, R-22, R-30, R-35, R-50	None	L3 5-ft ⁴	L1 10-ft	L1 5-ft	L2 10-ft	L4 10-ft	L2 5-ft	L2 5-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Commercial and Mixed Use	CN, CC, CG, MX	L1 10-ft	L3 5-ft ⁴	L2 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
Industrial	OCI	L1 10-ft	L3 5-ft	L1 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	IL, A,	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L2 5-ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft
	IH	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 ² 0-5 ft
Resource (County)	FR-80, FR-40, AG-20, AG-WL, Park/WL	L1 10-ft	L3 50-ft	L2 10-ft	L3 50-ft	L2 10-ft	L2 5 ft	L2 5-ft	L3 10-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft

1 Zero lot line developments shall comply with the standards and requirements of VMC [20.910.050](#).

2 If building is to be built on the property line there is no required buffer for that portion of the site.

3 Applies to multi-family site plan applications and the perimeter of land divisions not to individual single-family lot developments.

4 In case of conflict with yard, setback, landscape, screening, or buffer standards specified in other sections of Title [20](#), the stricter standard shall apply, except for plan districts where the district standards shall always apply even if less strict than the standards of this table.

5 Buffer widths abutting parking areas that are landscaped in accordance with the requirements of VMC [20.945.040\(l\)](#) can be reduced to 25 feet.

6 Where a directly abutting site not separated by a street is currently developed with a single-story residential structure, the minimum setback is five (5) feet plus one (1) additional foot for each three (3) feet of proposed building height above 35 feet, up to a maximum setback of 15 feet. The additional setback for buildings above 35 feet in height applies only to the portions of those buildings above 35 feet.

Table 20.925.030-2. Landscaping and Screening Design Standards¹

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
L1	General (for open areas)	Used where distance is primary means of separating uses or development, and landscaping enhances area between them	a. 10 ft or less = None b. Over 10 ft = 2 high or 3 low shrubs per 400 sq. ft. landscaped area	a. One tree per 30 lineal ft b. One tree per 800 sq. ft.	None
L2	Low Screen	Distance and low-level screening intended to separate uses or development. Applied where low level screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.	Continuous screen 3 ft high, 95% opaque year-round. 3+ gallon containers or equivalent with spread 18+ inches.	One tree per 30 lineal ft of landscaped area or as needed to provide a tree canopy over the landscaped area	3 ft high masonry wall or F2 fence or a berm may substitute for shrubs
L3	High Screen	Physical and	Enough shrubs to		6 ft F1 or F2 high

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		visual separation between uses or development principally using screening. Used where full separation is warranted by impacts of proposed development, notwithstanding loss of direct views.	form a 6-ft high buffer screen 95% opaque year-round; 5+ gallon containers or equivalent with spread of 30+ inches		wall or fence with or without berm may substitute for shrubs
L4	High Wall	Used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.	Four high shrubs required per 30 lineal ft of wall		6 ft F2 high wall required
L5	High Berm	Used instead of L4 where extensive screening is warranted and more space is available for separation between uses.	L2 low shrubs on top of berm so total screen height = 6 ft		4 – 6 ft high berm required. If under 6 ft high, plant L2 low shrubs on top of berm so overall screen height is 6 ft.
F1	Partially Sight-Obscuring Fence	Partial visual separation applied where a proposed use or development has little impact, or where visibility between areas is more important			6 ft high – at least 50% sight-obscuring – wood, metal, chain link with slats, bricks, masonry or other permanent materials.

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		than a total visual screen.			
F2	Fully Sight-Obscuring Fence	Full visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.			6 ft. high – 100% sight-obscuring – made of wood, metal, bricks, masonry or other permanent materials – no chain link fences with slats or similar construction.

1 Additional Requirements:

L1, L2, L3, L4, L5 – Groundcover plants, grass lawn or approved flowers must fully cover the landscaped area not in shrubs or trees.

L2, L3 – When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

L4 – When abutting another property, the wall shall abut the property line. When abutting a street or road right-of-way, the wall shall be on the interior side of the landscaped area.

L1 – Within the commercial districts where a building is to be placed at the buffer line for a front setback, concrete or brick pavers may be used in place of the required groundcover for the length of the building for the front setback only; provided, the required trees are still supplied, the paved area is connected to the public sidewalk, and pedestrian amenities are provided such as benches or pedestrian plazas. Building need not be placed at the required buffer line to utilize this section if the area between the buffer line and the building is devoted entirely to pedestrian only areas.

L1, L2, L3, L4, L5 – Groundcover plants to be placed not more than thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Groundcover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 1/4) inch container or equivalent if planted eighteen (18) inches on center.

