

CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995

www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor

Bart Hansen · Bill Turlay · Alishia Topper · Ty Stober · Linda Glover · Laurie Lebowsky

April 2, 2018

WORKSHOPS (City Council Chambers)

Councilmember Turlay was absent for workshops.

4:00-5:15 p.m. OREGON VALUE PRICING FEASIBILITY STUDY UPDATE

Council met with Judith Gray, Value Pricing Project Manager for the Oregon Department of Transportation (ODOT), and Rebecca Kennedy, the City's Long Range Planning Manager.

Summary

ODOT staff provided Council with an update of the Oregon Value Pricing Feasibility Study process and outcomes to date. City staff provided Council with an overview of proposed policy guidelines for the City in moving forward as a participant in the value pricing study. (Rebecca Kennedy, 487-7896)

5:15-6:00 p.m. CDBG & HOME PROGRAM: 2018 ACTION PLAN & FUNDING RECOMMENDATION

Council met with Peggy Sheehan, Community Development Programs Manager, and Bryan Monroe, Associate Planner.

Summary

Staff provided Council with an update on the annual CDBG and HOME program and an overview of the proposed funding recommendations for 2018. (Peggy Sheehan, 487-7952)

COUNCIL DINNER/ADMINISTRATIVE UPDATES

Birch Conference Room – 6:00-7:00 p.m.

COUNCIL REGULAR MEETING (City Council Chambers)

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

The regular meeting of the Vancouver City Council was called to order at 7 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Council Regular Meeting MINUTES
April 2, 2018
Page 2 of 7

Present: Councilmembers Lebowsky, Glover, Stober, Topper, Hansen, Mayor McEnerny-Ogle
Absent: Councilmember Turlay

Motion by Councilmember Topper, seconded by Councilmember Hansen, and carried unanimously to excuse Councilmember Turlay.

APPROVAL OF MINUTES OF MARCH 12, 2018

Motion by Councilmember Hansen, seconded by Councilmember Lebowsky, and carried unanimously to approve the minutes of March 12, 2018.

APPROVAL OF MINUTES OF MARCH 19, 2018

Motion by Councilmember Glover, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes of March 19, 2018.

PROCLAMATION: ARBOR DAY 2018

Mayor McEnerny-Ogle read and presented a proclamation to Charles Ray, Urban Forester, and Melissa Johnston, Urban Forestry Commissioner, proclaiming April 11, 2018, as Arbor Day and April as Arbor Month.

PROCLAMATION: NATIONAL SERVICE CORPS RECOGNITION DAY

Mayor McEnerny-Ogle read and presented a proclamation to Marcia Hale, representing Volunteer Connections, proclaiming April 3, 2018, as National Service Corps Recognition Day.

PROCLAMATION: NATIONAL CHILD ABUSE PREVENTION MONTH

Mayor McEnerny-Ogle read and presented a proclamation to Amy Russell, Executive Director of the Children's Justice Center, proclaiming April 2018 as National Child Abuse Prevention Month.

CITIZEN COMMUNICATION (ITEMS 1-6)

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

CONSENT AGENDA (ITEMS 1-6)

Council requested Item 4 be pulled from the Consent Agenda for separate consideration.

Motion by Councilmember Lebowsky, seconded by Councilmember Hansen, and carried unanimously to approve Items 1-3 and 5-6 of the Consent Agenda.

1. AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH PPC SOLUTIONS INC. FOR SECURITY SERVICES
(Staff Report 037-18)

Summary

In May 2017 RFP 6-17 was released seeking a supplier of security services for various City departments, facilities and events. The required services included providing after hour patrols for City parks, the Water Resources Education Center, and the Operations Center, provide personnel for the security desk at City Hall, assistance to the Fire Department with fireworks enforcement and other miscellaneous services on an as needed basis. The RFP also allowed for services and locations to be added on an as-needed basis.

Proposals were received from 2 firms. An independent evaluation determined that PPC Solutions Inc. submitted the highest scoring proposal. A contract was negotiated with this firm, subsequently signed and became effective in August, 2017. The Contract is valid for a period of five (5) years.

Although the initial value of this Contract was set at \$300,000, the contract was expected to exceed \$300,000 when it was executed. Based on historical data, conservatively, the estimated contract value over five years was \$750,000 (est. at \$150,000 per year for five years); however, with new facilities and the addition of other sites (such as the Tower Mall and Grand Boulevard), the initial year under the contract provided better information upon which to forecast future costs. The annual cost for security services has been increasing from year to year. This will give the City a better estimate to ensure this contract amendment only needs to be taken to Council once.

Procurement Services started to manage certain citywide contracts in 2017. These are contracts used by multiple City departments. For this contract, departments have encumbered all \$300,000 in the first year. Given experience to date, a total spending of approximately \$800,000 (conservative estimate) to \$1.2 million (high estimate) is expected over the life of this contract. This request for Council approval for an increase of \$900,000 in the authorized amount of the Contract will meet ongoing needs of City departments.

Motion approved an increase of \$900,000 to the authorized amount of the professional services agreement with PPC Solutions Inc. and authorized the City Manager, or his designee, to sign a Contract Amendment to increase the total contract to \$1,200,000. (Kevin Yin, Procurement Services Manager, 487-8429)

2. RIGHT-OF-WAY FRANCHISE ORDINANCE FOR NEW CINGULAR WIRELESS PCS, LLC
(Staff Report 038-18)

Mayor McEnerny-Ogle read the title of the ordinance into the record.

AN ORDINANCE relating to management of the public rights-of-way, granting to New Cingular Wireless PCS, LLC, a Delaware limited liability company, a non-exclusive and revocable franchise to install,

operate and maintain a telecommunications system in, on, over, upon, along, and across public rights-of-way of the City of Vancouver, Washington, prescribing certain rights, duties, terms and conditions with respect to such franchise; providing for setting an effective date and conditions.

Summary

New Cingular Wireless PCS, LLC, formerly known as AT&T Wireless PCS LLC, wishes to occupy and utilize portions of the public rights of-way in the City. A city may require a permit or franchise for the use of its right-of-way for telecommunication facilities (RCW 35.99.030); however, the City may not charge a franchise fee for the franchise (RCW 35.21.860). The proposed ordinance establishes the terms and conditions of the right to construct and maintain telecommunications facilities within the City's right-of-way.

This project involves the deployment of "small cell" wireless network technology, to provide high speed telecommunications services to provider clients in Vancouver. By way of background, developments in wireless network technology and increasing demand for high-speed wireless services have quickly outpaced the capabilities of traditional, macro-cell wireless communications facilities. To address this demand, providers have expressed a desire to deploy new wireless communications facilities located in the public rights-of-way. These "small cell" facilities consist of antenna and equipment typically placed on infrastructure located within the public rights-of-way. Small cell facilities are usually deployed in areas that cannot be effectively served by a traditional macro cell, or areas that may have coverage but not enough capacity.

City staff has worked with New Cingular Wireless PCS to negotiate a franchise ordinance which manages the deployments of small cell facilities in a way that balances local aesthetics, character, and public health and safety while also deriving the benefits of these new technologies for the City's residents to the greatest extent practicable.

Motion approved the franchise ordinance on first reading, setting date of second reading and public hearing for Monday, May 7, 2018. (Michael Nigrey, Assistant City Attorney, 487-8500)

3. RIGHT-OF-WAY FRANCHISE ORDINANCE FOR VERIZON WIRELESS, LLC
(Staff Report 039-18)

Mayor McEnerny-Ogle read the title of the ordinance into the record.

AN ORDINANCE relating to management of the public rights-of-way, granting to Verizon Wireless LLC, a Delaware limited liability company, a non-exclusive and revocable franchise to install, operate and maintain a telecommunications system in, on, over, upon, along, and across public rights-of-way of the City of Vancouver, Washington, prescribing certain rights, duties, terms and conditions with respect to such franchise; providing for setting an effective date and conditions.

Summary

Verizon Wireless wishes to occupy and utilize portions of the public rights of-way in the City. A city may require a permit or franchise for the use of its right-of-way for telecommunication facilities (RCW

35.99.030); however, the City may not charge a franchise fee for the franchise (RCW 35.21.860). The proposed ordinance establishes the terms and conditions of the right to construct and maintain telecommunications facilities within the City's right-of-way.

This project involves the deployment of "small cell" wireless network technology, to provide high speed telecommunications services to provider clients in Vancouver. By way of background, developments in wireless network technology and increasing demand for high-speed wireless services have quickly outpaced the capabilities of traditional, macro-cell wireless communications facilities. To address this demand, providers have expressed a desire to deploy new wireless communications facilities located in the public rights-of-way. These "small cell" facilities consist of antenna and equipment typically placed on infrastructure located within the public rights-of-way. Small cell facilities are usually deployed in areas that cannot be effectively served by a traditional macro cell, or areas that may have coverage but not enough capacity.

City staff has worked with Verizon Wireless to negotiate a franchise ordinance which manages the deployments of small cell facilities in a way that balances local aesthetics, character, and public health and safety while also deriving the benefits of these new technologies for the City's residents to the greatest extent practicable.

Motion approved the franchise ordinance on first reading, setting date of second reading and public hearing for Monday, May 7, 2018. (Michael Nigrey, Assistant City Attorney, 487-8500)

4. AFFORDABLE HOUSING FUND: HOMELESS PREVENTION AND HOUSING CONSORTIUM CONTRACT
(Staff Report 040-18)

Peggy Sheehan, Community Development Programs Manager, addressed Council comments.

Summary

The City of Vancouver allocated \$1.21 million from the 2017 Affordable Housing Fund (AHF) to provide housing assistance and related services. The review committee and City staff have recommended a contract be negotiated with the Council for the Homeless for a consortium-based homelessness prevention program. Other members of the consortium include Share, St. Vincent de Paul, Janus Youth, Impact NW, Volunteer Lawyers Network, Clark College, and Columbia River Mental Health Services.

The AHF homelessness prevention funding, as approved by the voters, is primarily intended for emergency/short-term rental assistance for low-income households with low barriers to housing. Other funding sources (such as HOME) provide longer-term rental assistance or create units for people with high barriers to housing, such as chronically homeless individuals.

City staff worked with Council for the Homeless to develop a contract which was provided to Council for the March 26th meeting. The contract was pulled from the agenda in order to add Share as the fiscal agent and clarify the proposed role of Council for the Homeless. Other minor changes, outlined below, were made to allow the funding to be used flexibly while safeguarding the public's trust in the use of dollars and maximizing the difference that is made in people lives.

- **Contract Amount** – The \$1,210,000 contract will include both 2017 (\$960,000) and 2018 (\$250,000) funding.
- **Homeless Management Information System** – Tracking through the HMIS system and coordinated entry are required.
- **Maximum rent** – The maximum rent for a unit receiving AHF rental assistance is generally 100% of HUD Fair Market Rent (FMR) for the Portland-Vancouver-Hillsboro region. If someone is already in a unit, the rent may go to 110% FMR. Exceptions may be made on a case-by-case basis.
- **Payment of utilities included in rent** – Specific utilities were clarified as well as using the Vancouver Housing Authority's allowance guidelines.
- **Rental arrears** – The contract language would allow for up to three months of rental arrears to be paid.
- **Move in costs** – Clarified as security deposit and first/last month's rent, along with application fees. There is no needed tracking of any returned funds. By allowing the tenant to keep any returned security deposit, they will be incentivized to keep the rental in good condition.

Councilmember Stober stated he was very pleased this consortium was coming together to provide these services. He asked Ms. Sheehan to provide an overview of the consortium.

Ms. Sheehan explained the Consortium would be able to serve more than 240 households by providing services and rental assistance. The Consortium is made up of the following partner agencies:

- Council for the Homeless, which would be the administrative agency for the group;
- Share, which would be the fiscal agent;
- St. Vincent de Paul
- Impact NW
- Janus Youth, which would serve clients aged 18-24
- Clark College, which would provide referrals and coordinate educational services
- Columbia River Mental Health
- Volunteer Lawyers Program, which would help clients experiencing legal barriers to getting into housing

Ms. Sheen stated the Consortium reported being able to start serving clients within 30 days of approval of this contract.

Motion by Councilmember Stober, seconded by Councilmember Topper, and carried unanimously authorized City Manager or designee to sign contract with Council for the Homeless and Share for Homeless Prevention and Housing Consortium rental assistance and services. (Peggy Sheehan, Community Development Programs Manager, 487-7952)

5. APPROVAL OF FINAL DECISION REGARDING THE APPEAL OF THE HEARING EXAMINER APPROVAL OF THE DAY CENTER LOCATION (PRJ157777/LUP-65374)

Motion approved the final decision regarding the appeal of the Day Center location, affirming the Hearings Examiner decision of January 4, 2018. *(Jonathan Young, Deputy City Attorney, 487-8500)*

6. APPROVAL OF CLAIM VOUCHERS

Motion approved claim vouchers for April 2, 2018, in the amount of \$6,910,203.51.

COMMUNICATIONS

- A. From the Council
- B. From the Mayor
- C. From the City Manager

ADJOURNMENT

7:41 P.M.

Anne McEnery-Ogle, Mayor

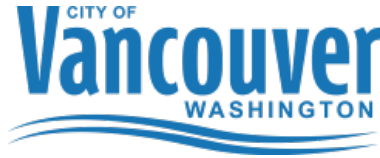
Attest:

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

Meetings of the Vancouver City Council are electronically recorded on audio and videotapes. The audio tapes are kept on file in the office of the City Clerk for a period of six years.

To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us





CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995

www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor

Bart Hansen • Bill Turlay • Alishia Topper • Ty Stober • Linda Glover • Laurie Lebowsky

March 26, 2018

WORKSHOPS (City Council Chambers)

5:30-6:00 p.m. DOWNTOWN REDEVELOPMENT AUTHORITY (DRA) & CITY CENTER REDEVELOPMENT AUTHORITY (CCRA) ANNUAL REPORTS

Council met with Richard Keller, DRA & CCRA President; Chad Eiken, Community & Economic Development Director and CCRA Executive Director; and Paul Lewis, DRA Executive Director.

Summary

The president and executive directors of the Downtown Redevelopment Authority and City Center Redevelopment Authority presented their 2017 annual reports to the City Council and provided an overview of the upcoming work for both bodies. (Chad Eiken, 487-7882)

COUNCIL DINNER/ADMINISTRATIVE UPDATES

Birch Conference Room – 6:00-6:30 p.m.

COUNCIL CONSENT AGENDA MEETING (City Council Chambers)

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

The consent meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Lebowsky, Glover, Stober, Topper, Turlay, Hansen, Mayor McEnerny-Ogle

Absent: None

CITIZEN COMMUNICATION (ITEMS 1-4)

Mayor McEnerny-Ogle opened Citizen Communication and received the following testimony:

- Mike Williams, representing The Historic Trust, spoke in support of Item 1.

CONSENT AGENDA (ITEMS 1-4)

Council requested Item 1 be pulled from the Consent Agenda for separate consideration.

Motion by Councilmember Hansen, seconded by Councilmember Turley, and carried unanimously to approve Items 2-4 of the Consent Agenda.

1. APPROVAL OF 2018 CELEBRATE FREEDOM AGREEMENT WITH THE HISTORIC TRUST (Staff Report 034-18)

Summary

The City has contracted with the Vancouver National Historic Reserve Trust (dba The Historic Trust) to produce the Celebrate Freedom programs since 1999. Celebrate Freedom promotes the ideals of public service, leadership, civic engagement and community pride and includes many of the City's signature events like the Marshall Lecture, Marshall Leadership Award, Marshall Youth Award, Flag Day, Independence Day at Fort Vancouver and the Veterans Day Parade. The agreement between the City and the Trust continues a public/private partnership that maximizes the use of public resources and supports volunteerism. The City originally created and managed many of the Celebrate Freedom programs, including the Marshall Programs and the Veterans Day Parade.

This agreement is only for one-year because the Trust and City are in ongoing discussions about how to best assure a sustainable future of the Independence Day event beyond 2018. These discussions could result in a change in the event that may impact the Celebrate Freedom agreement. Independence Day will have a different focus and format for 2018 and there will be a City Council workshop in August 2018 to evaluate the event and discuss future changes. This contract is set up on a reimbursable basis and requires the Trust to provide more detailed information on expenses and event attendance. The rate remains at \$110,000.

Motion by Councilmember Topper, seconded by Councilmember Hansen, and carried unanimously authorized the City Manager or his designee to execute a one-year agreement with the Vancouver National Historic Reserve Trust relating to the planning, coordination and funding of the Celebrate Freedom events and activities. (Jeanette (Jan) Bader, Program and Policy Development Manager, 487-8606)

2. APPROVAL OF INTERAGENCY AGREEMENT FOR IMPLEMENTATION OF CLEAN WATER RESTORATION FUND GRANT TO REDUCE TOXIC AUTO LEAKS (Staff Report 035-18)

Summary

Vehicle leaks are a significant source of water pollution in Clark County. Clark County is home to more than 325,000 registered vehicles. Approximately 10% of vehicles leak toxic fluids that contaminate stormwater and degrade aquatic habitat.

Clark County received a Clean Water Restoration Fund grant from the Lower Columbia Fish Recovery Board for Reducing Toxic Auto Leaks in Clark County. Grant funds will be used to raise awareness and educate vehicle owners about the impacts caused by leaking vehicles to water quality and aquatic habitat, and encourage vehicle owners to fix auto leaks. Clark County wishes to partner with the cities of Battle Ground, Camas, Vancouver, and Washougal, and the Port of Vancouver to implement grant activities.

Under the interagency agreement, the City of Vancouver will create an outreach plan detailing opportunities and strategies, customize and distribute Don't Drip and Drive materials with regional branding and messaging, and assist with the recruiting of auto repair shop partners, among other activities. Vancouver will provide in-kind labor worth \$5,000.

The partners drafted the attached interagency agreement before the formal grant agreement was executed and conditioned the duration of the interagency agreement on its execution. Clark County and LCFRB signed a formal grant agreement on February 27, 2018, therefore the condition has been satisfied and the initial term of the interagency agreement will extend until December 31, 2020.

Motion authorized the City Manager or his designee to sign the Interagency Agreement with Clark County, Battle Ground, Camas, Washougal, and the Port of Vancouver, to implement Clark County's grant funds for the purpose of reducing toxic auto leaks. *(Annette Griffy, Utility Engineering Program Manager, 487-7190)*

3. AWARD OF PROFESSIONAL PLANNING SERVICES CONTRACT FOR THE HEIGHTS SUBAREA PLAN (Staff Report 036-18)

Summary

The Heights is identified as a future urban center in the City of Vancouver Comprehensive Plan, which calls for increased growth and development to occur in commercial centers and corridors throughout the City. The City of Vancouver 2016-2021 Strategic Plan identifies strengthening of commercial, retail and community districts as a citywide priority, and calls for the creation of neighborhoods where residents can walk or bike to essential amenities and services.

In June, 2017, the Vancouver City Council approved the purchase of an 11.83-acre parcel within the Heights Subarea known as the Tower Mall site. In order to establish a vision for the Heights and guide its future development in alignment with existing plans and policies, the City has initiated a planning process for the 205-acre Heights Subarea.

Staff anticipates that the subarea planning process and associated environmental work will take approximately 18 months to two years to complete, and will include the following elements: a vision and identity statement; design and development principles; an area-wide analysis of land use, housing, transportation, community and economic development, and environmental conditions/constraints; an area-wide circulation, access and connectivity plan; robust public outreach and engagement throughout the planning process; and implementation recommendations, including a detailed mixed-use redevelopment plan for the Tower Mall site and adjacent properties.

In August 2017 the City released a request for proposals (RFP) for a consultant team with expertise in subarea and redevelopment planning to support the development of the Heights Plan. Responses were reviewed at the end of last year, and a consultant team was selected in January 2018. Approval of this contract will initiate the work of the consultant team on the elements listed above.

Motion authorized the City Manager or his designee to execute a contract with GGLO Design of Seattle, Washington, for professional planning services for the Heights Subarea Plan in the amount of \$1,025,837.00 over the life of the contract, which expires December 31, 2019. *(Rebecca Kennedy, Long Range Planning Manager, 487-7896)*

4. APPROVAL OF CLAIM VOUCHERS

Motion approved claim vouchers for March 26, 2018, in the amount of \$3,619,423.02.

NEW BUSINESS: APPEAL HEARING (ITEMS 5)

5. APPEAL PERTAINING TO VANCOUVER CITY HEARING EXAMINER FINDINGS, CONCLUSIONS, AND DECISION DATED JAN. 4, 2018, IN THE MATTER OF THE APPLICATION OF VANCOUVER DAY CENTER RELOCATION (PRJ-157777/LUP-65374)

Mayor McEnerny-Ogle explained that the purpose of this hearing was for the City Council to consider an appeal of the Hearings Examiner's decision approving the relocation of the day center for people experiencing homelessness to 2018 Grand Boulevard in Vancouver. She stated the hearing would be limited to the evidence introduced in the hearing before the Hearings Examiner and no new evidence could be introduced at this appeal hearing. She stated the Council would make its decision based on the Hearings Examiner record and the arguments of the parties and noted no public testimony on this matter would be taken at this hearing.

Mayor McEnerny-Ogle explained the appellants and the City would each have 20 minutes to make their respective arguments, and each party could reserve a portion of that time to respond to the other party's argument.

Mayor McEnerny-Ogle asked each Councilmember to disclose any substantial ex parte communications related to the proceedings that they may have engaged in after October 20, 2017. She noted City staff had searched the City's email system and pulled copies of any email communications sent to or received by City Councilmembers that would be considered ex parte communications, and copies of those emails had been included in the record provided to Council.

Mayor McEnerny-Ogle also asked each Councilmember to consider and state whether they feel they are able to consider this matter fairly and solely on the record of the Hearing Examiner, the briefs filed for the appeal and the arguments to be made.

Councilmember Lebowsky stated she fairly could make a decision based on the evidence in the record and she had no ex parte contact regarding the matter. She disclosed she had physically visited the relocation site on several occasions.

Council Consent Meeting MINUTES
March 26, 2018
Page 5 of 10

Councilmember Glover stated she could fairly make a decision based on the evidence in the record and she had no ex parte contact regarding the matter.

Councilmember Stober stated he could fairly make a decision based on the evidence in the record. He disclosed a number of email communications he had received regarding the matter, which had been captured by City staff when the City's email system was searched. He also noted an in-person conversation he had with Vancouver resident Eric LaBrant regarding Mr. LaBrant's experiences living near the existing day center, and an in-person conversation with a personal friend who was considering purchasing a house near the Grand Blvd. site but who did not express an opinion regarding the proposed relocation of the day center.

Councilmember Topper stated she could fairly make a decision based on the evidence in the record and she had no ex parte contact regarding the matter beyond what was already pulled from the City's email system. She stated she did receive a thank you card in the mail from Arlene Hildebrand thanking the City Council for moving ahead with plans to turn the Fish & Wildlife building into a homeless day center.

Councilmember Turlay stated he could fairly make a decision based on the evidence in the record and he had no ex parte contact regarding the matter.

Councilmember Hansen stated he could fairly make a decision based on the evidence in the record and he had no ex parte contact regarding the matter.

Mayor McEnerny-Ogle stated she could fairly make a decision based on the evidence in the record and she had no ex parte contact regarding the matter. She stated she attended an open house on the proposed day center at Luepke Center but did not participate in the discussions.

At this point, Mayor McEnerny-Ogle invited any party of this proceeding to challenge any Councilmember's participation in the proceeding or offer a rebuttal of the communications disclosed. She noted failure to do so would constitute a waiver of the objection and any challenges. No challenges or rebuttals were made.

Councilmember Stober stated he may have one additional thing to disclose and stated he attended a Maplewood Neighborhood Association meeting early in the permitting process where the day center was discussed but stated he did not participate in the discussion. He stated he could still consider this matter fairly on the basis of the record and arguments provided.

Mayor McEnerny-Ogle invited the appellants, the Maplewood and Rose Village neighborhood associations, to provide their arguments.

Eric Lambert represented the Rose Village Neighborhood Association. Cynthia Powers represented the Maplewood Neighborhood Association. Mr. Lambert provided the appellants' argument on behalf of both neighborhood associations.

Mr. Lambert argued the points of the appeal as follows:

Council Consent Meeting MINUTES

March 26, 2018

Page 6 of 10

- The City's application permit was filed incorrectly as a Class 3 facility and should have been filed as a Class 2 as the appellants believe the City's permit application underestimated the number of people to be served daily;
- Had the application been filed properly, it would have been denied as a prohibited by law;
- The surrounding neighborhood would carry a disproportionate burden of harm;
- There are less burdensome alternatives available;
- If the Human Services Facility Siting ordinance is amended, as has recently been discussed, the regulations should not be applied to the Grand Blvd building;
- The hearings examiner failed to address several of these arguments, despite them being presented during the land use hearing.

Brent Boger, Assistant City Attorney, represented the City of Vancouver, and argued the following points in response to the appeal:

- Mr. Boger stated the City Council could reverse or remand the Hearings Examiner decision only if it found that her findings are not supported by substantial evidence; her decision was a clearly erroneous application of the law to the facts; or her interpretation of the law was clearly erroneous.
- Regarding the argument that the application permit was misclassified, Mr. Boger argued that the facility will service no more than 74 persons, as allowed for a Class 3 facility, and no evidence in the record shows it would serve more than 74 people. What could be proposed for the facility in the future would require another separate application under Ch. 20.870 VMC.
- Regarding the argument that the surrounding neighborhood would carry a disproportionate burden of harm, Mr. Boger stated that the Hearings Examiner considered that activities would be inside the facility and discussed mitigation measures, no evidence was submitted that proves property values would be negatively impacted, and the proposed facility cannot be held responsible for current conditions in the vicinity.
- Mr. Boger argued that the appellants' legal contentions would require consideration of a project that has not been applied for; they would require the Council to apply the non-legally operative purpose section of the City's ordinance to become operative and supersede the specific distance dispersal requirements; and they rely on speculation on future amendments to the City code.

In response to the City's argument, Mr. Lambert stated that the City Council would be making a decision about what the Fourth Plain corridor is going to look like in the area around the proposed day center, and a decision about whether the fears of neighbors and their community are going to increase or decrease.

Deputy City Attorney Jonathan Young reminded the Council as they begin their questioning to couch their questions or responses as a request for direction to a place in the record where the information they are looking for may already be found, as they are only able to consider that evidence that is already in the record.

Councilmember Stober stated that neighborhood associations are independent organizations but are a product of the City Charter. He noted that the City Charter says membership in a neighborhood association shall include all residents, property owners, business licensees, and nonprofit organizations within the neighborhood boundaries. He also noted that the Charter references accountability of

Council Consent Meeting MINUTES
March 26, 2018
Page 7 of 10

neighborhood associations in making sure a good faith effort is made to seek the views of those affected by actions and considering all proposed options before adopting any final recommendations or actions and reporting the date and final vote tally when presenting a view to the City Council and noting any dissenting minority opinions about the subject matter. He asked the appellants to point to any indication in the record that there was an opportunity for the homeless residents of the neighborhood to state their opinions on this issue.

Mr. Lambert responded that when the neighborhood association has meetings, the information about those meetings is posted on social media, and thus the homeless residents should be aware of that information as they would have access to the internet at public libraries and at the current day center. He stated at one of the hearings, one person stated they had been previously homeless and that person spoke in opposition to the relocation because they felt it would have negative impacts on the surrounding community.

Councilmember Hansen noted that one of the concerns the appellant had expressed was based on the size of the facility and how such a large facility could be serving many more people a day than outlined in the application. He asked if the appellants had submitted any evidence previously that shows this correlation. Mr. Lambert stated no such evidence had been entered into the record.

Councilmember Topper asked Mr. Boger to point to the location in the record where the Hearings Examiner discussed mitigating factors. Mr. Boger stated it was on page 17 of the record, and noted those items were the standard requirements for approval of this type of permit but also there were items specific to this site outlined, such as requiring the applicant to provide a crosswalk between accessible parking and building entrance, providing a site maintenance plan for approval, developing a detailed litter control plan for review and approval, and storing dumpsters inside during hours of operation.

Councilmember Topper stated knowing the Hearings Examiner considered these mitigating factors in relation to the concerns expressed made her feel more confident in the Hearings Examiner's decision.

Mr. Young stated it would be helpful if the Council discussed and came to agreement on two factors: first whether there was substantial evidence that, if granted, the application would not be significantly detrimental to the health, safety or general welfare of the area; and secondly, that there is evidence the development standards set out by the City code would be met if the application is granted.

Councilmember Topper stated she believes the question she asked of the applicant touches on the health, safety and general welfare of the community surrounding the proposed location, stating that the proposed center would improve sanitation issues related to using the bathroom and providing a place for people to keep their belongings and throw away trash, rather than leaving such things within the neighborhood. She noted that, in the record, the representatives of nonprofits who testified also touched upon some of the neighborhood's concerns. She stated that based on the testimony and what was heard from both parties that the health, safety and general welfare of the surrounding neighborhood had been addressed.

Regarding whether there was any clear evidence of error on the part of the Hearings Examiner, Councilmember Topper noted that, in the record, City staff discusses serving no more than 74 people per day and expecting lower attendance during standard business hours than other commercial uses that could potentially occupy that space, meaning the impact would be less than a different kind of use. She noted that clients visiting the site typically would not own vehicles, so the traffic impact in the neighborhood would also be less than other types of uses. She noted that staff also commented about the activities of the center happening inside the building, and much of the testimony expressed concerns about what would visibly be seen from their homes.

Councilmember Glover stated she found nothing erroneous in the Hearings Examiner's interpretation of the City code. In regards to safety, she noted that there are presently homeless people living in the neighborhood and the intent of the day center is to help connect them to services and develop relationships that will help them no longer be homeless. She stated that would improve the safety in the neighborhood.

Councilmember Lebowsky stated she agreed that the presence of the day center would bring improved safety to the neighborhood especially when factoring in the mitigation measures noted by the Hearings Examiner. She stated she did not see anything in the record contradicting staff's estimate of the number of people who would be served.

Mayor McEnerny-Ogle stated she believed the record supports that the Hearing Examiner's decision was supported by substantial evidence and there was no clear error.

Councilmember Stober stated he feels justified in leaning on the Hearings Examiner's understanding of relevant case law and noted that she referenced several different court cases where the experience of law enforcement professionals was weighted heavily in land use decisions, rather than basing decisions on stereotypes presented.

Mayor McEnerny-Ogle stated that she was hearing from the Council a sense of agreement to uphold the decision as supported by substantial evidence and to find there was no clear error in the decision. She asked for a motion on the matter.

Motion by Councilmember Topper, seconded by Councilmember Stober, and carried unanimously to uphold the Hearings Examiner's ruling for a Class 3 human facilities permit for a day center at Grand Boulevard.

Mayor McEnerny-Ogle thanked the neighborhood associations for voicing their concerns and participating in the process so their voices could be heard.

Mr. Young stated that staff would write up proposed findings to memorialize the rational and findings reached by Council at this hearing. The final order would be brought back to Council for review and approval at a future Council meeting and a copy would be provided to the two parties.

Councilmember Topper stated she would hope that the neighborhood associations would continue to be partners with the City as the project moves forward and make sure their concerns continue to be addressed and that there would continue to be a dialog about this matter between staff and the neighborhood associations. Mr. Lambert stated the neighborhood association shares those hopes and has a similar objective.

Councilmember Stober suggested the City and surrounding neighborhood look for opportunities to consider this site as a neighborhood asset, and think about new ways that it could become a neighborhood center that more people could access, as there is a lot of potential for the building's use.

Councilmember Glover stated that the Council understands it is their responsibility to preserve the values of the residents' properties and the neighborhood. She encouraged the Council to uphold the mitigating points outlined in the record and encouraged the neighborhood leaders to come back to the Council and make sure they are made aware of anything outside of those mitigating points that may need addressed.

CITIZEN FORUM

Mayor McEnerny-Ogle opened the Citizen Forum and received the following testimony:

- Sara McKeever, Vancouver, invited Council to participate in an upcoming conference related to reclaiming vacant properties in a community and using them to increase affordable housing options.
- Tim Carrier, Vancouver, representing Heritage Place, expressed concerns about increased property crime in downtown Vancouver and frustration with the reporting system and police response to a recent incident at Heritage Place.
- Ann Donnelly, Vancouver, expressed concerns about increased property crime in downtown Vancouver, and noted that the Heritage Place Condo Board plans to partner with the Esther Short Neighborhood Association in offering a reward for information leading to the arrest of the people responsible for those crimes.
- Ginger Metcalf, Vancouver, expressed concerns about increased property crime in downtown Vancouver and noted that it would have an effect on property values, downtown investments and the City's ability to attract more private investments.
- Valerie DeVito, representing Helping Hands of Vancouver, spoke regarding ideas from other communities in combatting homelessness.
- Michael Stacey, Vancouver, spoke regarding the Veterans Village project that he had been working with the City on trying to get permitted. He reported that the project organizers had to find a new location for the project, and it will now be located out of the city limits, but he wanted to thank the

Council Consent Meeting MINUTES
March 26, 2018
Page 10 of 10

Council and the City staff for the work they had done up until that point in helping the project organizers work through the City permitting process.

There being no further testimony, Mayor McEnerny-Ogle closed the Citizen Forum.

ADJOURNMENT

8:22 P.M.

Anne McEnerny-Ogle, Mayor

Attest:

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

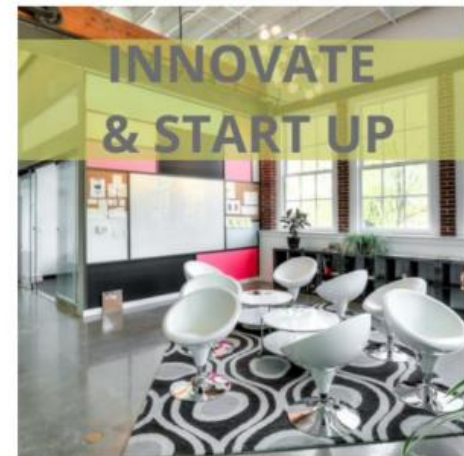
Meetings of the Vancouver City Council are electronically recorded on audio and videotapes. The audio tapes are kept on file in the office of the City Clerk for a period of six years.



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

CLARK COUNTY, WASHINGTON

WE CAN HELP YOUR BUSINESS.



City of Vancouver Update

April 16th, 2018



Meet the Team



President
Mike Bomar



Executive Vice President
Max Ault



**Director of Research &
Economic Strategy**
Brittany Bagent



**Director of Business
Recruitment**
Elizabeth Scott



Marketing & Events Manager
Samantha Codi Walker



Fiscal Administrator
Kim Cheatley

Director of Communications
Coming Soon



Regional Economic Development Landscape





RECRUITMENT
WINS



EXPANSION &
GROWTH WINS



BUSINESS
VISITS



CAPITAL
INVESTMENT*



NEW JOBS
PROJECTED*



NEW
INVESTORS

**Estimates at full buildout of business recruitment, expansion and growth projects*

2017 CREDC Activity Highlights



THE HOME DEPOT QUOTECENTER

BREAKS GROUND ON NEW DIVISION HEADQUARTERS,
& ANTICIPATES EXPANSION TO 200 EMPLOYEES AT
CONVENE, A PROJECT BY KILLIAN PACIFIC



SILICON VALLEY TECH COMPANY **REALWEAR**
RELOCATES HEADQUARTERS TO RENOVATED
FORT VANCOUVER ARTILLERY BARRACKS

2018 Activity Highlights

YTD ACTIVITY

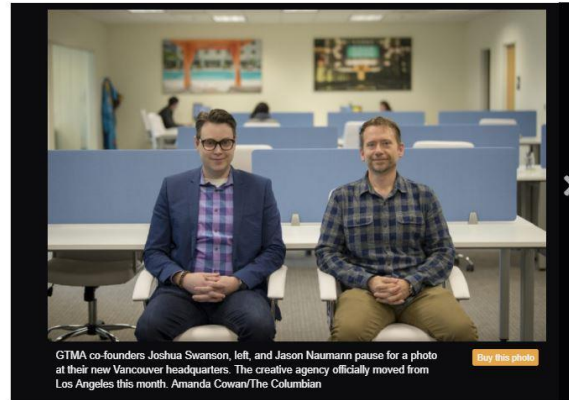
- 5 business growth and expansion wins
- 2 recruitment wins
- 8 new investors
- 49 unique business assistance visits

2018 INITIATIVES

- Regional marketing coordination
- New marketing logo
- Utility gap analysis
- Entrepreneurship ecosystem
- Education partnerships

L.A. creative agency moves to Vancouver

Marketing firm takes up residence in east Vancouver



WellHaven Pet Health breaks ground in Vancouver

Jan 24, 2018

Like 3





CREDC

**CLARK COUNTY COMPREHENSIVE ECONOMIC
DEVELOPMENT PLAN
2018-2023**



Economic Development Plan Overview

- Plan establishes a **20-YEAR VISION** with a **5-YEAR IMPLEMENTATION PLAN** to achieve specific countywide goals and objectives
- Over **200 LOCAL PARTNERS** were **ENGAGED** during the nine-month planning process
- **ALIGNS** with regional plans



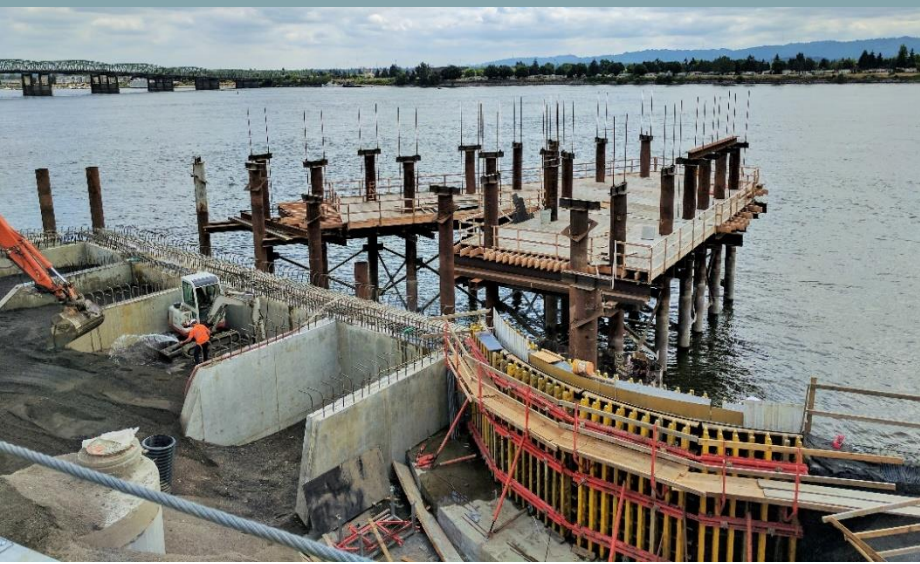
Vision Statement

Our **VISION** is for **Clark County** to be recognized as one of the most **inclusive, healthy, and amenity-rich communities** in the country. As a result, and with a continued focus on growing a diverse base of community-minded employers, **talent** (both inside and outside the region) sees **greater opportunity** here than anywhere else in the country.





Goal 1: Expand the Existing Base
Goal 2: Support People
Goal 3: Create Place





CLARK COUNTY

WASHINGTON, USA



Strategic Sectors

SOFTWARE

COMPUTER AND
ELECTRONICS

CLEAN TECH

METALS AND
MACHINERY

LIFE SCIENCES



Implementation & Next Steps



5-YEAR ACTION PLAN

- Outlines specific implementation goals with community partners

ALIGNMENT

- CREDC will collaborate with regional partners and align internal work plans and committees around goals and strategic sectors

REPORTING

- Key Performance Indicators will be tracked on CREDC's website to help gauge impact



Thank You!

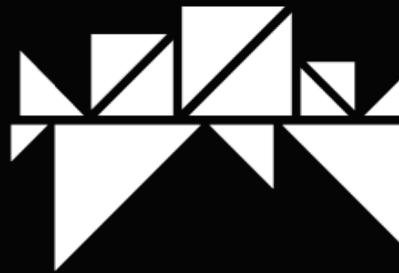
Questions?