20.925.070 Buffering, Screening and Open Storage.

Buffering and screening of parking, solid waste containers, and open storage shall be required as follows:

A. *Parking lots.* All parking, loading and maneuvering areas including driveways and drive-through lanes shall be screened from view per the standards of [20.945.040\(I\)\(2\)](#) VMC.

B. *Screening of service facilities.* Except for one-family and two-family dwellings, any solid waste container or recycling or disposal area and ground-level service facilities such as gas meters and air conditioners which would be visible from a public street, parking area, or any residentially-zoned property shall be screened from view per the standards of [20.970](#) VMC by placement of a solid wood fence, evergreen hedge or masonry wall. All refuse materials shall be contained within the screened area.

C. *Open Storage.* Open storage, or storage not wholly within an enclosed building shall be required to meet the following requirements of Table 20.945.070-1

Table 20.925.070-1 Open Storage Standards	
District	Open Storage Requirement
R-2, R-4, R-6, R-9, R-17	Not allowed
R-18, R-22, R-30, R-35, R-50	Storage no higher than 5', screened by site-obscuring fence or evergreen hedge 6' in height
City Center District (CX)	Storage no higher than 5', screened on all sides by a site-obscuring fence or evergreen hedge 6' in height
OCI	Not allowed
All other Commercial Districts	Same as for R-18, R-22, R-30, R-35
IL, IH	Open storage facing a street shall be screened
Open Space Districts	Not allowed except for agricultural implements

(Ord. M-3643, 01/26/2004)

f. A new Vancouver Municipal Code Section 20.815 is added as follows:

20.815 Micro Housing Units

20.815.010 Purpose

These standards are intended to allow smaller unit size apartments with shared kitchen and/or bathroom facilities in multifamily zoning districts.

20.815.020 Applicability

- A. Use Classification. Micro housing units included under the residential use type of Household Living.
- B. Zoning. Micro housing units are allowed by right in R-18, R-22, R-30, R-35, R-50 or as part of a mixed-use development in the CC, CG and CH zones

20.815.030 Required Provisions

- A. Kitchen Facilities. One or more of the following options shall be provided to ensure residents have access to facilities for cooking, refrigeration, and washing utensils:
 - 1. A community kitchen facility on each floor available for shared use by the residents of that floor; or
 - 2. Individual kitchens for the private use of the residents of the unit; or a combination of private and community kitchen facilities.
- B. Maximum Number of Bedrooms. Each living unit may have up to one bedroom that is separate from the remainder of living facilities within the unit.
- C. Unit Size. Units shall be between 120 and 400 square feet in size.
- D. Unit Density. Micro housing project densities shall be as allowed by underlying zoning designations
- E. Bathrooms. A unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility means includes a toilet and sink; a full facility includes a toilet, sink, and bathtub or shower, or bathtub/shower combination. If a full bathroom facility is not provided in each room, common bathroom facilities must be provided that meet the standards of the Building Code for congregate residences with at least one full bathroom per floor.
- F. Parking. Micro housing units require one parking space per two dwelling units.

g. Vancouver Municipal Code Section 20.810, Accessory Dwelling Units, is amended as follows:

20.810.010 Purpose

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

20.810.020 Definition.

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance. (Ord. M-4209 § 2, 08/07/2017- Effective 09/06/2017; Ord. M-3931 § 25, 11/02/2009; Ord. M-3643, 01/26/2004).

20.810.030 Applicability.

A. *Accessory dwelling unit applicability.* ADUs shall be allowed as limited uses in all residential zoning districts (R-2, R-4, R-6, R-9, R-17, R-18, R-22, R-30, R-35, and R-50) if in compliance with all of the development standards contained in Section 20.810.030 VMC below. ADUs shall not be allowed within nonresidential zoning districts or in the following circumstances:

1. On properties not containing a detached single-family dwelling
2. On properties containing activities requiring a home occupation permit pursuant to VMC 20.860.

B. *Approval process.* A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in

Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review. (Ord. M-4209, Added, 08/07/2017, Sec 2)

20.810.040 Development Standards.

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

A. *Configuration.* An ADU may be located either within, attached to, or detached from the primary structure.

B. *Density.* Only one ADU may be created in conjunction with each single-family residence.

C. *Minimum lot size.* An ADU may be established on any legally established parcel meeting applicable standards of this chapter.

D. *Maximum unit size.* The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 % of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet provided they are not larger than the size of the remainder of the overall home.

E. *Minimum unit size.* The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

F. *Setbacks and lot coverage.* Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.

G. *Scale and visual subordination.* New detached ADUs, or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area of the primary structure and other outbuildings not including the ADU, as seen from the front of the lot. ADUs shall be subject to a maximum height of 25 feet.

H. *Parking.* No additional on-site parking is required in conjunction with the establishment of an ADU.

I. *Design and appearance.* ADUs that are separate or extending from existing structures shall be architecturally compatible with the principal dwelling.

J. *Construction standards.* The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3959 § 38, 07/19/2010; Ord. M-3701 § 24, 05/02/2005; Ord. M-3643, 01/26/2004)

20.810.050 Submission Requirements.

The following information shall be submitted as part of an application for review:

A. *Application.* Completed and signed application provided by the Planning Official.

B. *Fee.* Fee pursuant to VMC 20.180.

C. *Site plan.* To-scale site plan showing the exact location of the primary residence and any accessory structures, parking, landscaping and setbacks.

D. *Floor plan.* Floor plan, drawn to scale, of entire house and accessory unit within the primary residence or within free-standing accessory structure.

E. *Elevations.* Elevations drawn to scale, of the accessory unit within the primary residence or within free-standing accessory structure. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

20.810.060 Conversion of Existing Accessory Structures.

A. *Conversion of an existing structure.* An existing garage structure or other outbuilding may be converted to an ADU provided that the structure complies with established setback standards for a primary structure, not accessory structure, as prescribed in the underlying zone, and complies with applicable building codes, and all other standards of this section. Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single family residence.

B. *Conversion of existing garages located in non-conforming setbacks.* Garages constructed before January 1, 2021 that are legally nonconforming as to side or rear yard setback may be eligible to be converted or replaced at their current location, provided that:

1. All applicable ADU, building, and other standards are met

2. Conversion or replacement structure or portion of the structure located within the setback does not result in it exceeding 15 feet in height or any taller than the existing structure, whichever is greater. Conversions or replacements of garages shall not result in the elimination of the requirement of one legal on-site parking space to serve the single-family residence.

B. *Off-street parking requirements.* The off-street parking requirements for the primary residence shall be provided for elsewhere on the site in conformance with the setback, paving and other development standards described in VMC 20.945 Parking and Loading. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3701 § 25, 05/02/2005; Ord. M-3663 § 20, 08/02/2004; Ord. M-3643, 01/26/2004)

Section 4. Savings. Those ordinances or parts of ordinances which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

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

Section 6. Effective Date. This ordinance shall become effective thirty (30) days after adoption.

Section 7. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

ORDINANCE - 61

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022

Anne McEnerny Ogle, Mayor

Attest:

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

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 62

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20,945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

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

ATTACHMENT C: COMMENT RECEIVED SINCE 5/16/22 COUNCIL WORKSHOP

Fircrest Neighborhood Association Statement Regarding Proposed Housing Code Updates {received from Chair Margaret Milem 5/26/22}

The Fircrest Neighborhood Association (FNA) met on May 3, 2022 via Zoom and discussed the proposed Housing Code Updates. This meeting and its agenda (including this vote) was announced through newsletters (hand delivered), Nextdoor, Facebook, the FNA email list, and a postcard mailed to every household and business in the Fircrest Neighborhood.

FNA members recognize the need for more housing options in our city. FNA members have the following concerns about proposed Housing Code Updates.

- 1) The property line barriers code allows for 6-ft high shrubs or wall between established neighborhoods and 3-story apartments. The FNA recommends 8-ft wall barriers between established neighborhoods and development over 25 ft tall (i.e., 3-story apartments). (We would also suggest that the following zones be held to L4 Landscaping and Screening Design Standards per Table 20.925.030-2: R-18, R-22, R-30, and R-35.)
- 2) The Planning Commission's vote was a 3 to 3 tie regarding a proposal to increase setbacks over 5 feet, with dissenting commissioners expressing a desire to increase housing density in the city – which they fear would not happen with increased setbacks. However, designs that place parking areas between new development and existing homes would accommodate compliance with larger setbacks while not interfering with the goal of increased housing density. This idea of using parking areas was not considered at the Planning Commission meeting. Other design features that would increase setbacks include landscaping, green spaces, walls, berms, fences. These designs create space between occupants in both residential and apartments, preserving privacy for all. Larger setbacks also mitigate shadows being cast that interfere with gardens/yards of existing homes or the use of solar panels invested in by existing homes. This design can be viewed at The Park Apartments in the Fircrest Neighborhood (206 NE 126th Avenue)
- 3) If extending established building heights to accommodate ADU development such as one might find on a garage, the FNA recommends the builder place limited 2-story visualization into neighboring back yards. Multiple windows along property lines tends to minimize neighboring privacy.
- 4) If new construction is to receive a discount for using aging-in-place designs, the FNA recommends that established senior households wishing to upgrade receive the same discount.
- 5) The FNA is not in favor of decreasing apartment building code parking from 1.5 to 1 (or .75). We believe this change will promote more street parking, vehicle theft, and safety site endangerment. The extra parking is needed for families owning more than 1 car and for visitors.
- 6) The FNA is also concerned about the effect that increased housing density will have on tree canopy throughout the city. Our neighborhood treasures old growth trees and feels that they should be protected as much as possible as new developments are designed. Twelve Fircrest Neighborhood Association members voted. Ten voted in favor of the statement. None voted against the statement. Two abstained. They felt that item 6, regarding tree canopy, was not appropriate in a statement about