Mike Bomar

President

mbomar@credc.org

Phone: 360-694-5006



GREATER
PORTLAND



IN A NUTSHELL

**We work to attract new jobs and
investment to Greater Portland**

Marketing/selling to companies thinking
of expanding or relocating

~~Portland-Vancouver~~ MSA Portland

2.4M population

2 states

7 counties

6 port districts

102 cities



OUR PRODUCT



OUR FOCUS

Efforts are targeted in six industries

- 01 Athletic + Outdoor
- 02 Clean Tech
- 03 Computer + Electronics
- 04 Health Science + Tech
- 05 Metals + Machinery
- 06 Software + Media

Greater Portland's game is strong

Talent

Quality of Life

Global Connectivity

Cost of Doing Business

++



VIEWPOINT



METRICS

What gets measured gets done

Prospects

Jobs

Direct-company Contacts

Community/Investor Assists

Marketing Recruitment Contacts

Earned Media

Digital Media Marketing

++

Since 2015, GPI's work has led to

1,448 Jobs

\$78.8M Income

\$16:1 Return

TRACK RECORD

Our role

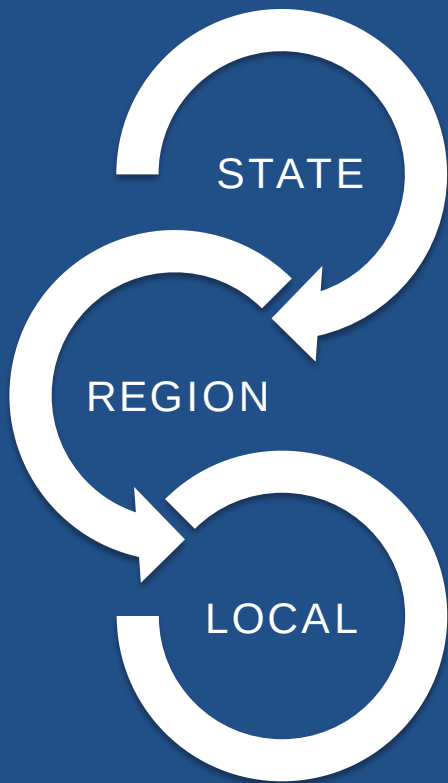
Deliver a coordinated economic development response to clients

Make the site-location process as seamless and streamlined as possible

Use highest levels of discretion, confidentiality and professionalism



BAT PHONE



Business Oregon
Washington State DOC

GPI

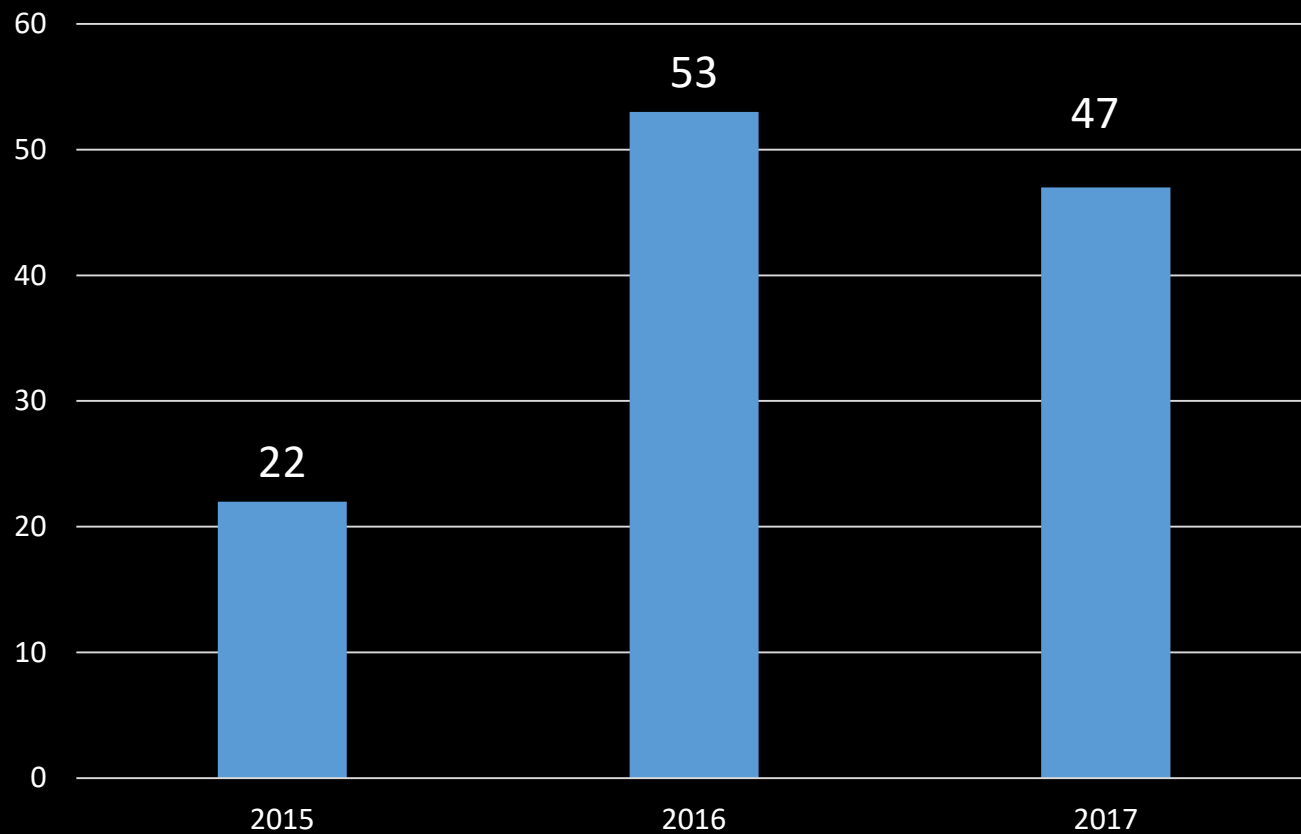
CREDC
Counties
City of Vancouver/Cities
Ports
Metro

**AIR TRAFFIC
CONTROL**

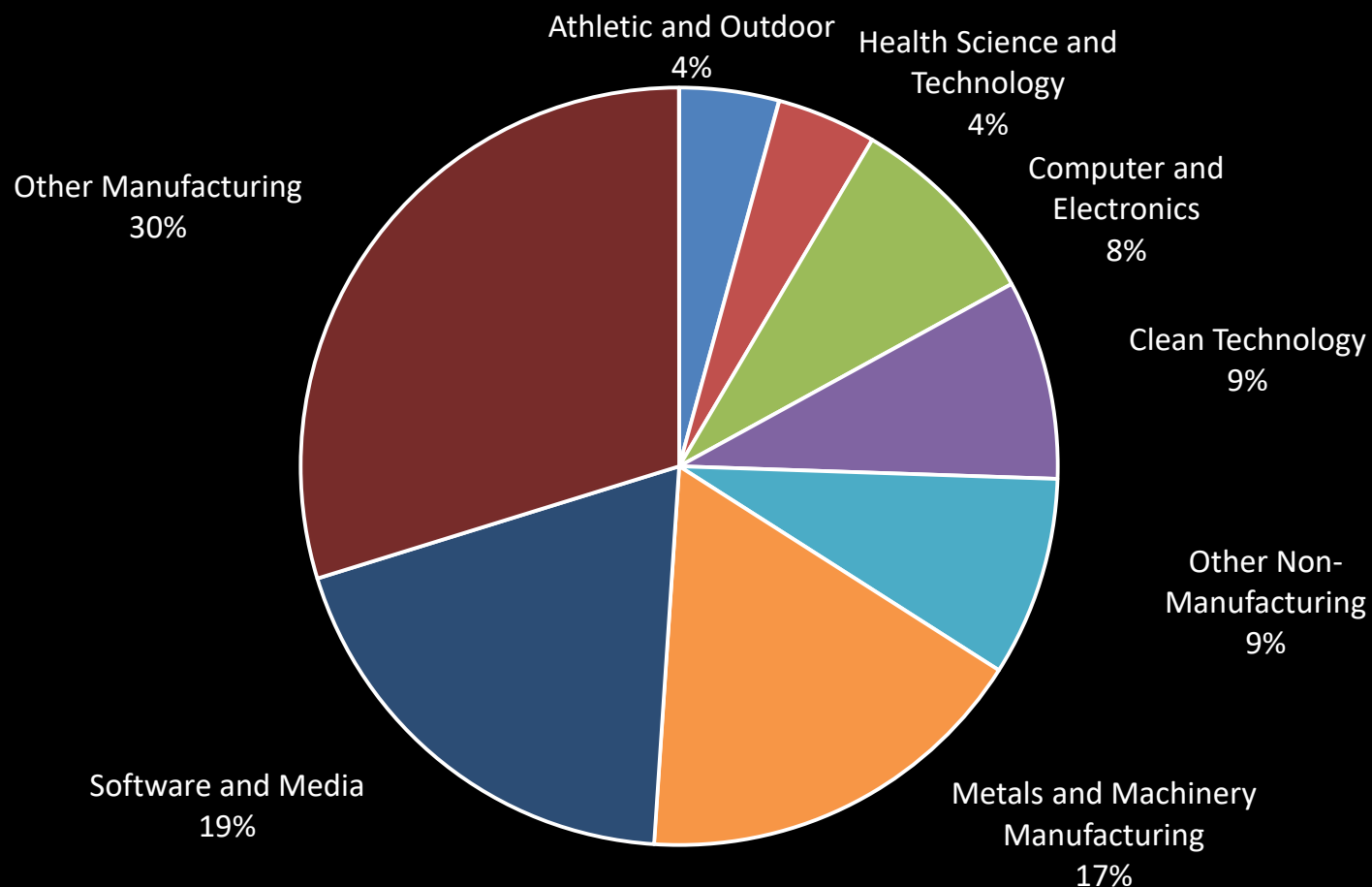
WINNING



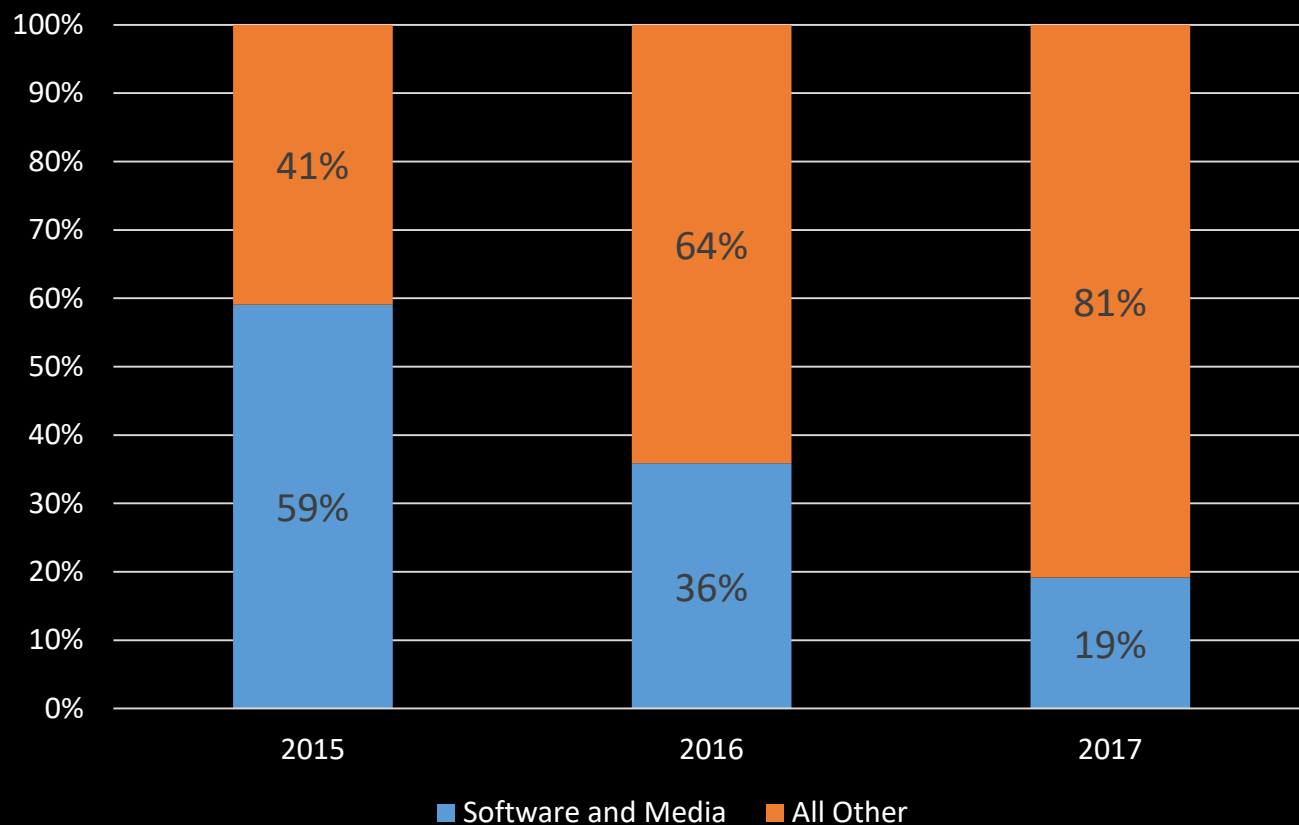
TOTAL PROSPECTS 2015-2017



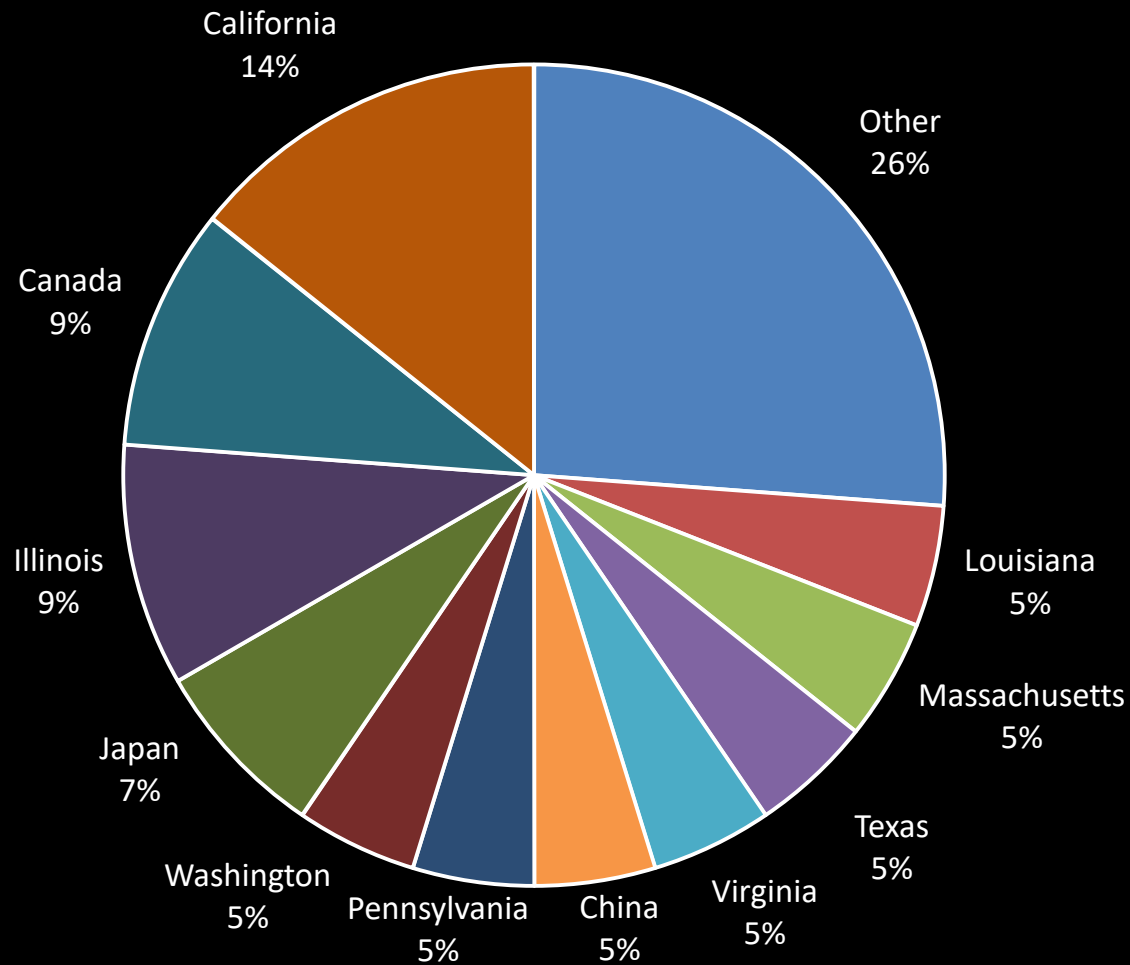
2017 PROSPECTS BY CLUSTER (n=47)



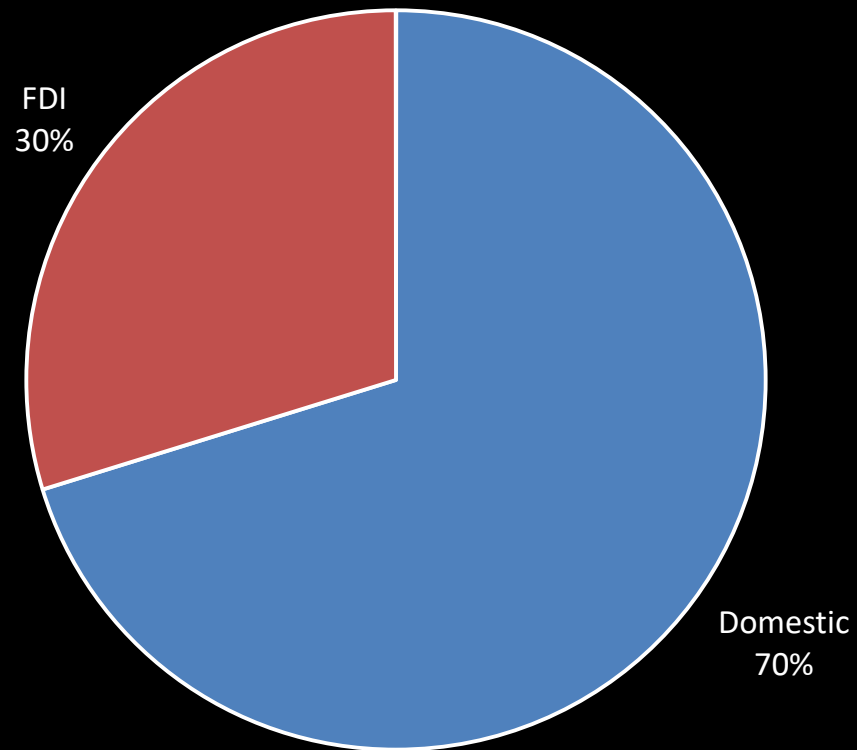
DECLINE IN SOFTWARE & MEDIA 2015-2017



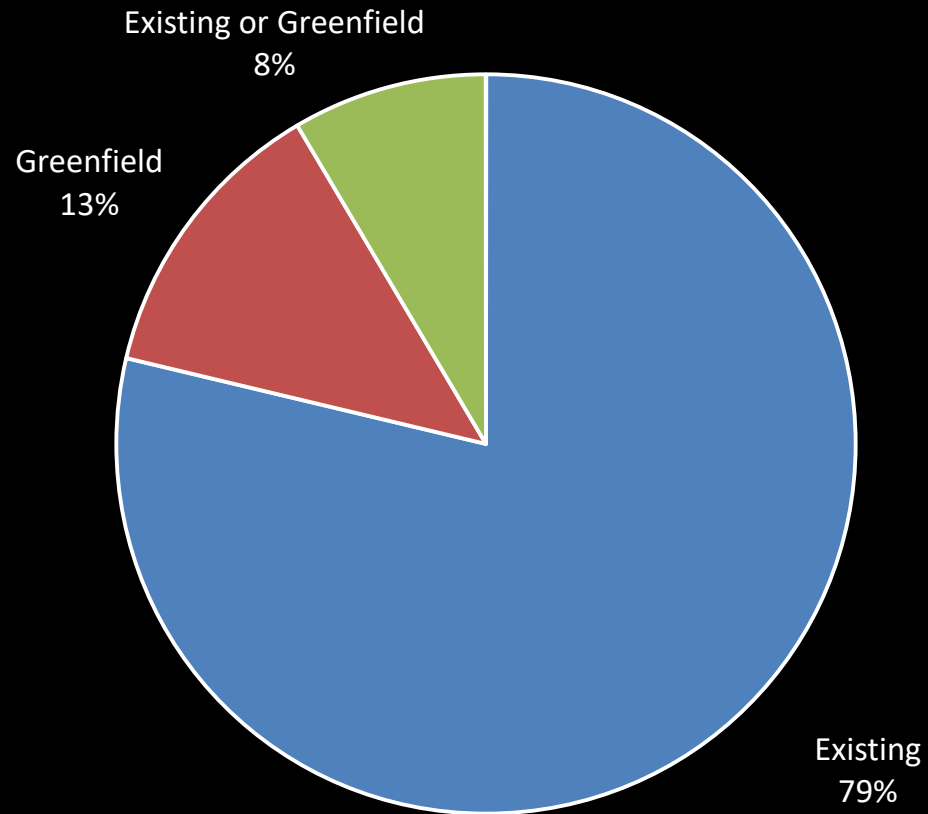
2017 PROSPECTS BY MARKET OF ORIGIN (n=47)



2017 DOMESTIC VS FDI (n=47)



2017 EXISTING VS GREENFIELD (n=47)



We know there's a bigger picture

In the new economy, winning regions
compete on value = refining our practice

Embrace complex challenges

Seek regional collaboration for scalable
solutions

Cultivate transformative leadership



FOREST THROUGH
THE TREES



NEXT CHAPTER

Economic development 3.0

Recruitment + BRE

Global Marketing

Entrepreneurship

Trade + FDI

Education

Workforce Development

Infrastructure + Transportation

Greater Portland 2020

Economic prosperity for all

01 People

02 Business

03 Place

A photograph of the Milky Way galaxy arching over a calm lake at night. The stars are reflected in the water, and dark silhouettes of trees and mountains are visible in the foreground and background.

NORTH STAR

DIVERSITY *in* LEADERSHIP

WHAT DOES IT TAKE TO CREATE A WORKPLACE CULTURE OF DIVERSITY?

Join Greater Portland 2020 and Partners in Diversity as we learn from success and hear from leaders who have transformed their organizations.