housing codes. (Three additional residents had to leave the meeting during the discussion but expressed their approval of the statement at that point.)

From: David Devine <nwreadvisor@gmail.com>

Sent: Tuesday, May 17, 2022 6:10 PM

To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Coutinho, Becky <Becky.Coutinho@cityofvancouver.us>

Subject: Real Affordable Housing NOW (and in the future)

Some people who received this message don't often get email from nwreadvisor@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear B&B,

I am a real estate broker in Clark County. My office is in **Vancouver**. My RE career began in 1980 and has spanned 3 western states.

The purpose of the email is not to tell you how to do your job, OK? That said, if you track with me, affordable housing in Vancouver could soon take a giant leap.

You will miss the import and practicality of what I am sharing if you do not wrap your minds around the following reality:

Motorhomes and RVs are the new affordable housing.

That is not just an idea, that is being played out everyday in Clark and surrounding counties. It is a pervasive reality in Vancouver, though it wasn't always that way. If you aren't looking at this phenomenon you will miss it. No mention of *expanding RV park inventory* in Vancouver was made in the **Housing Code Update** project that began in **2019**. (Nor the benefit of incentivising manuf hm park/subdivision development.)

Update Preamble:

"The purpose of the Housing Code Update project is to allow more housing options that will provide different types and sizes of housing in the community while maintaining neighborhood livability."

Friends, I am working with a 23-acre Vancouver property owner, It is zoned R-9. The county assessor has it valued at over \$3mil. It is in the City near 162nd/Fourth Plain Blvd. The family would like to develop 90 spaces on ten (buildable) acres, but in recently talking to a female planner I realized that Vancouver (as well as most planning jurisdictions) treat RV parks like a commercial entity and not a housing venue. That treatment equates RV parks to mini-storage facilities or retail. We could build 90 units (perhaps in three 30-unit phases) and comply with R-9 density. The land to the S of the Subject parcel is all zoned MX.

The reason no new RV parks are in the works in Vancouver is that RV developers have to compete with big box retail for 10 or more acres. They just can't pay what **Costco** or **Winco** can pay for the land. **No RV land = No RV development**. It's that simple.

In the future, **Amazon** is building their gi-normous facility behind Walmart. 100s of skilled laborers will descend on this town from all over the West. Where are they going to stay? They all drive pick-ups and many of them own trailers and 5th wheels, but there's nowhere to put them in this City because Supply is way too low.

My vision is an RV park that would not have a store (that's commercial) or sell propane (that's commercial too). They might have a clubhouse. They might have a community pool. Those fall within allowable residential uses.

Renting an RV pad is better than renting a studio apartment because at least the tenant has ownership of their Class A, Class B motorhome, 5th wheel, or trailer. If they don't feel treated right they can pick up and leave right away. Unlike a manuf home park where moving your MH is not a viable option.

All the Planning Commission and the City Council have to do is rightly respond to the realities of limited affordable housing options and treat RV parks as housing and not commercial. Then it would be allowable to construct RV spaces in R-9 areas to reduce the burdens of skyrocketing stick-built housing prices. Believe me, as bad as it is, our affordable housing crisis is nothing compared to Vancouver BC. They are in a hole they cannot get out of - and we are headed there unless fundamental, sweeping changes are made sooner rather than later.

Go to any RV park in Clark County and you will find that 80+% of occupied spaces are permanent residents. Granted, there are different definitions for "permanent." You must know that a lot of jurisdictions go out of their way to ban permanent residency in RV parks. That is prima facie evidence the RV pad rentals are the new affordable housing. There is unwarranted fear that this use will put downward value pressure on surrounding SFR neighborhoods.

Guys, I taught real estate appraisal for four years at a community college in **Salem, Oregon**. Mark my words: anytime you locate affordable housing near unaffordable housing it could affect values (either way). If the family developed five luxury homes on 2 acres the super unaffordable luxury homes would positively affect the values of the existing unaffordable subdivisions. It is the principles of Conformity and Externalities at play. Plain & simple.