FEATURED SPEAKERS



Jim Piro
Portland
General
Electric



Kurt Jun
Portland
General
Electric



**Dr. Steven
Nakana**
Port of
Portland



**Shiao Yen
Chin-Dennis**
K&L Gates



**Tamara
Kennedy-Hill**
Travel
Portland

EVENT DETAILS

Thursday, November 16,
8 to 10 a.m.
World Trade Center,
121 SW Salmon St., Portland.
Plaza conference room

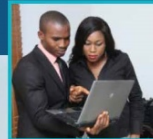
REGISTER NOW

To register, visit
greaterportlandinc.com/DIL3



IS YOUR BUSINESS READY TO REACH NEW MARKETS?

GETTING YOUR BUSINESS READY FOR INTERNATIONAL EXPORTING DOESN'T HAVE TO BE DIFFICULT.



Business owners:
Take the first steps
toward exporting to
new markets



You choose the level
of advising, training,
and counseling
you need



Scholarships
available for export
advising, training,
and counseling



Qualified firms can
earn financial aid
for overseas sales
missions



Greater Portland MOBILITY Tech Challenge

Pairing tech firms with transit agencies, governments, community organizations, and corporate partners to explore technology solutions to mobility challenges.



Economic development is a team sport

GPI's work is only possible with the leadership and support of

41 Board Directors

60+ Economic Development Professionals

20 Certified Ambassadors

70+ Investors

++ Partners

A composite image featuring salmon swimming upstream. The top half shows a clear view of several salmon leaping out of the water, creating a splash. The bottom half is a purple-tinted underwater shot of salmon swimming. A white rectangular box with a thin purple border is overlaid on the purple section, containing the text 'SWIMMING UPSTREAM' in white, all-caps, sans-serif font.

SWIMMING
UPSTREAM



STAYING HUNGRY

2018 Work Plan

Five cross-cutting strategies

- 01 Refine sales approach
- 02 Increase visibility: Greater Portland, GPI
- 03 Expand international reach
- 04 Convene leaders across the region
- 05 Strengthen our base

QUESTIONS



@GREATERPDX



GREATERPORTLANDINC

WWW

GREATERPORTLANDINC.COM



503.445.8065



Fire Community Resource Team Update

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

City Council Workshop
April 16, 2018

Vancouver City Council Workshop
Joe Molina, Fire Chief

Presentation Overview

- Overview of 2017-18 Community Resource Team (CRT) process
- Outcomes of 2012 initiatives
- 2017-18 initiatives
- 2017-18 longer term initiatives
- Next steps



2017-18 Community Resource Team

- Five meetings held August 2017-January 2018
- 10 community members, 6 who also served on the 2012 CRT
- Representatives from Local 4378, Local 452 and Fire District 5
- Supported by staff from Fire, CMO and Finance
- Professional facilitator



Fire CRT Update - 3

2017-18 Community Resource Team Process

- Reviewed outcomes of the 2012 CRT initiatives
- Presented 2017-18 initiatives
- Received comments and considerations from the CRT
- Final report to City Manager and Council



2012 Initiative Outcomes

- Use non-firefighting vehicles for emergency medical calls: 2 rapid response vehicles deployed with demonstrated success
- Create dynamic staffing and scheduling strategies: With support from Local 452, alternative work schedule implemented to staff for peak call volumes
- Reduced obligation to respond to less serious medical calls: Ambulance-only response to Priority 4 & 5 medical calls.

2012 Initiative Outcomes

- Relocate stations: New stations 1 and 2 are now open
- Transfer equipment savings to personnel: Further evaluation showed that savings were minor; therefore this initiative was not implemented
- Educate the public: New fire code officers hired and Project Home Safe implemented



New 2018 Initiatives

Initiatives were:

- Developed by the Fire Service including input from labor and Fire District 5
- Reviewed from a community perspective by the CRT



New 2018 Initiatives Address Three Categories

- **Reliability:** the probability that the resources assigned to a specific fire station will be available to respond to an emergency within the area the fire station covers when an emergency occurs within that area.
- **Preparedness:** ensuring the fire department has the needed resources in place to deal with emergency and non-emergency demands placed on it.
- **Safety:** programs and initiatives put in place to provide for the well-being of the community and members of the fire department.

Evaluation Considerations

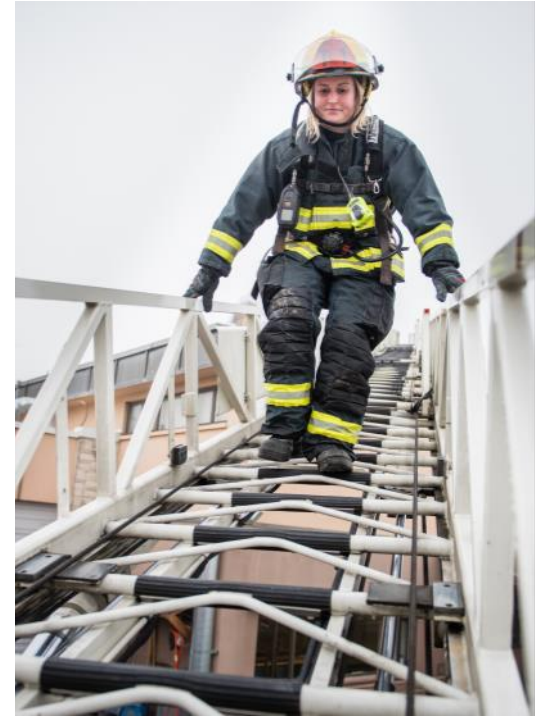
- In 2012, initiatives were evaluated based on cost effectiveness and increased efficiency
- In 2018 initiatives were divided into near-term and longer term considerations with no evaluation of cost due to Vancouver Strong
- Prior to implementation of the 2018 initiatives, City should consider:
 - Cost effectiveness
 - Increased efficiency
 - Fire personnel safety
 - Community impact
 - Customer/patient outcomes

Near-Term Reliability Initiatives

- **Add Rapid Response Rescue Units and Firefighters:** The units provide faster response, increase reliability and allow more flexibility.
- **Rebuild/Relocate Stations 3 and 6:** both stations are seismically unstable and need to be rebuilt and relocated
- **Remodel Stations 4 and 8:** both stations need seismic upgrades and Station 8 needs to be expanded
- **Build and staff new Station 11:** In partnership with Fire District 5 build a new station to fill in the gap between Stations 4 and 7

Near- Term Preparedness Initiatives

- **Additional Administrative Support:** Could include additional deputy chief, assistant fire marshal, administrative battalion chief, logistics division staff, and restoring support staff positions.
- **New Headquarters/Station 5 Complex Remodel:** If headquarters is moved to a different location, Station 5 could be remodeled into an improved training facility OR; Station 5 could be remodeled as headquarters and a new training facility would be needed.



Near- Term Safety Initiatives

- **Fire Prevention Ordinance:** Designed to change risky behaviors and community views on preventable fires and promote personal accountability
- **Fire Sprinkler Ordinance:** Amend the current ordinance to require sprinklers in all new construction. Save lives, reduce loss & increase FF safety!
- **Safety and Training Position:** A dedicated Safety Officer at every significant emergency and an additional training resource
- **Health and Wellness Position:** A resource focusing on the health and fitness of department members

Initiatives for Longer Term Consideration

- Fire and Life Safety Educational Training Facility
- Deploy an engine during peak hours
- Minimum daily staffing for technical rescue, hazardous materials and marine teams
- Training and equipment for wildland firefighting
- New training facility



Initiatives for Longer Term Consideration

- A separate Planning Division
- Public Affairs/Communications staff
- Four person staffing on engines with triggers (i.e. population density and call volume) or with no triggers
- Provide medical transport for patients



Next Steps

- A number of the near-term initiatives have been included in the proposed capital, service and policy package for Vancouver Strong
- Negotiations are underway with Fire District 5 for Station 11



Questions and Discussion

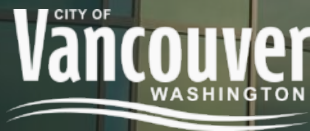
VANCOUVER
CITY HALL

Joe Molina, Fire Chief

(360) 487-7201

Joe.Molina@cityofvancouver.us

www.vanfire.org



Fire Services Delivery Community Resource Team

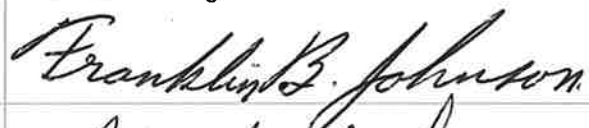
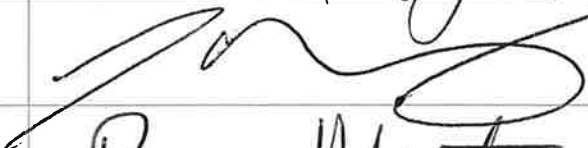
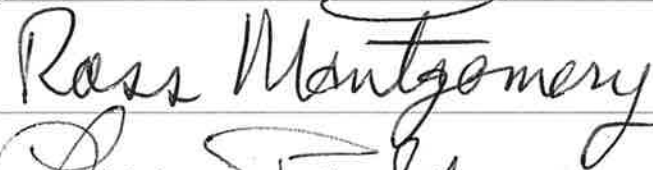
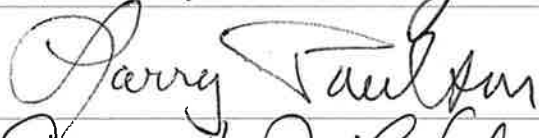
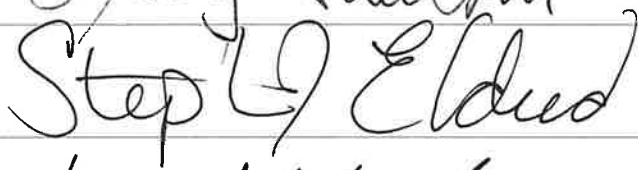


City of Vancouver Fire Service Delivery Analysis

Submitted to
City of Vancouver, City Manager
2018 Update

SIGNATURE PAGE

We, the below signed members of the Fire Service Delivery Community Resource Team, do hereby endorse this report to the Vancouver City Manager.

CRT Member	Signature
Sharif Burdzik Vice President, Riverview Community Bank	
Scott Deutsch Risk Manager, Evergreen School District	
Mary Elkin Neighborhood Representative, Image Neighborhood	
Franklin Johnson Neighborhood Representative, Bennington Neighborhood	
Mike Lyons Commissioner Fire District 5	
Judson McCauley Captain Firefighters Local 452	
Ross Montgomery Neighborhood Representative, Airport Green Neighborhood	
Larry Paulson Retired Executive Director, Port of Vancouver	
Stephen Eldred Division Chief Battalion Chiefs Local 4378	
Kelli Waldo Manager Fisher Investments	

INTRODUCTION

In 2012, Vancouver's City Manager and Fire Chief together initiated an effort to explore ways to maintain and improve the effectiveness of the Vancouver Fire Department (VFD) in light of increased costs and static or reduced revenues. At that time, the country was emerging from the Great Recession and the VFD faced a funding crisis. To broaden the discussion, the Manager elected to involve citizens as the Community Resource Team (CRT). The CRT was tasked with providing an independent evaluation of ideas aimed at redesigning how fire services could be delivered in the most cost effective and efficient manner while allowing the department to keep pace with community growth. The CRT met eight times over four months to provide advice about and critique methods of delivering fire services. The 2012 process concluded with a summary report that identified a series of initiatives and longer-term considerations to improve the efficiency and financial health of the VFD.

Today, the City is experiencing substantial growth and development and the economic climate is very different from that of 2012. Through a process dubbed Vancouver Strong, the City is evaluating all of its service lines and developing long-term, sustainable funding options. The City and the VFD decided to reconvene the CRT to provide input on new capital, operating, and fire prevention initiatives. The report that follows updates the 2012 fire service delivery analysis and includes these sections:

- 2017/2018 Community Resource Team – identifies CRT members and updates the group's charter.
- 2012 Initiatives – summarizes information about the 2012 initiatives and current conditions at the VFD and sets the stage for the 2017/2018 initiatives.
- 2017/2018 Initiatives – identifies strategies to support capital, fire prevention, and operating success in the long term; includes CRT comments and considerations.
- Conclusions and Next Steps – draws general conclusions and recognizes implementation needs.

2017/2018 Community Resource Team

Membership and Operations

Like the members of the 2012 CRT, the members of the 2017/2018 CRT were selected based on their knowledge of community issues, their critical thinking skills, diversity in professional expertise, and their access to formal and informal stakeholder communication networks. The CRT met five times from August 2017 through January 2018 to review capital, operating, and fire prevention initiatives brought forth by the VFD. The meetings were facilitated by Scott Keillor, an impartial professional facilitator.

Table 1 lists the ten community members who served on the 2017/2018 CRT.

Table 1. 2017/2018 CRT Members

CRT MEMBER	TITLE/AFFILIATION
Sharif Burdzik*	Vice President, Riverview Community Bank
Scott Deutsch*	Risk Manager, Evergreen School District
Mary Elkin*	Representative, Image Neighborhood
Franklin Johnson*	Representative, Bennington Neighborhood
Mike Lyons	Commissioner, Fire District 5
Judson McCauley	Captain, Firefighters Local 452
Ross Montgomery*	Representative, Airport Green Neighborhood
Larry Paulson*	Retired Executive Director, Port of Vancouver USA
Stephen Eldred	Division Chief, Battalion Chiefs Local 4378
Kelli Waldo	Manager, Fisher Investments

*2012 CRT participant

Throughout the process, City staff from VFD and other departments provided background information and data regarding current and future conditions the VFD is likely to face. These staff members are listed in Table 2.

Table 2. City Staff Members

Name	TITLE
Joe Molina (VFD)	Fire Chief
Doug Koellermeier (VFD)	Deputy Fire Chief
Chad Michael (VFD)	Deputy Fire Chief
Heidi Scarpelli (VFD)	Fire Marshal
Tara Erickson (VFD)	Operations Analyst
Julie Patterson (VFD)	Administrative Assistant
Jan Bader (City Manager's Office)	Program and Policy Development Manager
Natasha Ramras (Finance)	Chief Financial Officer

Charter

At the first meeting of the 2017/2018 CRT (22 August 2017), members reviewed the 2012 charter and recommended updates. The charter identifies the purpose of the CRT, its roles and responsibilities, and the principles and procedures that guided its deliberations and operations. The 2017/2018 charter was approved by the CRT at its second meeting (13 September 2017) and is included as Exhibit A.

2012 INITIATIVES

Immediately following the 2012 CRT process, the VFD began work on implementing the initiatives that had been identified and agreed to and, over the last 5 years, has implemented all but one of the seven initiatives. The VFD updated the 2017/2018 CRT on the 2012 initiatives at its 22 August 2017 meeting. The next sections identify the status of each initiative.

Initiative 1: Use non-firefighting vehicles for emergency medical calls

The VFD used small rapid response vehicles to respond to emergency medical calls in two pilot programs. The VFD partnered with Local 452 to negotiate a revised work schedule to staff the vehicles. The first pilot program (April to June 2013) covered the full VFD service area for Priority 3 and 4 calls.¹ The VFD then partnered with Local 452 to negotiate a memorandum of understanding for staffing overtime, and the second pilot program (July to December 2015) encompassed a narrowed service area on all call priorities. The target response time for Priority 1 and 2 calls is 7:59 minutes and response times for the rapid response vehicles have been well below the target. The department continues to operate the rapid response vehicles and the data shows they add value to the delivery system by improving reliability throughout the system, which in turn helps to reduce response times.

Initiatives 2 and 3: Create dynamic staffing strategies and create dynamic scheduling strategies

Priority 1 through 4 calls were analyzed by time of day and day of week in order to determine the highest call volume. With support from Local 452, the department was able to create and implement alternative work schedules to ensure adequate staff for peak call volumes.

Initiative 4: Reduce obligation to respond to less serious medical calls

The department consulted with the medical program director (MPD)² in order to decide when a fire response is not needed. In a pilot program, with the exception of public assistance calls, the VFD did not respond to Priority 4 and 5 medical calls. An ambulance responded to these calls and could request fire response if needed. The pilot ran for a year and the department decided to continue the amended deployment, which removed about 5,000 calls from fire response. The initiative demonstrated that sending the right resource to a call increased efficiency. However, it should be noted that there is a limit to how many calls can be diverted, especially with a growing population.



Figure 1. Rapid Response Vehicle

¹ Dispatch protocol categorizes medical calls into six levels. Priority 1 calls are the most critical and six are the least critical. A Priority 1 call would include a severe, potentially life threatening, trauma, and a Priority 6 call would include a sprained ankle.

² The MPD is required by the state. The MPD provides medical oversight of emergency medical services (EMS) in Clark County. The MPD provides medical protocols that EMS responders work under and ensures quality care is provided. Additionally the MPD oversees EMS training for all EMS responders.

Initiative 5: Relocate stations

This initiative proposed consolidating Stations 1 and 2. However, an evaluation of that concept by an independent consultant concluded that consolidation of these two stations would have a detrimental effect on service. An evaluation of all VFD stations identified Stations 1, 2, 3, and 6 as needing replacement. The department was able to secure land in its top priority locations for Stations 1 and 2 and the new stations are under construction (see Figure 2). The 2017/2018 initiatives include the remodeling/relocation of Stations 3 and 6 (see Capital Initiatives). See Figure 3 for a Station Map.



Figure 2. New Station 1

Initiative 6: Transfer equipment savings to personnel

On further evaluation, the equipment cost savings resulting from Initiative 1 were minor and therefore, this initiative was not implemented. Some adjustments were made to administration.

Initiative 7: Educate the public

Over the last 5 years, the Fire Marshal has worked to educate the public through increased code enforcement and Project HomeSafe. The staff of the Fire Marshal's office has doubled since 2012 and includes new fire code officers. The cost of these new positions is offset by revenue generated from inspection and permit service fees. The office was previously 10 to 15 years behind on inspections and will be up to date city-wide by the end of first quarter 2018. More frequent inspections reduce the opportunity for fire. Communities that do not conduct regular inspections suffer more disasters, and through proper inspections and public education, the community realizes the value of fire prevention.

Project HomeSafe is a 7-year initiative with the goals of raising public awareness and reducing the frequency and severity of fires in residential structures. All structure fires in the City were geo-coded and the data was used to develop Project HomeSafe. High fire probability areas are being targeted with door-to-door outreach, which is funded through a \$143,000 grant from the Federal Emergency Management Agency.



Additionally, the VFD implemented a false fire alarm initiative to reduce the number of unnecessary calls. Fire Marshal staff are educating business owners about the causes of false alarms in the hope of decreasing call volumes over time. The 2017/2018 initiatives include new strategies to continue public education about fire prevention.

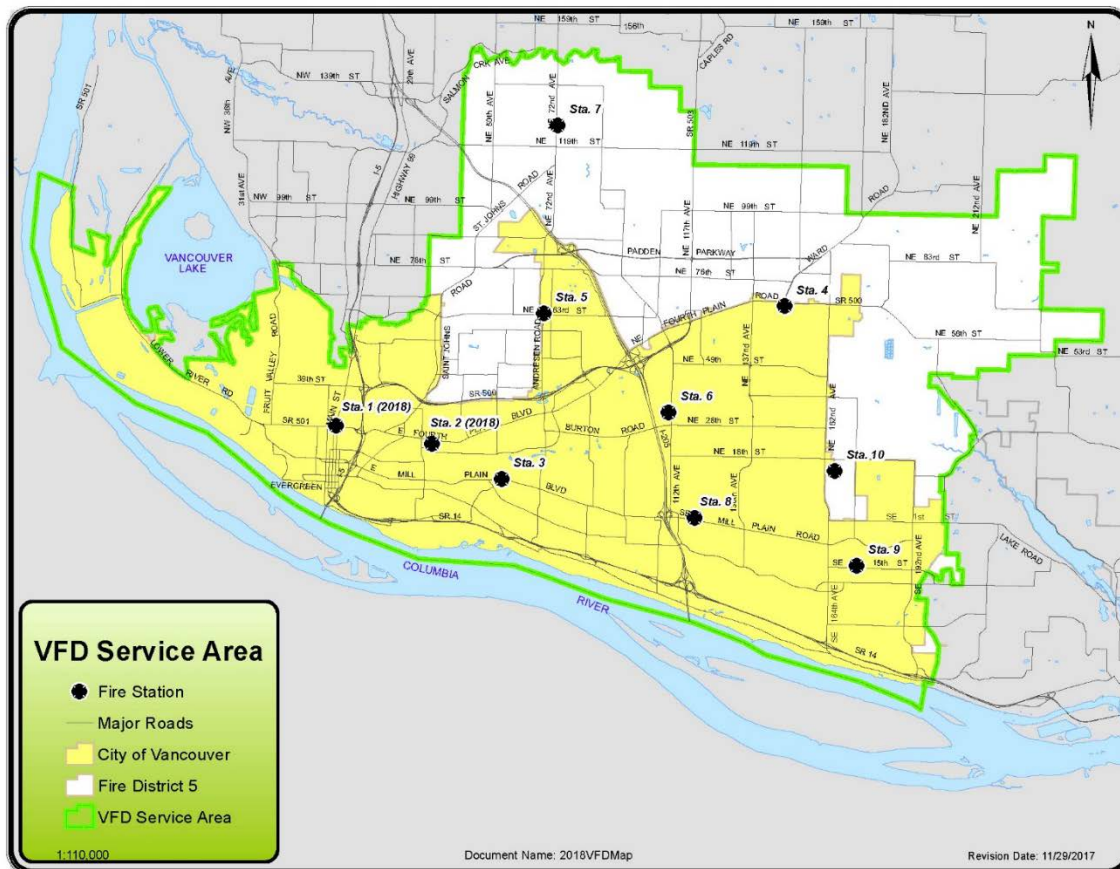


Figure 3. VFD Service Area (full-size map available in [Exhibit B](#))

Fire Department Costs and Revenues

At its 13 September 2017 meeting, the CRT reviewed VFD costs and revenues presented by the City's Budget Office. Personnel costs are increasing at an annual rate of 7 percent. This growth has several causes: staff overtime, which doubled between 2012 and 2016, and increases in the costs of salaries and healthcare (8.3 percent average annual increase). Over the long term, costs are growing faster than forecasted General Fund revenues (see Figure 4). Outdated facilities are creating fiscal pressures in the near term as well. As the City's population continues to grow, the department will need additional resources to maintain the current level of service. The initiatives presented in the next section address the service shortfall, while the City's current *Vancouver Strong* process will address the funding shortfall.

2017/2018 INITIATIVES

The sections below describe the VFD's capital, fire prevention, and operating initiatives for a planning horizon ending in 2030.

In the 2012 process, the CRT was asked to evaluate the proposed initiatives using the criteria of cost effectiveness and increased efficiency. The guiding principles adopted by that CRT were:

- Initiatives needed to be financially sustainable, driven by creativity, for the long-term;
- Balance the community's appropriate level of service and fire personnel safety while aspiring to industry standards.

In 2017-18, the CRT divided the proposed initiatives into near-term and longer-term considerations, but due to the concurrent Vancouver Strong process, was not asked to prioritize or evaluate the initiatives for cost effectiveness and efficiency. Prior to implementing any of these new initiatives, the City should consider cost effectiveness, increased efficiency, fire personnel safety, community impact, and customer/patient outcomes.

These 2017-18 initiatives address three broad categories of VFD performance: reliability, preparedness and safety. These categories are described below and identified as applicable to each initiative.

- **Reliability:** the probability that the resources assigned to a specific fire station will be available to respond to an emergency within the area the fire station covers when an emergency occurs within that area.
- **Preparedness:** ensuring the fire department has the needed resources in place to deal with emergency and non-emergency demands placed on it.
- **Safety:** programs and initiatives put in place to provide for the well-being of the community and members of the fire department.

Capital Initiatives

There are four capital initiatives for 2017-2030.

Rebuild/Relocate Stations 3 and 6 (RELIABILITY)

Station 3 is likely to be relocated, potentially closer to Andresen Road and MacArthur Boulevard. For Station 6, a Standard of Cover study, currently underway, will include recommendations on a new location. Both stations will be built with a modern design, similar to Stations 1 and 2.

CRT Comments and Considerations

The CRT supported this initiative and identified the importance of proactive planning and strategically locating stations.

Remodel Stations 4 and 8 (RELIABILITY)

The structural analysis completed on all stations in 2012 identified the need for seismic upgrades at Stations 4 and 8. In addition, Station 8 requires enlargement, including new crew quarters (existing facilities were designed only for male firefighters). Limiting operational impacts while going through future remodeling will be an important goal for this initiative.

CRT Comments and Considerations

A community room is an important consideration in remodeled stations.

New Headquarters and Station 5 Complex Remodel (PREPAREDNESS)

A new headquarters would modernize the department's business and operational facilities and allow Station 5 to be remodeled to improve the existing training facility. Without the construction of a new headquarters, the Station 5 complex would require remodeling to better accommodate administrative and support services and a new training facility would be needed (see Operating Initiatives).

CRT Comments and Considerations

The department needs to "tell the story" of why a new headquarters and improved training facility are important. Funding facility improvements may require a bond and a public vote, and an informed public is the key to a successful vote.

New Station 11 (RELIABILITY)

The VFD is proposing a partnership with Fire District 5 to construct a new station (Station 11) to fill a service gap between Stations 4 and 7. A specific location has not yet been identified, but the station will likely be north of Padden Parkway. A new engine and new staff would be required to support Station 11 and the timing of securing funding for equipment purchases and training new staff will need to be coordinated with the station construction (see Operating Initiatives).

CRT Comments and Considerations

The CRT supported this initiative because a new station is needed to support population growth in the area that would be served by Station 11.

Fire Prevention Initiatives

There are two fire prevention initiatives for 2017-2030.

Fire Sprinkler Ordinance (SAFETY)

This ordinance would save lives and protect property, increase firefighter safety and help protect the economic vitality of the City. A working fire sprinkler system reduces

the chance of people dying in a fire by 97 percent. This initiative would amend the current sprinkler ordinance which requires sprinklers in structures over 12,000 square feet and in residences having access constraints. The gold standard in a fire sprinkler ordinance is a requirement for sprinkler systems in all new construction. The ordinance could allow greater flexibility in other code requirements, such as access and hydrant location. If the City Council decided to pursue this initiative, the details of the ordinance would be developed through a public process.

CRT Comments and Considerations

The CRT supported this initiative, but members indicated that data on the cost of installing fire sprinkler systems locally would be a key piece of public information.



Figure 4. Fire Damage with and without Fire Sprinklers

Fire Prevention Ordinance (SAFETY)

This ordinance is designed to change risky behaviors, change community views on preventable fires, and promote personal accountability. There are currently no consequences for a person who starts a preventable residential fire. The ordinance would include the option of a civil citation with the goal of changing attitudes – preventable fires are unacceptable. The fine associated with the civil citation could be expunged when an offender agrees to complete fire safety training.

CRT Comments and Considerations

An education-based approach will be an important component of this initiative – neighbors educating neighbors about risky behaviors, as well as an educational requirement in response to a citation. Some CRT members expressed concerns over penalizing offenders stating that not all fires warrant the same level of reaction.

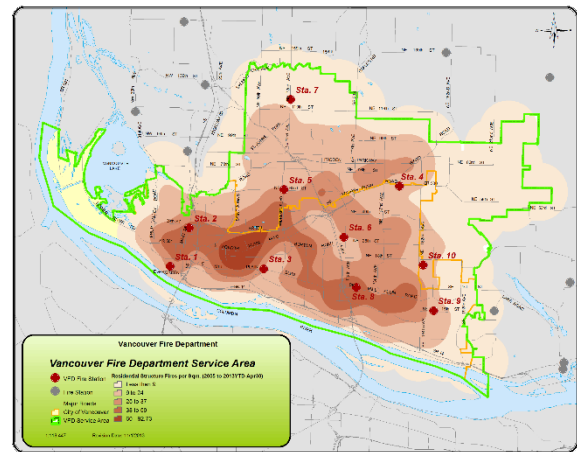


Figure 5. Residential Structure Fires (full-size image available in [Exhibit B](#))

Operating Initiatives

Eight operating initiatives were identified for 2017-2030 and they are described below.

- Many of these initiatives would result in new or expanded deployment models that would require more resources than models currently being used by the department.
- A number of these initiatives would require either recruiting, hiring, and training new firefighters or promotion and training of existing staff assigned to the new positions.

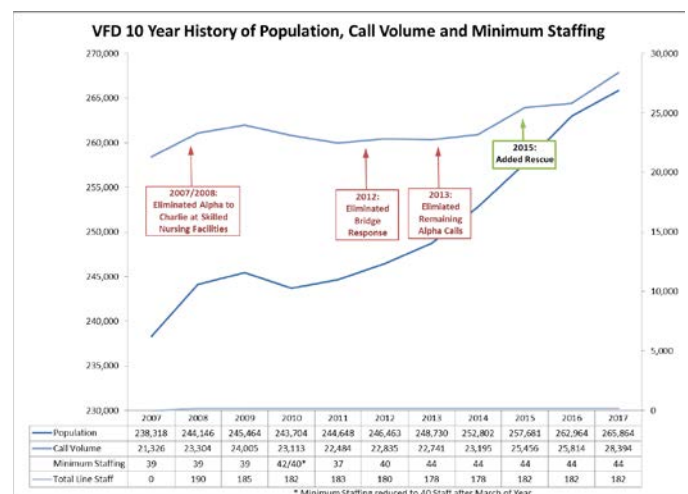


Figure 6. Vancouver Population, Call Volume, and VFD Staffing (full-size image available in [Exhibit B](#))

Firefighters and equipment for new Station 11 (RELIABILITY)

This initiative would supply the staff and equipment necessary to operate Station 11 (see Capital Initiatives) following its construction.

CRT Comments and Considerations

The CRT supported Station 11 and funding the resources required to operate it.

Add rescue units and hire additional firefighters (RELIABILITY)

This initiative would increase the number of rescue units that can be deployed within the VFD service area and would require recruiting, hiring, and training new firefighters.

Adding rescue units would allow faster response, increase reliability during critical emergencies, and make response more flexible. The initiative would increase the likelihood that engines and trucks would be available to respond to the types of incidents for which they are designed, and enlarge the area that could be covered in the same travel time. Adding rescue units would improve station reliability throughout the VFD service area if the units were strategically placed.

CRT Comments and Considerations

The CRT noted the importance of beginning to recruit, hire, and train new firefighters immediately to avoid risk to the community as population and call volumes increase. It was also noted that the VFD does not currently have the same resources as other cities of equivalent size. Additional resources are needed to ensure adequate service reliability.

Safety and Training position (SAFETY)

This initiative would ensure the presence of a dedicated Safety Officer at every significant emergency and provide an additional resource to assist with training. This initiative would allow the Incident Commander to focus on mitigating an incident and reduce the potential of significant firefighter injury or fatality. Many firefighter fatalities and significant injuries occur during the initial stages of an incident. This position would increase the likelihood of identifying and addressing safety issues rapidly, thus reducing the potential of firefighter injuries and costs to the City.

CRT Comments and Considerations

The CRT noted the importance of the safety and training position given the current experience level of the department – many experienced firefighters have retired and the current force is young. A dedicated safety and training position can reduce risk to the community and to firefighters.

Additional administrative support (PREPAREDNESS)

This initiative would add resources needed to support VFD day-to-day operations and allow staff members who currently fill gaps to focus on their primary job

responsibilities. This initiative would increase capacity so that more highly compensated positions can focus on areas of responsibility they are best equipped to deal with (e.g. Training Captains focusing on training delivery); and balance the workloads of existing staff more effectively. The department currently has only one dedicated administrative support staff member.

CRT Comments and Considerations

The CRT noted the importance of employing sufficient administrative and support staff so that firefighters can do their jobs effectively.

Additional Deputy Chief (PREPAREDNESS)

This initiative proposes a new Deputy Chief position for administrative services. The position would relieve pressure on current Deputy Chiefs, allowing them to focus on their primary job responsibilities in the areas of operations and support services. This position would primarily be focused on employee relations, which would also include serving as a liaison with other City departments such as Human Resources and Legal.

CRT Comments and Considerations

The CRT noted the importance of this position to support VFD operations.

Administrative Battalion Chief (PREPAREDNESS)

An additional administrative Battalion Chief would be assigned a variety of administrative projects, which would allow shift Battalion Chiefs to focus more time and attention on shift-related issues. Additionally, this position would provide a professional development opportunity for firefighters interested in seeking administrative positions later in their career.

CRT Comments and Considerations

Similar to the need for a new Deputy Chief and administrative support staff, the CRT noted the importance of this position to support VFD operations.

Health and Wellness position (SAFETY)

This initiative would provide a resource focusing on the health and fitness of department members. This position would work actively to address the culture and behaviors that lead to occupational injuries to firefighters. The position also would be a resource for all VFD members returning to work after suffering an injury and could develop and implement programs designed to keep VFD members fit and healthy throughout their careers. Additionally, this position can evaluate and make recommendations on equipment that would help reduce on the job injuries to firefighters.

CRT Comments and Considerations

The CRT noted the importance of firefighter health and wellness and indicated that this position could be a contract employee.

Additional Logistics Division staff (PREPAREDNESS)

This initiative would ensure the department has adequate staff in place to support operations. Benefits of these positions include providing the resources needed to ensure members receive items that support operations in a timely manner and creating the team needed to develop and implement efficiencies in the support services system.

CRT Comments and Considerations:

The CRT noted the importance of logistics staff as the City population and department grow.

2017/2018 Long-Term Considerations

The following initiatives were presented as part of the 2017/2018 capital, fire prevention, and operating initiatives. It is anticipated these initiatives will be implemented beyond the planning horizon and are therefore, identified as long-term considerations.

Fire and Life Safety Educational Training Facility (SAFETY)

The Fire and Life Safety Educational Training Facility is proposed as a standalone facility or in conjunction with a new headquarters (see Capital Initiatives). This facility would provide fire and life safety training, including earthquake preparedness, industry training, bike safety, emergency planning, and reduction of fire hazards. The facility would be staffed with existing Fire Marshal personnel.

CRT Comments and Considerations

The CRT identified community education as the starting place for the fire prevention initiatives. A fire and life safety education training facility would help educate the community. Partnering with schools and educating young people about fire safety is essential to successful fire prevention.



Deploy an engine during peak hours (RELIABILITY)

This resource would be used to maintain reliability in the system while crews conduct training operations. This initiative would allow training on multiple company operations to be conducted without leaving station areas uncovered.

CRT Comments and Considerations

The CRT noted the increase in call volume over last year (six additional calls per day) equates to approximately one additional engine. The CRT also reiterated the importance of training. This initiative would facilitate greater opportunities for training while still maintaining service reliability.

Minimum daily staffing for the technical rescue team and the hazardous materials team (PREPAREDNESS)

This initiative would ensure that a minimum number of specialty team members are on duty each day. Minimum daily staffing for these teams may improve response times for these types of incidents by ensuring the team is able to deploy immediately.

CRT Comments and Considerations

The CRT noted the importance of having these positions on staff every day to limit the impact to the community. The need for these positions will continue to increase as population and industry grow.

Minimum daily staffing for the marine team (PREPAREDNESS)

This initiative would ensure that the minimum daily staffing required to operate the Vancouver fireboat is in place year-round, which may improve the chance of making a rescue. Currently, minimum daily staffing for the marine team is in place from June through September, the prime season for water recreation.

CRT Comments and Considerations:

The CRT noted that it is important to consider the resources needed to address a variety of marine-related incidents as well as the particular requirements related to the marine traffic associated with the Port of Vancouver USA.

Ensure the VFD is prepared for wildland firefighting (PREPAREDNESS)

This initiative would ensure VFD fire suppression members are trained and properly equipped for wildland firefighting. Although most of the VFD's response area is not wildland, a few parts of the service area may qualify. Crews would benefit from having this training and equipment when they must deal with fires in an area with natural fuels even if it does not meet the definition of wildland. As the

weather continues to get warmer during the summer months, it is likely that fuels will continue to dry out sooner and for longer periods, which may lead to more fires in natural vegetation. It is important for the department to be prepared.

CRT Comments and Considerations

The CRT supports implementing this initiative, including appropriate initial and ongoing training and the purchase of proper equipment and protective gear. This initiative will ensure the department is prepared to be proactive and a good regional partner.

New training facility (PREPAREDNESS)

This initiative would provide a facility that meets the training needs of the VFD. If Station 5 is remodeled to better support administrative and operational functions, a new training facility would be needed.

A number of benefits can be realized by completing this initiative; they include providing a modern facility that allows firefighters to maintain individual skills, multi-company operational skills, and special operations skills (i.e., technical rescue), which would help reduce property loss and improve life safety for civilians and firefighters. This initiative will provide a training facility that lends itself to modern best practice training and can lead to better outcomes at the scene of the fire emergency.

CRT Comments and Considerations

Once again, the CRT noted the importance of training for community and firefighter safety.

Develop a Planning Division (PREPAREDNESS)

This initiative would provide the staff needed to ensure the VFD is prepared to meet the needs of the community today and in the future. The initiative would ensure the department has the resources needed to evaluate the effectiveness of its services and recommend ways to improve performance and would supply internal resources to assist strategic planning and Standard of Cover.³ The initiative would create resources that could work closely with the Fire Marshal's Office and the City's Community and Economic Development Department to ensure the VFD is equipped to deal with increasing growth and demand proactively.

CRT Comments and Considerations

The CRT noted the importance of a planning division given the size of the city and current growth trends.

Public Affairs/Communications staff (SAFETY)

This initiative would ensure the community receives information in a timely manner, including important safety

announcements, and would connect with the community through social media platforms (e.g., Facebook, Instagram, Twitter, Nextdoor).

CRT Comments and Considerations

The CRT indicated the department needs to do a better job of telling its story. This position would help with department messaging.

Four-person staffing on all engines with attached triggers (i.e., population density and call volume), or with no attached triggers (SAFETY)

This initiative would allow the VFD to deploy the number of personnel needed at significant incidents more rapidly while using fewer resources. Increased staffing on each engine means utilizing fewer resources to deploy the same number of personnel on significant emergency incidents, thus allowing other resources to stay in service and provide coverage to the rest of the community. Studies have shown there is a measurable improvement in the time it takes a four-person company to accomplish various tasks at the fire emergency scene versus the time it takes a three-person company to accomplish the same tasks. In addition, studies have shown staffing in this manner can help reduce firefighter injuries.

CRT Comments and Considerations

The CRT expressed support for a four-person engine, noting the initiative's positive impact on firefighter safety, as well as efficiency in response and service delivery. It was noted that this initiative could be tied to other operating initiatives. The fourth person placed on an engine could also be trained to handle hazardous material or marine incidents and could be diverted from the engine to respond to technical rescues if needed.

Provide medical transport (PREPAREDNESS)

Explore the feasibility of using VFD staff and equipment to provide patient transport. This service would provide continuity of care for the patient from the time the patient begins to receive treatment until the patient is delivered to the hospital. The department, through a consultant, would investigate the existence of legal hurdles related to providing this service, determine cost effectiveness and identify how the service would be delivered (i.e., would the department provide transport for all patients or only critical patients? Would patients be charged for this service?).

CRT Comments and Considerations

The CRT indicated they support the VFD conducting a feasibility study to assess different models to provide medical transport.

³ Standard of Cover are written levels of service established by the VFD as required by state statute (RCW 35.103).

CONCLUSION AND NEXT STEPS

Since the last CRT process in 2012, much progress has been made toward VFD efficiency while maintaining effectiveness with existing resources. As population and calls for service continue to increase, additional resources will be required to maintain existing service levels. The initiatives reviewed in the 2017/2018 CRT process cover a wide spectrum. Some would close existing resource gaps and others would allow the department to maintain current service levels. Still other initiatives, if implemented, would enhance existing service levels. All of these initiatives would require additional funding, some of which would be substantial. As we move toward 2020 and beyond, any additional funding available should be prioritized so that we continue to provide exceptional service.

The VFD is committed to continually reviewing its methods of service delivery to ensure it can provide the most effective and efficient service to Vancouver residents. The CRT strongly believes that VFD needs to do a better job informing the public about the work the department does and the need for increasing operational and capital resources. The initiatives presented above would help the department continue to serve our growing community safely and reliably.

The VFD appreciates the time and contributions of the CRT members. Their knowledge of the local community and insightful comments on each initiative were invaluable throughout this process.

EXHIBIT A – CRT CHARTER (8 SEPTEMBER 2017)

Community Resource Team Purpose

- The City of Vancouver, Washington has established this Community Resource Team (CRT) in order to get input from a diverse range of community interests on fire service delivery.
- CRT members have been selected for their knowledge of community interests, their critical thinking skills, their diversity of thought and access to both formal and informal stakeholder communication networks.
- The CRT advises the City of Vancouver. The final decision on any revisions to the service delivery model, and subsequent actions to implement the model, will be made by the City of Vancouver City Council.
- CRT members, as a group, will work with City and Fire Department Staff and the meeting facilitator to give input on alternative models for fire service delivery in Vancouver.

Role and Responsibilities

Community Resource Team

- CRT members will be expected to attend all committee meetings to share their community knowledge and insights with City and Fire Department Staff.
- CRT members are asked to review pertinent background data and ask any and all questions that help shed light on opportunities to improve the fire service delivery system.
- CRT members are encouraged to interact directly with the community and their stakeholder constituencies, provide information, and bring questions and comments back to the CRT meetings for discussion.
- Where needed and as requested by staff, CRT members will be invited to attend and provide project insight at public meetings and other occasions, such as City Council work sessions and hearings.

City and Fire Department Staff

- Necessary fire and city staff will attend each CRT meeting. Independent technical consultants may be called in on an as needed basis.
- Staff includes City administration and Fire Department administration.
- City will arrange for note taking of each meeting and post meeting summaries on the city's website.

Guiding Principles

The workable solution...

- Is financially sustainable, driven by creativity, for the long term.
- Balances the community's appropriate level of service and fire personnel safety while aspiring to industry standards.

The solution shall...