Right now, friends of mine, in Oregon, are building a new house solely to rent via VRBO or AirBNB. From the county building, planning, and assessment standpoint it is a single family residential structure. Right? In reality, it is an SRT, a short-term rental residence. At most, occupants stay 1 week. Contrast that with motorhome owners that rent their RV space by the month (or longer if they could).

Please see what the market is evidencing. A lot of empty nesters are selling their \$600k homes, buying a \$200k+ motorhome, go seeing the world, visiting grandkids, getting their dental work done in Mexico, whatever. Single people (just getting started) move out of the folk's stick-built home, buy a used RV, and go out on their own. They work in town and they want to live in town, but they can't because their town has been systemically too restrictive on RV park uses.

The time to change is NOW. The need is HERE.

Thanks for your consideration of the matter at hand.

--

David Devine, broker

Weichert Realtors - Equity NW

(360) 518-6083c

(360) 253-1212o

Weichert.
REALTORS
Equity NW

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:

\$ 4,030,434.29 this 13th day of June 2022.

DocuSigned by:



003070008EC3424...
MAYOR

DocuSigned by:



3EEB713B471247
COUNCILMEMBER

DocuSigned by:



0287015871500412
AUDITING OFFICER

0287015871500412
COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
May 31, 2022 - June 5, 2022	Accounts Payable Checks (see attached)	\$ 4,024,114.11
May 31, 2022 - June 5, 2022	Hansen City Payments (see attached)	\$ 2,517.68
May 31, 2022 - June 5, 2022	Visa Refunds (see attached)	\$ 3,802.50
May 31, 2022 - June 5, 2022	Payroll Checks (see attached)	\$ -
TOTAL		\$ 4,030,434.29

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Manual Wire	No Reference	5/31/2022	162,966.41	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	5/31/2022	15,685.30	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	6/1/2022	12,059.72	Athlactron Holding	
Supplier Payment	Manual Wire	No Reference	6/1/2022	3,098.51	Internal Revenue Service	
Supplier Payment	Manual Wire	No Reference	6/1/2022	260,539.55	State of Washington Department of Commerce - Remit-To: Dept of Commerce - Olympia	
Supplier Payment	Manual Wire	No Reference	6/1/2022	755,428.11	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire	No Reference	6/1/2022	688,979.13	US Bank - Remit-To: US Bank - St Paul	
			Manual Wire Total	1,898,756.73		
Cash Advance Payment	Direct Deposit	EFT-00148596	6/2/2022	324.50	Timothy McMillan	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00148597	6/2/2022	90.00	Jason Preston	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00148598	6/2/2022	324.50	Lyle Mann	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00148599	6/2/2022	197.50	Anne McEnerny-Ogle	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00148600	6/2/2022	206.50	Dustin Nicholson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00148601	6/2/2022	486.00	Zachary Ripp	Travel Advance
Expense Payment	Direct Deposit	EFT-00148602	6/2/2022	106.24	Ryan Lopossa	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00148603	6/2/2022	160.00	Jake Carlow	Travel Advance
Expense Payment	Direct Deposit	EFT-00148604	6/2/2022	523.35	Iasmina Giurgiev	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00148605	6/2/2022	224.00	Brian Viles	Travel Advance
Expense Payment	Direct Deposit	EFT-00148606	6/2/2022	101.08	Frank Dick	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148607	6/2/2022	70.00	Jamie Spinelli	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148608	6/2/2022	88.74	Steven Sampson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148609	6/2/2022	95.25	Liz Erickson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148610	6/2/2022	74.00	Rocky Epperson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148611	6/2/2022	176.50	Patrick Moore	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148612	6/2/2022	110.57	Lon Pluckhahn	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148613	6/2/2022	60.25	Kim Harless	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148614	6/2/2022	84.50	Aaron Lande	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00148615	6/2/2022	106.89	Chad Eiken	Employee Reimbursement
			Direct Deposit Total	3,610.37		
Supplier Payment	EFT	EFT-00148616	6/2/2022	5,871.43	Pitney Bowes Inc	
Supplier Payment	EFT	EFT-00148617	6/2/2022	143,881.15	Kamron Hedval	
Supplier Payment	EFT	EFT-00148618	6/2/2022	22,753.24	Lynn K Wittwer MD PC	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	EFT	EFT-00148619	6/2/2022	1,500.00	State of Washington Department of Enterprise Services	
Supplier Payment	EFT	EFT-00148620	6/2/2022	6,937.00	Sequence Graphics LLC	
Supplier Payment	EFT	EFT-00148621	6/2/2022	104,133.66	Share Inc	
Supplier Payment	EFT	EFT-00148622	6/2/2022	791,140.90	Operations Management International Inc	
Supplier Payment	EFT	EFT-00148623	6/2/2022	4,177.70	Sharon Rice	
Supplier Payment	EFT	EFT-00148624	6/2/2022	83,887.10	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00148625	6/2/2022	45,259.49	Nutter Corporation	
Supplier Payment	EFT	EFT-00148626	6/2/2022	3,342.45	Mead and Hunt Inc	
Supplier Payment	EFT	EFT-00148627	6/2/2022	31,410.19	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00148628	6/2/2022	321.75	Net Transcripts Inc	