- Respect the integrity of existing labor agreements.
- Provide equitable service delivery.
- Reach conclusions driven by data to the extent possible.

Operating Procedures

- The CRT is scheduled to meet approximately 4 times during the course of the project. The first, two-hour meeting will provide background and a review and update of the 2012 initiatives. Subsequent meetings will engage the CRT in problem solving and exploration regarding fire service delivery.
- CRT members will also be encouraged to attend future City Council meeting(s) where needed and as requested by staff.
- CRT members should plan on attending all CRT meetings.

-
- Since the CRT is advisory, members will be asked to provide their input, with no elected chair or other officers. An impartial professional facilitator will lead the sessions and work with staff to support meeting arrangements, agenda development, project update presentations, and meeting notes.
 - CRT meetings will be summarized and provided to the group for review and approval as to their accuracy.
 - All meetings will be announced to the public in advance and will be open to public attendance. However, no public testimony will be taken.
 - The CRT will dissolve at the close of the process.
 - The point of contact for inquiries from officials or the media is Jan Bader at (360) 487-8606 and jan.bader@cityofvancouver.us. If CRT members are approached by the media, it would be the preference of the city that they refer the inquiry to Jan Bader. If members of the CRT communicate with the media, it is respectfully requested that CRT members clarify their opinion as their own and not representative of the City of Vancouver or the CRT. CRT members may not represent the entire CRT group without prior agreement by the CRT.

Facilitation Team Contact Information

Scott Keillor

206.214.1051 direct

541.806.1535 cell

scott.keillor@abam.com

Nicole McDermott

360.823.6139 direct

334.444.5711 cell

nicole.mcdermott@abam.com

EXHIBIT B – FIGURES

Figure 3. VFD Service Area

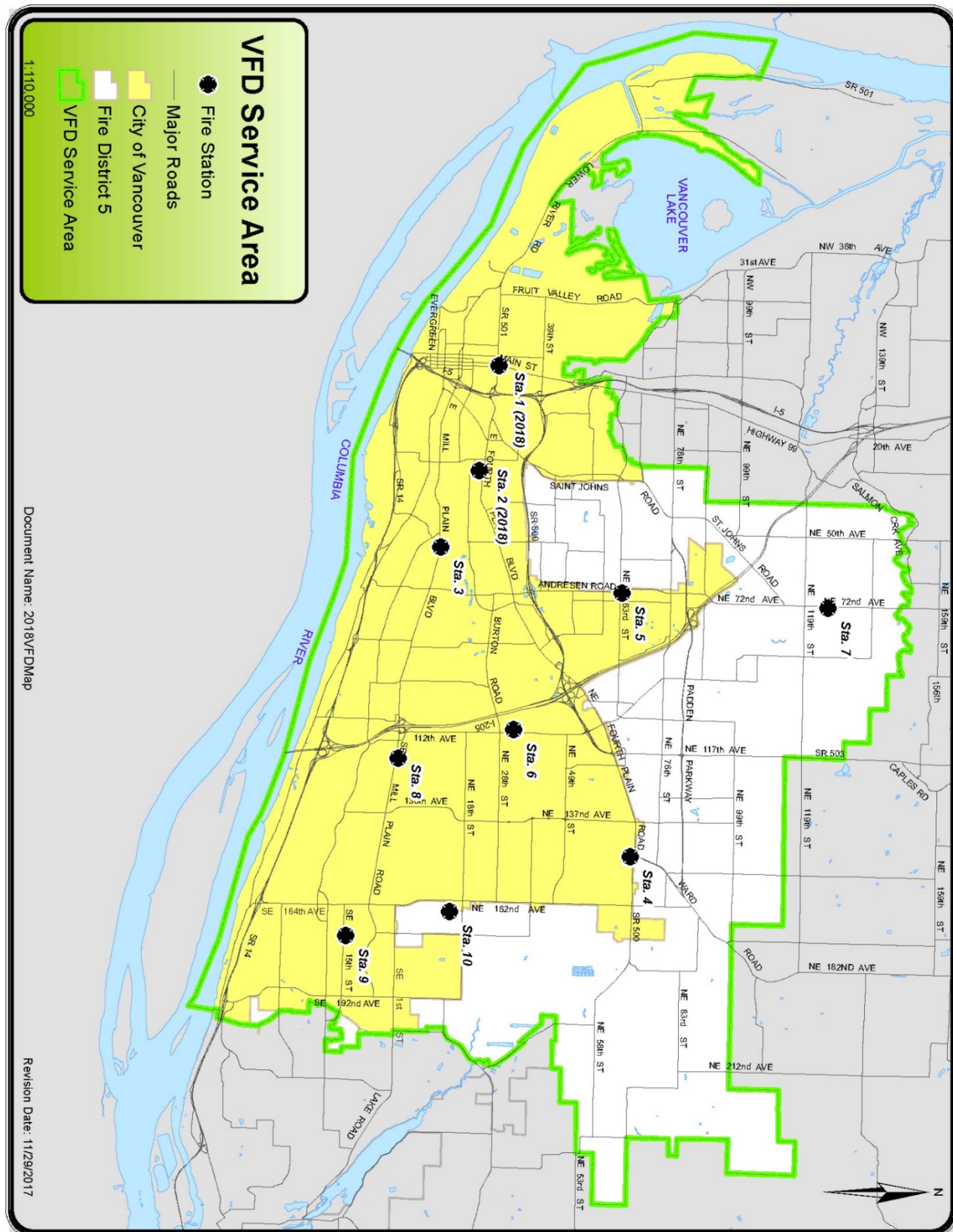


Figure 5. Residential Structure Fires

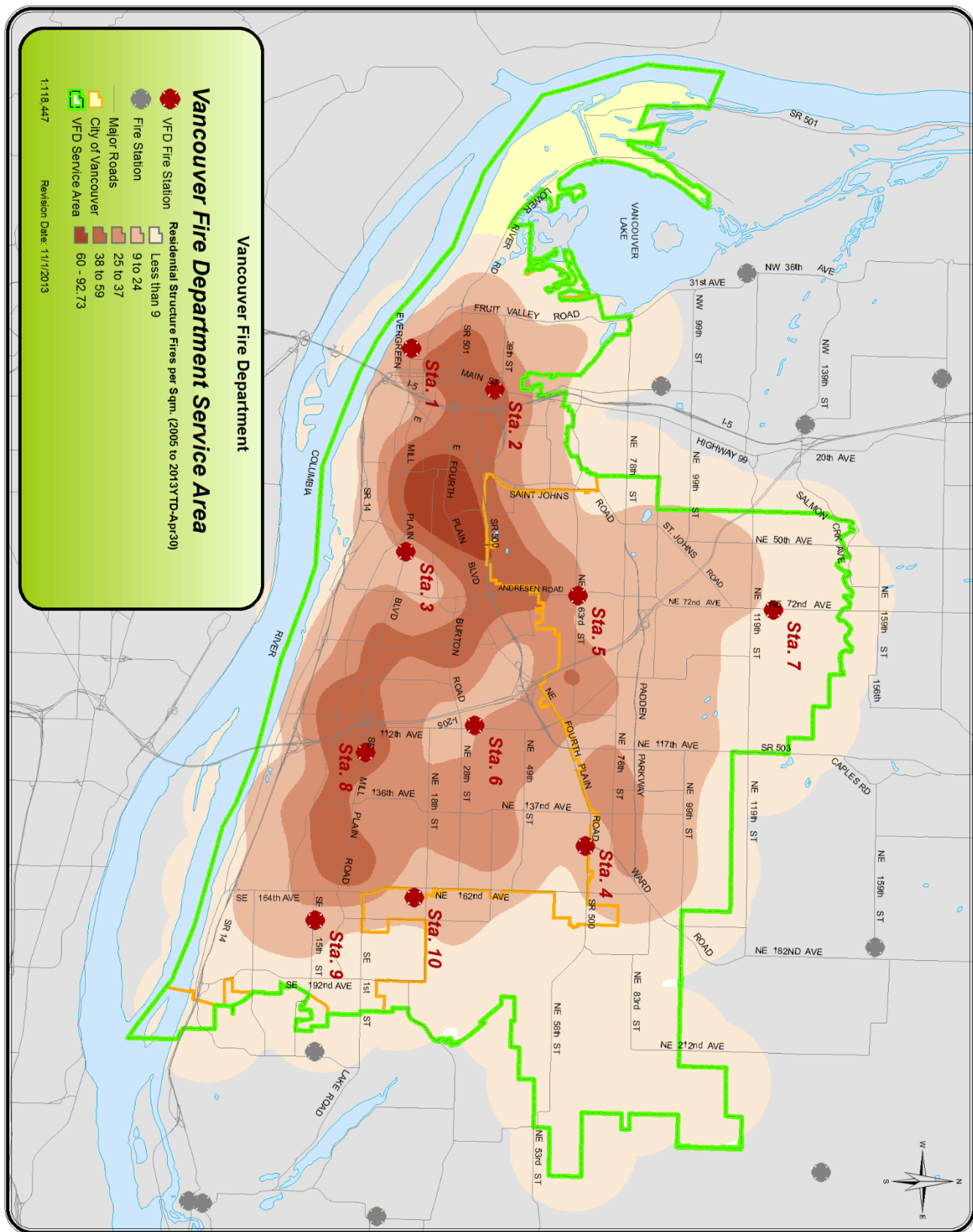
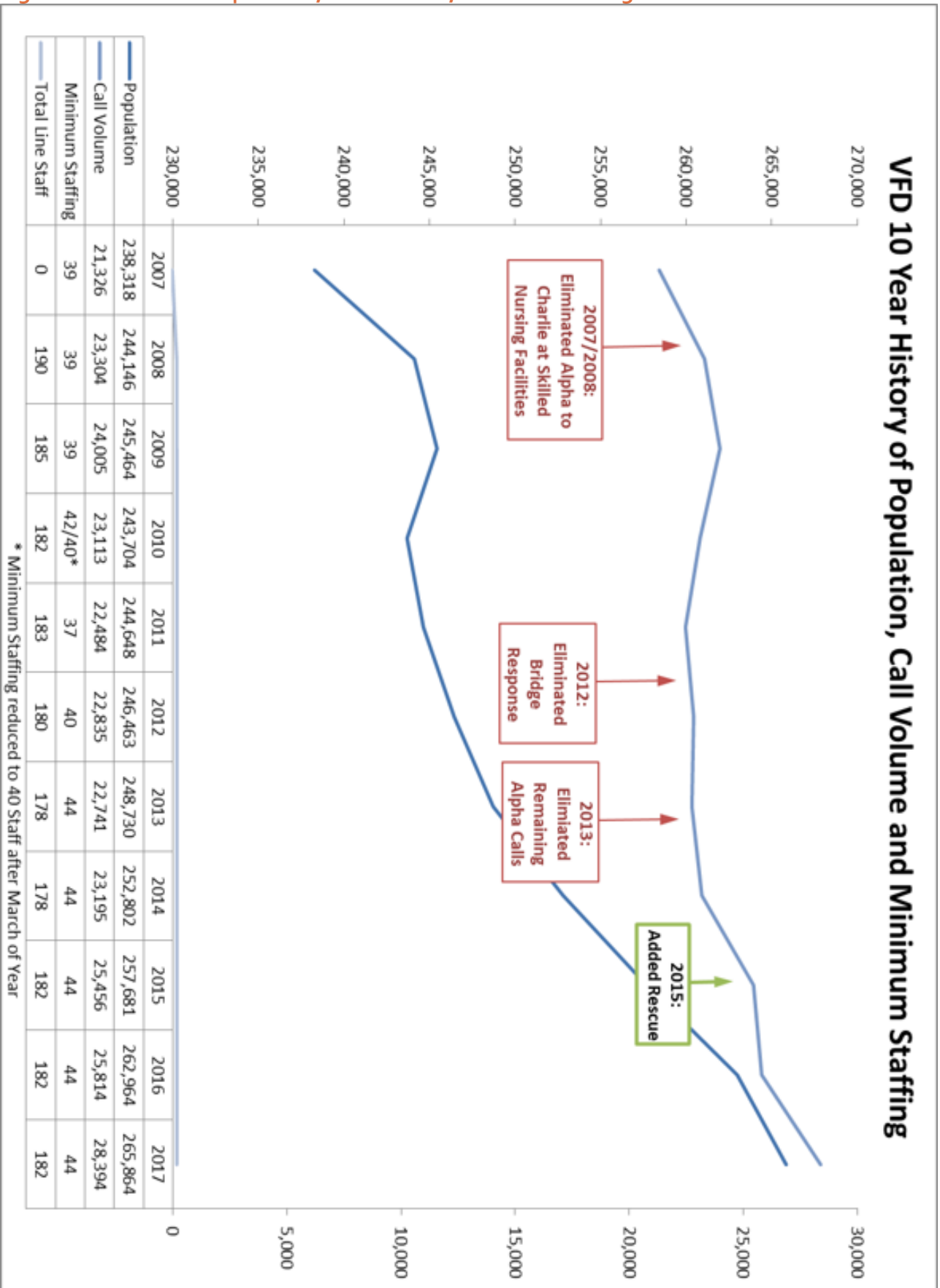


Figure 6. Vancouver Population, Call Volume, and VFD Staffing



Future Grand Boulevard Day Center Implementation Plan and Update



April 16, 2018

Vancouver City Council Workshop

Chad Eiken, Director, Community & Economic Development
Peggy Sheehan, Community & Economic Development

What we plan to discuss

- Background regarding the day center
- Recapping the need for a day center
- Overview of Friends of Carpenter existing day center
- Purchase of Grand Boulevard Building for future day center
- Proposed building and site improvements
- Day center operation
- Implementation of Day Center Plan

Background Regarding Day Center

- 2014: Beginning of regional housing affordability crisis and increase in visibility of homeless in Vancouver
- 2015: As City searched for solutions to address increase in homeless, service providers indicated that a day center would be highest priority
- Friends of the Carpenter offered to partner with City, County and VHA to create a day center in Fruit Valley: opened in late 2015
- Operational and site constraints resulted in need to relocate day center
- City Council directed staff to find a new location, and okayed a set of location criteria for a potential future day center

Recapping the Need for Day Center

- Day Center is intended to provide:
 - Safe, warm and dry place for people to rest and connect with services
 - Access to bathrooms, hygiene products, clothing, computers, phones and charging stations, snacks, storage of personal belongings
 - Access point to connect to services and housing resources, help move people off streets and into housing
 - Laundry facilities (not available in the existing day center)
 - Showers (not available in the existing day center)
 - Outlet for campers to go during the day

Day Center Helps Connect Homeless to Services

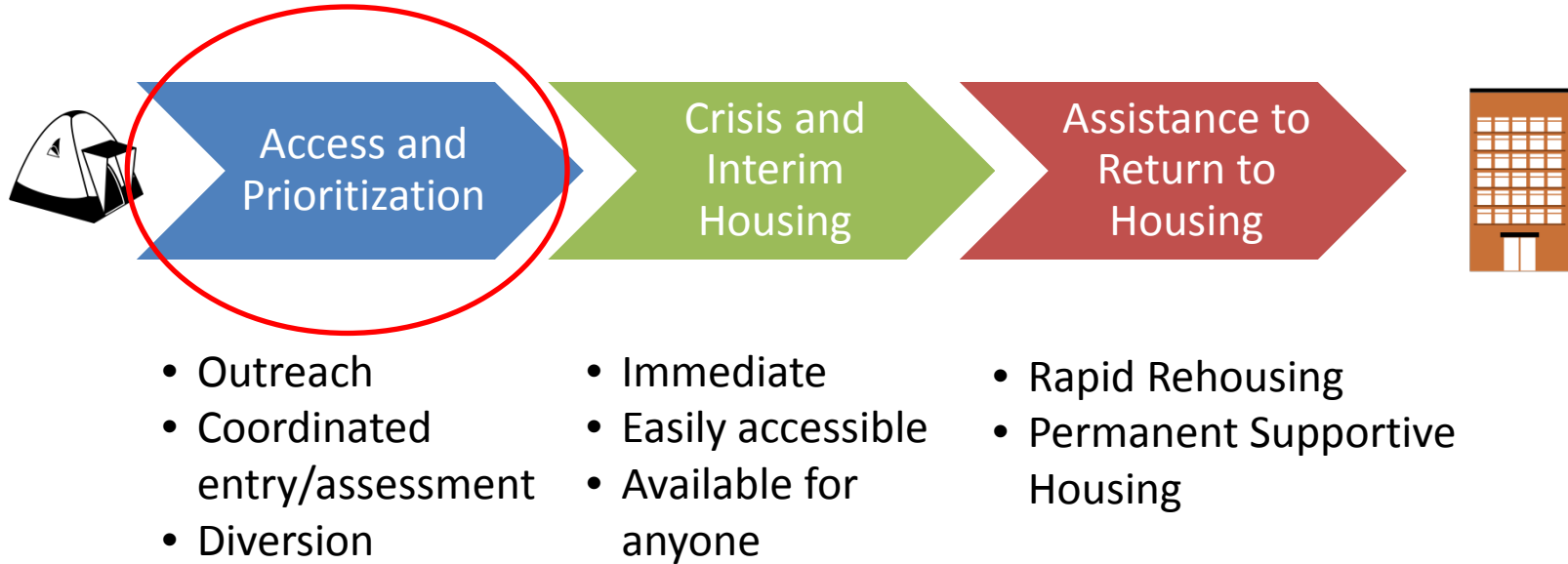


- Outreach
- Coordinated entry/assessment
- Diversion

- Immediate
- Easily accessible
- Available for anyone

- Rapid Rehousing
- Permanent Supportive Housing

Day Center Helps Connect Homeless to Services



Existing Day Center – 1600 W 20th St.

- SHARE has operated the existing day center since December 2015
- Size: 1,000 square feet of warehouse at Friends of Carpenter
- Served 968 individuals in first year of operation (35-40 people throughout the day)
- Approximately 100 people have accessed permanent housing
- Site and operational constraints exist, however



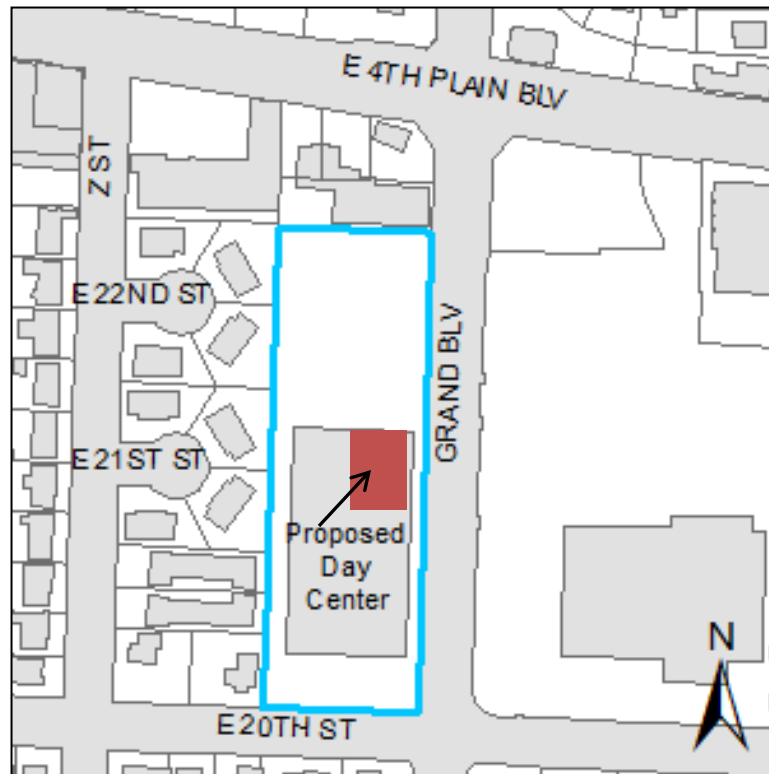
Grand Blvd. Building Purchased by City

- City purchased former Fish & Wildlife building in January 2018 – met all locational criteria outlined by Council
- Land use approval granted in January 2018 and subsequently appealed
- Appeal upheld by Council on March 26, 2018



Future Day Center - Site Attributes

- Approximately 2.5 acre site
- 25,000 square foot building
- 10-12,000 s.f. outdoor covered area
- 5,000 sq. ft. area for day center
- Minimal remodel required
- Commercial zone
- On bus route (BRT stations within 500 feet)
- Ample parking
- Access to services along 4th Plain