Supplier Payment	EFT	EFT-00148629	6/2/2022	10,485.00	Right Click Solutions Inc.	
Supplier Payment	EFT	EFT-00148630	6/2/2022	1,649.20	Fire Systems West	
Supplier Payment	EFT	EFT-00148631	6/2/2022	25,607.57	Metereaders LLC	
Supplier Payment	EFT	EFT-00148632	6/2/2022	1,885.95	Waxie's Enterprises Inc	
			EFT Total	1,284,243.78		
Ad Hoc Payment	Check	3409	6/1/2022	6.67	Alla Gushtyuk or Dan Aiacoobaiei	Utility Refunds: 0000008718-02
Ad Hoc Payment	Check	3410	6/1/2022	59.44	Alla Gushtyuk or Dan Aiacoobaiei	Utility Refunds: 0000008718-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	3411	6/1/2022	123.45	Anderson,Keith or Ashley	Utility Refunds: 0047031169-11
Ad Hoc Payment	Check	3412	6/1/2022	150.00	Brickhouse Bar & Grill	Alarm Billing acct 14836 inv 99470503 ovrypmt
Ad Hoc Payment	Check	3413	6/1/2022	239.99	Claassen,Kimberly or Mark	Utility Refunds: 0127004100-10
Ad Hoc Payment	Check	3414	6/1/2022	18.60	Cotton,Jennifer and Ryan	Utility Refunds: 0003043901-10
Ad Hoc Payment	Check	3415	6/1/2022	29.27	Dilitto,Megan or Alexander	Utility Refunds: 0016094002-03
Ad Hoc Payment	Check	3416	6/1/2022	917.99	Dynamic Collectors, Incorporated	21C001300 Ross S
Ad Hoc Payment	Check	3417	6/1/2022	133.00	Estate of Mildred and Mike Matanich	Utility Refunds: 0068067700-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	3418	6/1/2022	303.67	Estate of Richard D'Innocenti	Utility Refunds: 0064024811-11
Ad Hoc Payment	Check	3419	6/1/2022	164.99	Etzel,Katherine	Utility Refunds: 0500002293-02
Ad Hoc Payment	Check	3420	6/1/2022	141.00	Gagan,Christopher	Utility Refunds: 0049002500-02
Ad Hoc Payment	Check	3421	6/1/2022	116.25	Gentry,William D	Utility Refunds: 0050058000-10
Ad Hoc Payment	Check	3422	6/1/2022	332.44	Grant,Vanessa J or Ryan F	Utility Refunds: 0500001022-02
Ad Hoc Payment	Check	3423	6/1/2022	87.07	Ha,Bich	Utility Refunds: 0074070014-01
Ad Hoc Payment	Check	3424	6/1/2022	146.94	Harrison,Michael or Kathryn	Utility Refunds: 0045654066-01
Ad Hoc Payment	Check	3425	6/1/2022	221.76	Hofer,Jackie A or Jerry L	Utility Refunds: 0141003618-05
Ad Hoc Payment	Check	3426	6/1/2022	500.00	Jason Page	Damage Deposit Refund
Ad Hoc Payment	Check	3427	6/1/2022	20.00	JP Auto Glass & Tires	alarm billing ovrypmt acct 19649 inv 99477536
Ad Hoc Payment	Check	3428	6/1/2022	25.55	June Drexeluis Hansen or Steven Hansen	Utility Refunds: 0000004396-04
Ad Hoc Payment	Check	3429	6/1/2022	31.84	Karen M Glaser Revocable Living Trust	Utility Refunds: 0005022600-04
Ad Hoc Payment	Check	3430	6/1/2022	269.00	Kelly Sisomphou or Olivia Sengsi	Utility Refunds: 0500003064-02
Ad Hoc Payment	Check	3431	6/1/2022	133.85	Lathrop,Alan T or Linda M	Utility Refunds: 0040053477-15
Ad Hoc Payment	Check	3432	6/1/2022	34.74	Lowther,Berdella	Utility Refunds: 0072075010-07
Ad Hoc Payment	Check	3433	6/1/2022	92.00	Mary Knoll Leinfelder Revocable Living trust	Utility Refunds: 0078057555-08
Ad Hoc Payment	Check	3434	6/1/2022	100.00	McNichols,Jane or Gary	Utility Refunds: 0038048700-01
Ad Hoc Payment	Check	3435	6/1/2022	25.00	Michael Gullickson	ovrypmt citation 7202510501
Ad Hoc Payment	Check	3436	6/1/2022	65.85	Mims,Josephine K	Utility Refunds: 0147022900-04
Ad Hoc Payment	Check	3437	6/1/2022	11.59	Naylor,Jamie L	Utility Refunds: 0063800300-05
Ad Hoc Payment	Check	3438	6/1/2022	156.66	Orchard,Wade	Utility Refunds: 0060027900-21
Ad Hoc Payment	Check	3439	6/1/2022	84.00	Palena Associates	CIVICGOV inv 77041325 cust 766980
Ad Hoc Payment	Check	3440	6/1/2022	74.27	Patterson,Alvin B	Utility Refunds: 0074017360-07