Future Day Center



North Elevation, Day Center Entrance

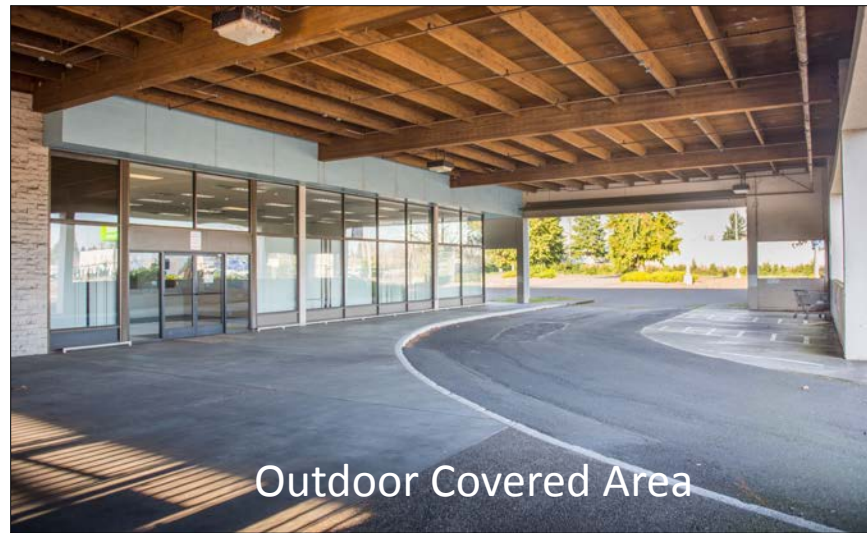


North Elevation, looking to SE

Future Day Center



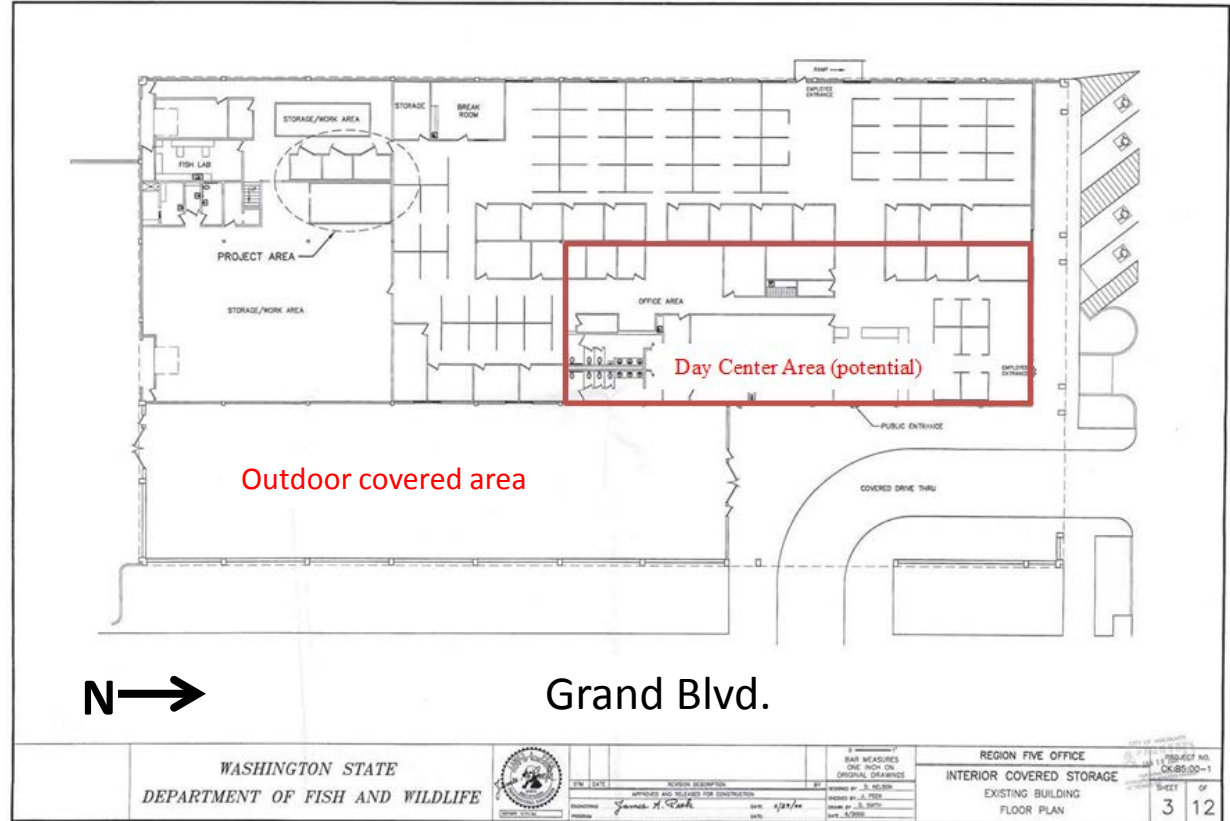
Future Day Center Space



Outdoor Covered Area

Future Day Center Area

- Approximately 5,000 square feet
- Separated from rest of building
- Showers and laundry will be added
- Outdoor covered area may be suitable for storage of personal belongings



Day Center Funding Partners



VANCOUVER
HOUSING AUTHORITY



*To Be Named
Business Donors*



What Site Improvements Will Be Made?

- Landscaping will be trimmed and enhanced
- Parking lot will be resurfaced and striped
- North and east sides (at a minimum) of building will be painted
- Driveway entrances will be gated
- Permanent fencing to be installed around perimeter where temporary fencing exists
- Exterior building and parking lot lighting to be enhanced
- All services to be provided inside building and fenced area
- Large sign may be removed

Security & Safety Related Issues

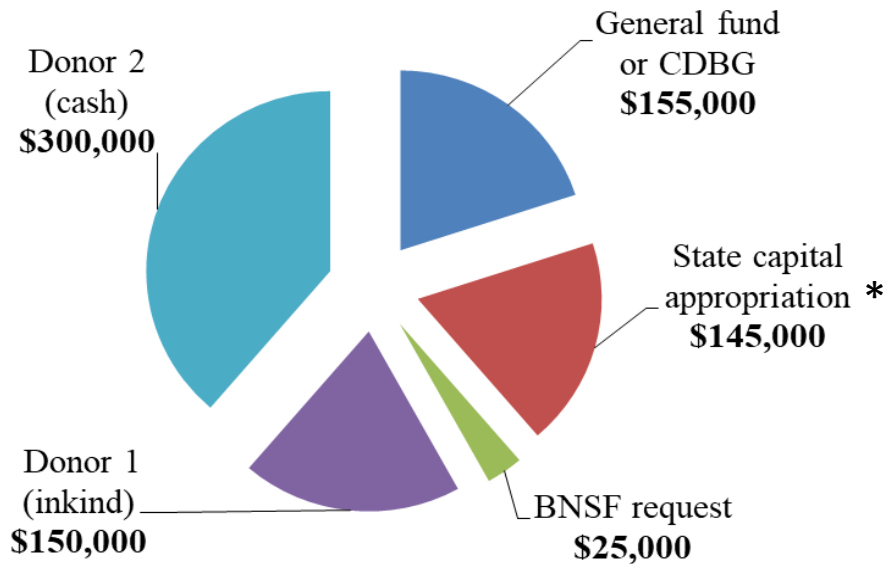
- Permanent fence and gate to control property access
- Fire alarm system
- Repurposed security system installed in the building
- Exterior lighting to be fixed and enhanced
- Landscaping shrubs to be trimmed up
- Security personnel will be on-site during operating hours

Proposed Interior Remodel Scope of Work

- Area for day center: 5,000 sq. ft.
- Wall off day center from rest of building for now
- Add showers (both accessible and family)
- Add a laundry room (and washers and dryers)
- Add a stove and microwave for snack preparation
- Remove carpeting and install new flooring
- Potential HVAC system upgrade
- Target opening of day center in September or ASAP

Day Center Capital Costs and Funding Sources (one-time)

Cost categories	Amount
Architect	\$ 50,000
Furniture and equipment	\$ 75,000
Remodeling total	\$ 650,000
TOTAL	\$ 775,000



*Note: State funding requires a 10-year agreement with Share.

Possible Day Center Services (Operated by SHARE)

- Limited to 74 people/day
- Open 7 days/week, 7 a.m. to 5 p.m.
- Restrooms, showers & laundry
- Personal belongings storage
- Mental health counseling (not crisis)
- Case management and job search assistance
- Mail and phone charging stations
- Limited food service (soup & sandwiches)
- Clothing available
- Share Community Outreach Team
- Severe weather shelter
- Talkin' Trash (Job training program)
- Transportation Assistance
- Group rooms for classes and study
- Additional on-site providers
- Outdoor activity area
- Support groups
- Ability to allow pets

Estimated Annual Operating Costs/Funding

Funding Uses	Amount
Building maintenance	\$ 79,800
Onsite Security	\$ 92,000
Share operating contract	\$ 400,000
TOTAL	\$ 571,800

Funding Sources	Amount
Affordable Housing Fund*	\$ 241,800
County Deed Rec. Fee	\$ 200,000
Vancouver Housing Authority	\$ 100,000
Confirmed Donor**	\$ 30,000
TOTAL	\$ 571,800

*Pending Council Authorization

** Years 1-5 commitment only

Good Neighbor Partnership Agreement

- Agreement between the City, Share and adjacent neighborhoods
- Objective is to memorialize the City's commitment to addressing any impacts, providing a process for complaints, and being a good steward of the property



Possible Ingredients in Good Neighbor Agreement

Property maintenance

Safety/Security

Trash removal

Street Lights in Vicinity

Process to address concerns

Communication expectations

Code of Conduct by Clients

Day Center Programming

Next Steps: Implementation of Day Center Plan

- Clean up outside building and landscaping as soon as possible
- Work with architect and service providers to finalize space plan - April – May 2018
- Finalize Good Neighbor Partnership Agreement
- Finalize funding and operational agreements; continued cultivation of additional donors
- Obtain City permits – May 2018
- Construction and site improvements – June/July/August 2018
- Target move-in day center services - September

Future uses – Community Input will be Needed

- Determine appropriate uses for remainder of the building and site through an extensive community involvement process, including nearby neighborhoods, service providers, agencies, etc.
- Begin community conversation in the fall, after day center is in operation
- Currently no funding has been specifically identified for other related uses

Questions and Discussion

Chad Eiken, Community and Economic Development Director

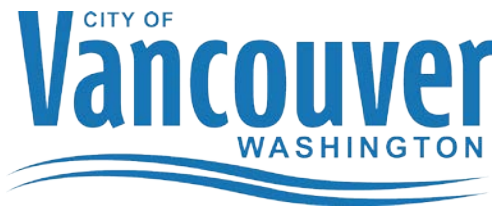
chad.eiken@cityofvancouver.us, (360) 487-7882

Peggy Sheehan, Community Development Program Manager

peggy.sheehan@cityofvancouver.us, (360) 487-7952

www.cityofvancouver.us/homelessness





Memorandum

DATE: March 21, 2018

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: April 16 work session review of 5th Plain Creek Station proposal consisting of:

- Annexation of a 33-acre property at 15306 Fourth Plain Boulevard
- Establishment of Comprehensive Plan and zoning map designations. The site is currently zoned for mixed use by Clark County. Rather than convert to the City mixed use zone, the applicant is requesting commercial zoning for the southern approximately 5.5 acres of the site, and multi-family residential zoning for the northern 27.5 acres.
- Authorization of a Development Agreement ensuring future site development will be substantially consistent with the applicant's conceptual site plan, and precluding certain low-intensity commercial uses.

CC: Eric Holmes, City Manager

Background

This memorandum summarizes the status of the proposal in advance of the April 16 City Council worksession. A full listing of the procedural steps completed to date and upcoming is as follows:

- November 9, 2017 – Annexation request submitted by property owner
- January 8, 2018 – City Council held public meeting formally initiating annexation process through adoption of resolution specifying the area to be annexed, finding no City indebtedness is involved, and acknowledging that the applicant may request a Comprehensive Plan map designation other than what would automatically be assigned through the direct conversion table.
- February 27, 2018 – Planning Commission worksession on proposed Comprehensive Plan designation and zone map designations, and related DA
- March 13, 2018 – Planning Commission public hearing on proposed Comprehensive Plan designation and zone map assignment, and related DA
- April 16, 2018 City Council worksession review of proposed annexation, Comprehensive Plan and zoning map designations, and DA
- May 7, 2018 City Council first reading of ordinance assigning Comprehensive Plan and zoning map designations and DA

- May 21, 2018 City Council public hearing of ordinance assigning Comprehensive Plan and zoning map designations and DA
- June 25, 2018 City Council first reading of ordinance finalizing annexation
- July 2, 2018 City Council public hearing of ordinance finalizing annexation

Staff contacts in advance of the worksession are Bryan Monroe (bryan.monroe@cityofvancouver.us, 360 487-7958) for annexation issues, and Bryan Snodgrass (bryan.snodgrass@cityofvancouver.us, 360-487-7946) for map designation and Development Agreement map issues.

Proposal

An annexation request for the 33-acre site was requested by the property owner on November 9, 2017, as noted. To assign City map designations to annexing properties, VMC 20.230 provides for either a direct conversion from the County designations to the most consistent City equivalent, or consideration of different designations concurrent with the annexation. Existing Clark County Comprehensive Plan and zoning designations for the property are Mixed Use and MX. The most consistent City designations would be a Commercial Comprehensive Plan designation and MX zoning. The applicant has requested the property upon annexation be designated Commercial and CG for the lower 5.5 acres of the site abutting Fourth Plain Blvd, and the remaining 27.5 acres in the upper site designated Urban High Density Residential and R-18. See Exhibit 1 on page 4 herein.

The applicant has also submitted a conceptual site plan on for future development. The most recent version envisions 361 single-family, townhome and apartment units and approximately 51,400 square feet of commercial development. The site plan also envisions a two-acre park area in the residential portion of the site, linkages between the residential and commercial portions of the site and to the surrounding neighborhood, and landscaping and a plaza seating area on the commercial portion abutting Fourth Plain Boulevard. See Exhibit 2, page 5. The applicant has agreed to staff's request to enter into a Development Agreement ensuring that future development be substantially consistent with the site plan, and the future commercial development not include storage, non-accessory parking, or dog day care uses otherwise allowed in the CG zone. See page 48.

A traffic study provided by the applicant (page 29) estimated there would be approximately 38% fewer automobile trips generated under the proposed R-18 and CG zoning designations than the current MX designation. The site is served by C-Tran number 74 route. Sewer and water is provided by the City of Vancouver. Public schools are provided by the Evergreen School District, which estimated the future development envisioned by the site plan would generate an additional 46 elementary school students, and Pioneer Elementary School serving the site is currently 20 students over capacity. However, the district also indicated a future elementary school will be built at NE 39th St/NE 162nd Ave which will relieve pressure on Pioneer Elementary. Staff estimates more than \$2.5 million in School Impact Fees would likely be generated by the envisioned development. See pages 55 and 59-61.

Site specific impacts will be reviewed in greater detail through subdivision review of the proposed residential portion of the site, and site plan review for the commercial portion. The conceptual site plan appears largely consistent with transportation standards reviewed at that stage, although connections will likely be requested to all adjoining street stubs. The ownership status of the proposed park area embedded in the residential portion of the site will be finalized, likely as a

private park with public access according to applicant testimony. Future subdivision review of the residential development at the site will include a public hearing. Site plan review of the commercial area is administrative.

Comparing proposed development intensity and impacts of the envisioned site plan with potential development under the current MX zone is complicated by the wide range of options provided by City MX standards. Up to 80% of future development could be devoted to commercial uses under MX, whereas the proposed site plan devotes approximately 80% of the site area to residential uses. Under MX those residential uses could be developed at densities as high as 35 units per acre, approximately twice allowed under the proposed R-18 zone. In practice market and locational considerations would likely result in mixed use development at densities and intensities less than the maximum allowance.

Planning Commission Review

At the March 13 public hearing, following a February 27 worksession, the Planning Commission voted unanimously to recommend approval of the proposed Comprehensive Plan and zoning designations, and authorization of the Development Agreement. Commission discussion noted that the proposal was well designed overall, and cited the Staff Report, which found the proposal includes connectively and many but not all features of a mixed development, is at densities consistent with what might reasonably be expected in a mixed use development at this location, and is compatible with the surrounding area. Staff also found that although mixed development standard are sufficiently flexible to allow development, the property has not developed under County MX zoning to date, and successful examples of larger scale mixed use development in Vancouver are within or closer to urban centers. See Exhibit 4, Planning Commission staff report, beginning on page 7. Regional zoning and UGA maps are on pages 19 and 20. The applicant's economic analysis, including an assessment of mixed use viability of the site, begins on page 34.

Six persons testified at the hearing with questions or concerns about proposed development intensity and through traffic implications, lack of notice of the proposal, and potential wetlands on the proposal site and surrounding area. Exhibit 3 on page 6 of this memo contains minutes of the March 13 hearing. A tape of the hearing is available at <https://www.cvtv.org/program/vancouver-planning-commission>. Two written comments received before and after the hearing (pages 58 and 62) raise concerns about impacts from multi-family development in the proposal. Annexation issues were not part of the Planning Commission review, and no annexation comments have been received by staff.

Exhibits:

1. Site vicinity aerial photo and proposed zoning – page 4
2. Proposed Site Plan – page 5
3. March 13, 2018 Planning Commission minutes- page 6
4. Staff Report for Planning Commission – page 10. (Regional zoning and UGA maps on page 19 and 20. Applicant traffic study and economic analysis on page 29 and 34. Development Agreement on page 48)
5. Staff Report Addendum – page 54
6. Additional public comment received after Planning Commission hearing – page 62

EXHIBIT 1 – SITE VICINITY PHOTO AND PROPOSED ZONING



EXHIBIT 2 – PROPOSED SITE PLAN-MARCH 13 VERSION



EXHIBIT 3 – MARCH 13, 2018 PLANNING COMMISSION MINUTES

Present: Erik Paulsen, Marjorie Ledell, John Lee, Steve Schulte, Jack Harroun, Audrey Mattoon and Jim Atkins.

Bryan Snodgrass presented before the Planning Commission Board the proposed amendment to be made for the 5th Plain Creek Station Comprehensive Plan and rezone in conjunction with annexation. The subject property is immediately outside Vancouver city limits in unincorporated Clark County, but the applicant has proposed annexation along with the designation assignment. VMC 20.230 allows annexing properties be either assigned new City designations most consistent with their existing County designations, or other designations which may be considered concurrent with the annexation rather than in the fall as part of the Annual Review process. A public meeting initiating the annexation process and referring the proposed designation change to the Planning Commission for recommendation was held by the Vancouver City Council on January 8, 2018. The applicant has provided a traffic study estimating the proposed map change would reduce likely future traffic generated, based on estimates of 7,078 daily vehicle trips including 683 in the evening peak hour under the proposed GC and R-18 zones compared to 11,505 and 1,112 under the current MX zone. Staff recommends establishment of proposed R-18 and CG zones and accompanying Comprehensive Plan map designations, and adoption of Development Agreement, as described in staff report. The site has not developed under its current MX designation, and its location and surrounding uses suggest mixed use development may not occur in the near future. The proposed conceptual site plan largely provides density, connectivity and open space features that would be provided under the MX zone.

Commissioner Harroun asked about the ownership status of the parks and whether any parks will end up public or not. Snodgrass responded that the issue would have to be finalized at the subdivision stages, but at this point there is some concern from park staff about the developer making that kind of commitment. The second concern from Commissioner Harroun was the lack of recommendation of any kind of development standards for the appearance of building. Snodgrass clarified that at this stage, development standards are not discussed but that there is a subarea plan that includes a policy on history design review. Commissioner Atkins asked about the estimate of housing units that could be developed in this site to be able to understand the ability to maximize housing versus maximizing retail space. Snodgrass answered that it all depends on the size of the units and these calculations are not included in such early stage of this process. It is understood from the applicant that they are envisioning approximately 5% of the units be three bedroom units, our analysis hasn't assumed one way or the other. The affordable housing community acknowledges that there are families on the waiting list in need for three bedroom units. There is no established policy or practice in making a specific requirement like this within a development agreement. Commissioner Atkins explained that his concern on the specific numbers were in light of thinking of the provision of affordable housing options for the community.

Kurt Stonex from Olson Engineering, on behalf of the applicant, addressed the Planning Commission Board. He added that all retail would be up against the residential zone and that all retail related services would happen through the front door including garbage disposal. Stonex added that this area of the city or county is more suburban in nature and the zoning that has been

proposed seems much more appropriate for the site and the location it is in the county. As seen in the proposal, the commercial areas are along Fourth Plain recognizing the residential character of the neighborhood. The intensity of the density gets higher as it nears Fourth Plain where you find the W units which are walk up apartments, about 144 of those currently proposed and designated for rent. There was a pre application that we put in which resulted in some of the layout changes that are currently shown.

Public Testimony

Chair Erik Paulsen opened the floor for public testimony.

Christa Carey, resident of 15713 NE 70th Street expressed her concern with how this development will add on to the already parking challenges in the neighborhood. Christa owns an at home day care and has received complaints about the volume of traffic that her business brings in. Christa is interested in receiving more information about the projections on traffic volume with the proposed development as well as livability for residents. Christa appreciated the integrated development and the thoughtfulness of pedestrian traffic from the proposed mixed use building development.

Chair Paulsen commented that the Planning Commission's decision making criteria is comparing and contrasting what can be developed under the current zoning and what can be developed under the proposed zoning amendments. There is a traffic study that the developer has provided which shows that build out with the MX zoning there would be more trips per day than under the zoning amendments that the applicant is proposing.