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	3441	6/1/2022	4.00	PCS	UMPQUA BANK - CASCADE PARK cust 12489 inv 99399748
Ad Hoc Payment	Check	3442	6/1/2022	170.00	PCS	alarms billing LARKSPUR PLACE APARTMENTS acct 14397 inv 99466143 & 99470555
Ad Hoc Payment	Check	3443	6/1/2022	40.00	PCS	Alarm billing ARCO AM PM #7054 acct 22577 inv 99465568 & 99470069
Ad Hoc Payment	Check	3444	6/1/2022	61.47	Sarkinen Plumbing Inc	MPE-318676
Ad Hoc Payment	Check	3445	6/1/2022	12.17	Scarpelli,Rachel A	Utility Refunds: 0000006041-02
Ad Hoc Payment	Check	3446	6/1/2022	108.09	Shivy,Petr or Yuliya	Utility Refunds: 0500002234-01
Ad Hoc Payment	Check	3447	6/1/2022	151.93	Stanley,Troy	Utility Refunds: 0006073168-01
Ad Hoc Payment	Check	3448	6/1/2022	88.92	The Echon Revocable Living Trust	Utility Refunds: 0147023500-02
Ad Hoc Payment	Check	3449	6/1/2022	229.38	The Estate of Alvin W Pietz	Utility Refunds: 0030013800-00
Ad Hoc Payment	Check	3450	6/1/2022	57.75	The Estate of Terry L Gentry	Utility Refunds: 0050058000-10
Ad Hoc Payment	Check	3451	6/1/2022	157.17	The Management Group	Utility Refunds: 0009050500-13
Ad Hoc Payment	Check	3452	6/1/2022	147.05	Venegas,Marcos	Utility Refunds: 0036048604-04
Ad Hoc Payment	Check	3453	6/1/2022	20.00	Vincent/Sharee Johnson	Alarm billing ovprymt acct 21645 inv 99477720
Ad Hoc Payment	Check	3454	6/1/2022	44.85	Wayne Johnston or Chantielle Jovane	Utility Refunds: 0054006016-08
Ad Hoc Payment	Check	3455	6/1/2022	98.00	WFG National Title Co	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	3456	6/1/2022	126.52	Williams,Maya M or Edwin H	Utility Refunds: 0099070200-10
Ad Hoc Payment	Check	3457	6/1/2022	1,055.77	Wolcott Plumbing	MPE-308982
Ad Hoc Payment	Check	3458	6/1/2022	70.19	Young,Barbara	Utility Refunds: 0099090001-02
Ad Hoc Payment	Check	3459	6/1/2022	180.00	Zillow Homes Property Trust	Utility Refunds: 0077001052-05 Consolidated refund created from multiple refunds
Supplier Payment	Check	3460	6/1/2022	1,178.13	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	3461	6/1/2022	29,250.00	American Electrical Construction LLC	
Supplier Payment	Check	3462	6/1/2022	143.12	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	3463	6/1/2022	8,320.47	AT & T Mobility II LLC	
Supplier Payment	Check	3464	6/1/2022	11,006.13	Avaya Inc - Remit-To: Avaya New York	
Supplier Payment	Check	3465	6/1/2022	19,804.09	Brightview Holdings Inc	
Supplier Payment	Check	3466	6/1/2022	186,120.10	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	3467	6/1/2022	75,517.85	CH2M Hill Engineers Inc - Remit-To: CH2M Hill Engineers Inc - Bellevue	
Supplier Payment	Check	3468	6/1/2022	64.95	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	3469	6/1/2022	216.32	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	3470	6/1/2022	333.25	Courier Northwest	
Supplier Payment	Check	3471	6/1/2022	518.13	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	3472	6/1/2022	264.00	Dex Media West	
Supplier Payment	Check	3473	6/1/2022	12,887.49	Executive Diversity Services	
Supplier Payment	Check	3474	6/1/2022	16,667.03	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	3475	6/1/2022	2,419.29	Genuine Parts Company - Remit-To: NAPA - Los Angeles	
Supplier Payment	Check	3476	6/1/2022	11,292.28	Gray & Osborne Inc	
Supplier Payment	Check	3477	6/1/2022	61,413.17	Halbert Construction Services LLC	
Supplier Payment	Check	3478	6/1/2022	6,868.58	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	3479	6/1/2022	6,250.00	Hispanic Metropolitan Chamber	
Supplier Payment	Check	3480	6/1/2022	238.70	J-2 Blueprint Supply Co.	
Supplier Payment	Check	3481	6/1/2022	7,637.41	KBT Distributing LLC	
Supplier Payment	Check	3482	6/1/2022	846.30	Keiths Sporting Goods Inc	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	3483	6/1/2022	3,967.95	Keller Associates Inc	
Supplier Payment	Check	3484	6/1/2022	23,997.66	Kennedy Jenks Consultants - Remit-To: Kennedy Jenks Consulting	
Supplier Payment	Check	3485	6/1/2022	813.75	King Luminaire Co Inc	
Supplier Payment	Check	3486	6/1/2022	2,170.00	Maddox Industrial Transformer, LLC	
Supplier Payment	Check	3487	6/1/2022	243.48	Mallory Safety & Supply LLC	
Supplier Payment	Check	3488	6/1/2022	6,789.09	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	3489	6/1/2022	1,780.00	Murray Smith Inc	
Supplier Payment	Check	3490	6/1/2022	22.00	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	3491	6/1/2022	12,466.03	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	3492	6/1/2022	3,662.69	Parametrix, Inc	
Supplier Payment	Check	3493	6/1/2022	45.00	Parkeon	
Supplier Payment	Check	3494	6/1/2022	3,628.80	PPC Solutions Inc	
Supplier Payment	Check	3495	6/1/2022	6,147.56	Qwest Corporation - Remit-To: Qwest Corp-Seattle	
Supplier Payment	Check	3496	6/1/2022	1,136.88	Schachtel Corporation	
Supplier Payment	Check	3497	6/1/2022	149,088.77	SDB Contracting Services	
Supplier Payment	Check	3498	6/1/2022	2,500.00	The Freeman Investigative Group, Inc.	
Supplier Payment	Check	3499	6/1/2022	1,716.40	Timber Supply Explosives Inc	
Supplier Payment	Check	3500	6/1/2022	84.55	TLC Towing	
Supplier Payment	Check	3501	6/1/2022	600.00	TRC Environmental Corp - Remit-To: TRC - Pittsburgh	
Supplier Payment	Check	3502	6/1/2022	1,085.00	Triple J Enterprises	
Supplier Payment	Check	3503	6/1/2022	119,363.35	TV Etc ESD 112	
Supplier Payment	Check	3504	6/1/2022	1,748.88	Tyree Oil Inc	
Supplier Payment	Check	3505	6/1/2022	153.66	United Parcel Service	
Supplier Payment	Check	3506	6/1/2022	976.56	W.B. Sprague Co. Inc.	
Supplier Payment	Check	3507	6/1/2022	3,464.36	Western Water Works Supply Co Inc	
Supplier Payment	Check	3508	6/1/2022	12,645.21	Wire Works LLC	
Supplier Payment	Check	3509	6/1/2022	1,491.36	WSP USA Inc. - Remit-To: WSP USA Inc. Dallas	
Supplier Payment	Check	3510	6/1/2022	3,740.37	W Todd Pascoe	
Supplier Payment	Check	3511	6/1/2022	5,076.94	YOLO Washington LLC	
			Check Total	837,503.23		
			Manual Wire Total	1,898,756.73		
			Direct Deposit Total	3,610.37		
			EFT Total	1,284,243.78		
			6/6/2022	2,517.68	City Payments	Posted 05-30-22 to 06-05-22
			Hansen Total	2,517.68		
			6/6/2022	1,922.50	Miscellaneous	Parks Class Refunds FCC 05-30-22 to 06-05-22
			6/6/2022	1,880.00	Miscellaneous	Parks Class Refunds MCC 05-30-22 to 06-05-22
			VISA Total	3,802.50		
			Payroll Total	0.00		

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
			GRAND TOTAL	4,030,434.29		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
May 30, 2022 - June 5, 2022

Check No.	Date	Explanation	Amount
		No payroll this period	

\$ -