Donald Horton, resident of 15121 NE 73rd Circle expressed his concern about the 10 foot encroachment in the upper left corner of the development. Mr. Horton is also concerned about the amount of traffic that would bring in the northern part of the development, exactly at 154th Avenue as it connects to the North close to a single family residential area that has an odd style traffic circle. Mr. Horton's ultimately preference would be to keep the area as a cow pasture. A secondary preference to him would be something closer to a single family development that is around on the north and on the west and that if the zoning will change and it can be change to fit closer to this type of development.

Chair Paulsen commented that current zoning is mixed use which would be more intensive than what the applicant is proposing.

Jan Christ, resident 15807 NE 70th Street provided the Planning Commission board with a letter. Jan expressed her concern for the lack of knowledge from her neighborhood that this was happening. Only a few people had received the information card that was sent out by the City and County. The residents of 70th street are concerned about the implementation of the construction for the development. The residents believe there will be limitations for a construction truck to make it through with the limited amount of off street parking and the safety of pedestrians especially kids crossing and running around streets at all times of the day. There are a lot of narrow streets in the neighborhood and the street parking congestion has only been getting worse. Jan wants to make sure that this plan will make sure that they are minimizing adverse impacts to adjacent areas including neighborhoods. The last concern is that there is no SEPA determination including in this application as this is concerning development on an existing wetland, which makes it an unsaleable property.

Carolyn Charette Butler, resident of 15112 NE 70th St commented that her concern is that it will greatly increase traffic on her street and with that a potential danger to pedestrians, especially kids, who are always crossing streets day and night. Carolyn would like to ask the applicant to

reconsider the flow of traffic that the development will cause to her neighborhood, as well as a clear timeline for this development.

Robert Lang, resident of 15113 NE 71st Street, expressed his concern with the property line of the development that borders his property which is labeled SF1 and SF2.

Kurt Stonex, on behalf of the applicant addressed the questions raised by the public testimonies. Stonex clarified that the applicant is right now just looking at a zone change at this point; a lot of the concerns raised are development review concerns which would be addressed in public hearings later, if the zone change is modified.

The traffic from the project will generally go to and from Fourth Plain, 90% of it will not be going through the neighborhoods. The current zoning would allow higher density than what is being proposed. As far as the connections to the neighborhood streets, the city staff is telling where to connect as many as streets as you can for pedestrian circulation. Stonex anticipates more of the neighborhood traffic coming through this project to get through Forth Plain and vice versa. The developers is okay with the park being public, it is assumed that there is public access to it, but the city may not want to maintain, the developers will not be thinking of making it an exclusive park, regardless of who maintains it.

In the north west corner an area labeled encroachment, the fence line encroaches onto the property about 10 feet versus the survey line. There is no intention to go beyond the fence; there will be no attempt to across the fence line. SF 1 and SF 2 just indicate single family detached residence, so your standard house. The right way of way label was placed because transportation staff suggested that they would want to do that in lieu of future development to the west. City staff has also indicated that it might not be need it. The apartment units are parked at one and a half units or one and half spaces per unit. The townhomes will all have single car garages. There is a lot of on street parking more than a normal neighborhood because there are no driveways to block.

The question about the wetlands is more appropriate at development review but we have had a wetland biologist assess the site and there are no wetlands on the site. There are some oak trees which we will be preserving in the park. In regards with the timeline, the schedule is to proceed as soon as possible, potentially breaking ground next year. The applicant is open to looking at some calming traffic devices because a lot of the connectivity was dictated to the applicant. This is something that we will work closely with the City.

Bryan Snodgrass added that there was SEPA determination done at the zone stage, it is relatively high level, and the mapping indicators for wetlands did not indicate the presence of them. In terms of timeline and the opportunity for the community to be involved with the development of this project, following this hearing there will an annexation and rezone workshop with City Council on April 16th and a hearing to include public testimonies on May 21st and July 2nd. These dates are tentatively but the city will update it periodically on the website and be in touch with parties who have testified here as well as the heritage neighborhood association. The subdivision and site plan process subdivision review would be required for the residential portion and would be include a public hearing but this has not been scheduled and will involve a hearing examiner. This is where there would more discussion around the precise number of trips that are generated by the proposal and what the traffic movements would be generated as well as any signalization and other access control is appropriate is part of a subdivision phase of the development. This would be the best opportunity to convey concerns and have parking and traffic related concerns from the community. The public notice process that was provided for this development included notifying twice the

chair of the heritage neighborhood association about a month ago; publish a notice in the paper, sign posting on the site as well as a hardcopy postcard mail notice to everybody within 500 feet of the borders of the property. We will also add the parties from this hearing to that notice list. If anyone has further comments or questions about this project, they are encouraged to contact Bryan Snodgrass at bryan.snodgrass@cityofvancouver.us. The community is encouraged to continuously check the City's website for updates on development projects around the city as well as on individual projects.

Chair Paulsen encouraged the applicant to engage directly with the neighborhood in some way so that they can mitigate some of the concerns and be proactive in terms of your role in the outreach process. It would be important to find a compromise that is not adversarial and worked collaboratively in the ideas for this development project.

A motion was made by Commissioner Atkins, seconded by Commissioner Harroun and approved by a 6-0 vote to recommend City Council to approve the proposed amendment dated March 13, 2018.

Commissioner Atkins expanded on his support saying that the project is in compliance with the decisional criteria. It seems a well-designed project, the traffic issues can be addressed during the land use development process. Commissioner Harroun elaborated on his decision as well by commenting that the project falls in line with the city's density goals with housing and keeping some of these housing options affordable with the inclusion of townhomes in the design. There's overall impact on the surrounding impact but overall it will contribute to a larger benefit to the community. It would be wise to look at creating some development standards for up and down the corridor for the long term. Commissioner Mattoon added that a lot of the concerns heard tonight from the public are all very similar about the amount of traffic. The amount of density that this is going to bring and the rezone will actually is going to be less traffic, less density if we did not change the zoning. In this case there is concern about development in general, but the zoning change is more beneficial to these neighborhoods than if we were to proceed with the original zoning in that area. Commissioner Schulte clarified that the Planning Commission approved the staff recommendation on rezoning and development agreement, the board did not get into details that are subsequent and down the road. There will be many other layers with opportunities for public comment to discuss the details of issues later on.

Commissioner Ledell commented that she will be interested in what a subarea plan would look like because it does beg the question what the standards will be, as well as the park master plan, but is nonetheless in support of the motion. Chair Paulsen concluded that the project is more compatible with the surrounding areas and the neighborhood rather than increase the already existing uses in the Fourth Plain corridor. It is especially important to note that there would potentially be an application for a more intensive use in the future term which would have more challenges for the neighborhoods than the proposed project. While the developers could have asked for higher density, they choose not to in order to be a "good neighbor". From what the public testimonies, it is important to point out that there was a general sentiment that everyone likes the proposal but residents would like to minimize the externalities with traffic and other nuisances that can come along with any other kind of development. Commissioner Paulsen hopes that as the process continues forward that the developer will continue to have a high level of engagement with the public in order to collaborate for something that everybody feels good about.

EXHIBIT 4 – PLANNING COMMISSION STAFF REPORT



March 13, 2018 Planning Commission Public Hearing Staff Report
5th Plain Creek Station Comprehensive Plan and Zone change in conjunction with
annexation – Commercial/MX to Urban High Density/R-18 and Commercial/CG



Report Date: February 22, 2018

Proposal: Assign Comprehensive Plan and zoning map designations for a 33-acre site proposed for annexation, and adopt related development agreement. Assign Commercial/CG and Urban High Density/R-18 zoning designations to the site, rather than the Commercial/MX designation that would automatically be assigned through the direct conversion zone assignment method.

Location: 15306 NE Fourth Plain Blvd, # 159108000, Section 12 T2N, R2E Willamette Meridian

Proponent: 5th Plain Creek Station LLC,

City Staff: Bryan Snodgrass, Principal Planner, 360 487-7946,
bryan.snodgrass@ci.vancouver.wa.us

Recommendation: Forward to City Council recommendation to **approve** the proposed amendment

I. BACKGROUND AND REVIEW PROCESS

The subject property is immediately outside Vancouver city limits in unincorporated Clark County, but the applicant has proposed annexation along with the designation assignment. VMC 20.230 allows annexing properties be either assigned new City designations most consistent with their existing County designations, or other designations which may be considered concurrent with the annexation rather than in the fall as part of the Annual Review process. A public meeting initiating the annexation process and referring the proposed designation change to the Planning Commission for recommendation was held by the Vancouver City Council on January 8, 2018. The specific sequencing of the proposed annexation and map designation assignment is as follows:

- November 9, 2017 – Annexation request submitted.
- January 8, 2018 – City Council held public meeting formally initiating annexation process through adoption of resolution specifying the area to be annexed, finding no City indebtedness is involved, and acknowledging that the applicant may request a different designation from what would automatically be assigned based on the existing County designation.
- February 27, 2018 – Planning Commission worksession on the designation change.
- March 13, 2018 – Planning Commission public hearing on the designation change.
- April 16 and May 21, 2018 – City Council worksession and public hearings on proposed designation change. Annexation to be finalized at separate hearing.

Notice of the March 13 Planning Commission public hearing on the designation change was provided through publication in the *Columbian* newspaper, posting of signs at the proposal site, and mailing of hardcopy notice to properties within 500 feet of the proposed rezone site. A SEPA Determination of Non-significance (DNS) was issued and published in the *Columbian* on February 15, 2018. E-mail notice was provided to the Chair of the Heritage Neighborhood Association in which the site is located.

II. PROPOSAL SUMMARY

The Current Clark County Comprehensive Plan and zoning designations for the property are MX and MX. The most consistent City designations would be a Commercial Comprehensive Plan designation and an MX zoning designation. The applicant is requesting that different designations be assigned upon annexation of the property- Commercial with CG for the lower approximately 5.5 acres of the site abutting Fourth Plain Blvd, and to Urban High Density Residential and R-18 for the upper 27.5 acres. The site is surrounded by existing single family development to the west, north and east. Immediately east and south of the site is the Heritage Plaza neighborhood

shopping center, which is within the City of Vancouver. South of the proposal site across Fourth Plain Blvd within city limits is an auto wrecking yard.

The applicant has also submitted a conceptual site plan, Attachment C to this report, indicating the specific development configuration envisioned if the designation change is approved. Attachment represents a modest change to the original conceptual site plan submitted with the map change application, and now indicates 378 single-family, townhome and apartment units and approximately 51,400 square feet of commercial development. The previous version indicated 338 housing units and 55,000 square feet of commercial development. Also included in the site plan are two park areas in the residential portion of the development, two pedestrian connections from the park areas to commercial activity in the southern portion of the site, landscaping on the southern edge of the site abutting Fourth Plain Blvd., and commercial plazas between two of the commercial buildings abutting the street. At the request of City staff, a Development Agreement is also proposed requiring future development to be substantially consistent with the conceptual site plan, and exclude storage, non-accessory parking, and dog day care uses that are otherwise allowed in the proposed CG zone but have limited employment benefit on high use corridors such as Fourth Plain Blvd. See Attachment G.

The applicant has provided a traffic study estimating the proposed map change would reduce likely future traffic generated, based on estimates of 7,078 daily vehicle trips including 683 in the evening peak hour under the proposed GC and R-18 zones compared to 11,505 and 1,112 under the current MX zone. See Attachment E. Detailed transportation impacts will be reviewed as part of future subdivision and/or site plan review required for project approval. The conceptual site plan appears largely consistent with transportation standards reviewed at that stage, although connections will likely be requested to all adjoining street stubs. The site is served by C-Tran, with the number 74 route providing hourly weekday service on Fourth Plain abutting the site between Vancouver Mall to the west and 162nd Avenue to the east.

Sewer and water serving the property is provided by the City of Vancouver. The site is in the Evergreen School District and served by Pioneer Elementary, Frontier Middle and Union High Schools. The District has been notified of the zone change request but has not commented on implications for capacity of the impacted schools. Future development as envisioned in the conceptual site plan would likely be required to pay approximately \$2.4 million in School Impact Fees. Specific assessments will be determined at the development review stage, along with Park and Traffic Impact Fees.

In response to questions raised by the Planning Commission at the February 27 worksession, the following additional information is provided about the proposed development:

- Ownership status of the two park areas proposed will be finalized at the development review stage. City parks staff have raised concerns over accepting ownership of the areas rather than equivalent Park Impact Fees given the proposed park area is below the adopted standard and the proximity of other public parks nearby. If the park areas remain private, City practice has not been to require public access easements.

- As discussed at the worksession, traffic impact fee district boundaries change with annexation, so fees collected from development at the site would be spent in Vancouver. Specific transportation impacts and requirements will be determined at the development review stage. The proposed primary site access to Fourth Plain Boulevard at NE 154th Avenue will likely be limited to right-in, right-out travel, with median strip extension to facilitate this. Pending further analysis the extension of NE 154th Avenue through the site linking the commercial and residential portions of the site does not raise significant concerns. The 152nd Avenue intersection at the southwest corner of the site will likely require signalization in the near future.
- Staff will provide additional information at or before the March 13 public hearing regarding development provisions for 3-bedroom rental housing, and frontage along Fourth Plain Boulevard.

III. REVIEW CRITERIA AND FINDINGS

VMC 20.285.060.B Approval criteria for Comprehensive Plan map amendments, and rezones of more than 25 acres

1. Overall. Proposed amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:
 - a. How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation, and
 - b. How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.
 1. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;
 2. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;
 3. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;
 4. Conserve or enhance significant natural or historical features;
 5. Provide adequate provision of transportation, water, sewer, and other public services;
 6. Provide significant family wage employment opportunities and broadening of the Vancouver economy; and
 7. Provide for the formation and enhancement of neighborhoods and communities.
2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.
3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.030, shall also consider the cumulative transportation, land

supply, and environmental impacts of other plan amendments proposed within the same annual cycle.

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

Applicable Vancouver Comprehensive Plan Policies

CD-2 Citywide land supplies

Encourage efficient development patterns throughout Vancouver to ensure achievement of an average density of 8 units per acre set by countywide planning policies . Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services.

CD-4 Urban centers and corridors.

Achieve the full potential of existing and emerging urban activity centers and the corridors that connect them, by:

- (a) Promoting or reinforcing a unique identity or function for individual centers and corridors*
- (b) Planning for a compact urban form with an appropriate mix of uses*
- (c) Working with stakeholders to develop flexible standards to implement the vision for that center or corridor*
- (d) Encouraging innovative, attractive private development that efficiently uses available land and resources*
- (e) Establishing connectivity within each center and to other areas to provide accessibility*
- (f) Providing a range of transportation options*
- (g) Investing in public facilities and amenities to enhance livability*

CD-5 Mixed use development

Facilitate development that combines multiple uses in single buildings or integrated uses.

CD-6 Neighborhood livability

Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

CD-9 Compatible uses

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses.

Locate complementary land uses near one another to maximize opportunities for people to work or shop near where they live.

H-1 Housing options

Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners.

H-5 Housing placement near services and centers

Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

The existing Vancouver Comprehensive Plan may be read in full at

http://www.cityofvancouver.us/sites/default/files/fileattachments/community_and_economic_development/page/874/vancouvercomprehensiveplan2011-2030.pdf

Staff Findings: On balance the proposed R-18 residential and CG commercial designations are more consistent with the above criteria than the current MX designations. Both the proposed and current zones would facilitate relatively intensive development on the Fourth Plain corridor, as called for in above criteria VMC 20.285.060.B.1.b.1, and Vancouver Comprehensive Plan policies CD-2, Efficient Development Patterns, and CD-4, Urban Centers and Corridors. The proposed R-18 and CG zones as envisioned by the applicant would provide for 378 housing units, along with 51,400 square feet of commercial development, while the MX zone would require a minimum of 12 units per acre on between 20% to 80% of the site, with non-residential uses on the remainder. Under the City MX designation, the number of housing units could range from approximately 70 to 900. The existing and proposed zones are likely similar in terms of integration and compatibility with surrounding uses, as the applicant's proposed site plan provides for road and pedestrian connections with surrounding areas and includes a park within the site. The existing MX zone does better comply with Comprehensive Plan policy CD-5, Mixed Use Development, but as noted likely development under the proposed R-18 and CG zones does include linkages between the residential and commercial portions of the site, and to an internal park. The Development Agreement requires that future development be substantially consistent with this vision.

The primary difference between the existing and proposed zones is the relative likelihood and timing of future development. The applicant's economic study, Attachment F, in summary argues that MX zone requirements regarding the minimum share of total site development allowed for non-residential uses, the minimum massing of the buildings (floor area ratio or FAR) and minimum parking requirements all combine to effectively require 2-3 story commercial or office development along with structured parking, which is financially unfeasible at the site's location at the city edge. The study acknowledges that commercial development might be more viable if the more of the overall site was devoted to it, but argues that offsetting reductions in residential development would render the overall project less viable, as the residential portions of mixed developments are the most predictable and profitable, and that extending commercial deeper into the site poses additional concerns.

Staff finds the overall study conclusions regarding MX market feasibility at this site to be reasonable, although the specific calculations supporting the arguments do not appear to include key provisions in the MX code providing additional regulatory flexibility. VMC 20.430.060C.2.h.4 allows the Planning Official to reduce parking requirements up to 25% if transit service is present as in this case, and 20.430.060.D allows a further 25% reduction on any and not just one numerical MX standard if demonstrated as necessary, allowing for

potential reduction of the minimum percentage of the site required for non-residential building, the minimum FAR of the buildings, and minimum percentage set asides for landscaping and open space.

Even with this added regulatory flexibility, market response remains a question. Successful examples of larger scale mixed use development in Vancouver are within or closer to urban centers, and this particular site under its current MX designation remains undeveloped. The immediate surrounding area consisting of single family residential and commercial development to the north, west and east, and low-intensity older industrial development to the south, does not suggest a ready market for mixed use development. Conditions will change over time, but under the City MX designation the site may remain undeveloped in the near to mid-term. If future development under the MX designation does occur, its benefits relative to the proposal may be lessened to an extent by the type of surrounding area development, and the fact that some of the residential density and site connectivity aspects of mixed use development have been incorporated in the applicant's site plan.

VMC 20.285.085 General Rezone Criteria and Required Findings for All Rezones

- A. The provisions of this chapter shall apply to all rezones, including those involving an amendment to the Comprehensive Plan, except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone best meets those provisions. In addition, the zone purpose, location criteria, and design statements, which describe the intended purpose and design of each designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.*
- B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.*
- C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones.*
- D. The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. The following zoning principles shall be considered:*
- 1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred.*
 - 2. Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development.*
 - 3. Physical edges, buffers and platted lot lines shall be considered in establishing boundaries.*
 - 4. Boundaries between commercial and residential areas shall generally be established so that commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc) provide a more effective separation between uses.*

5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan.

E. Impact Evaluation. The review of a proposed rezone shall consider both positive and negative factors when evaluating land use and environmental impacts, including impacts on public facility and service capacities, in the area of the proposed rezone.

F. The review of a proposed rezone shall include consideration of uses which can reasonably be anticipated based on the development potential of the requested zone, and the nature of the site and surrounding area.

G. Consideration of changed circumstances shall include elements or conditions embodied in the location criteria, and the purpose and design statements, for the relevant zone.

Staff Findings: The proposed and existing zones both appear consistent with these standards, as commercial development under either scenario would not likely face surrounding residential areas.

Zoning District Locational Criteria

Section 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.*

Section 20.430.025 Commercial Zone Function and Location Criteria

D. CG (General Commercial):

The CG (General Commercial) Zone designation, as defined above, is most appropriate in areas designated by an adopted sub-area plan or generally characterized by the following:

- 1. Existing shopping centers or shopping areas along arterials or major commercial nodes or strips characterized by heavy, non-retail commercial activity, often including a few major employers;*
- 2. Areas readily accessible from a principal arterial with sufficient capacity to support major commercial development and with good to excellent transit service;*

3. Areas adjacent to or abutting industrial zones;
4. Areas with physical edges that buffer residential districts, such as changes in residential street or lot layout that orient residential uses away from the commercial site, dense vegetation or landscaping, topographical features (i.e. ravines, cliffs), and other natural buffers.
5. Areas with a predominance of large lots that could physically accommodate a wide range of commercial uses, including large uses.

E. Additional Commercial Criteria

1. Proposals to expand or create designated commercial areas shall include a current market analysis which identifies the need for the new commercial area/center.
2. Proposals to expand or create designated commercial areas shall include a current land use analysis of commercially designated and zoned land in the market area of the proposed site that includes a discussion of why the amount or character of existing commercial lands are inadequate.

Staff Findings: There is no locational criteria specified in Vancouver code for the MX district. The residential portion of the proposal is consistent with some locational criteria for the R-18 zone as the site plan includes single family homes at the edge of the development abutting similar existing homes in the adjacent neighborhood. The commercial portion of the proposal is consistent with some of the locational criteria of the CG zone as it will be accessed by a major arterial roadway with capacity to support the development.

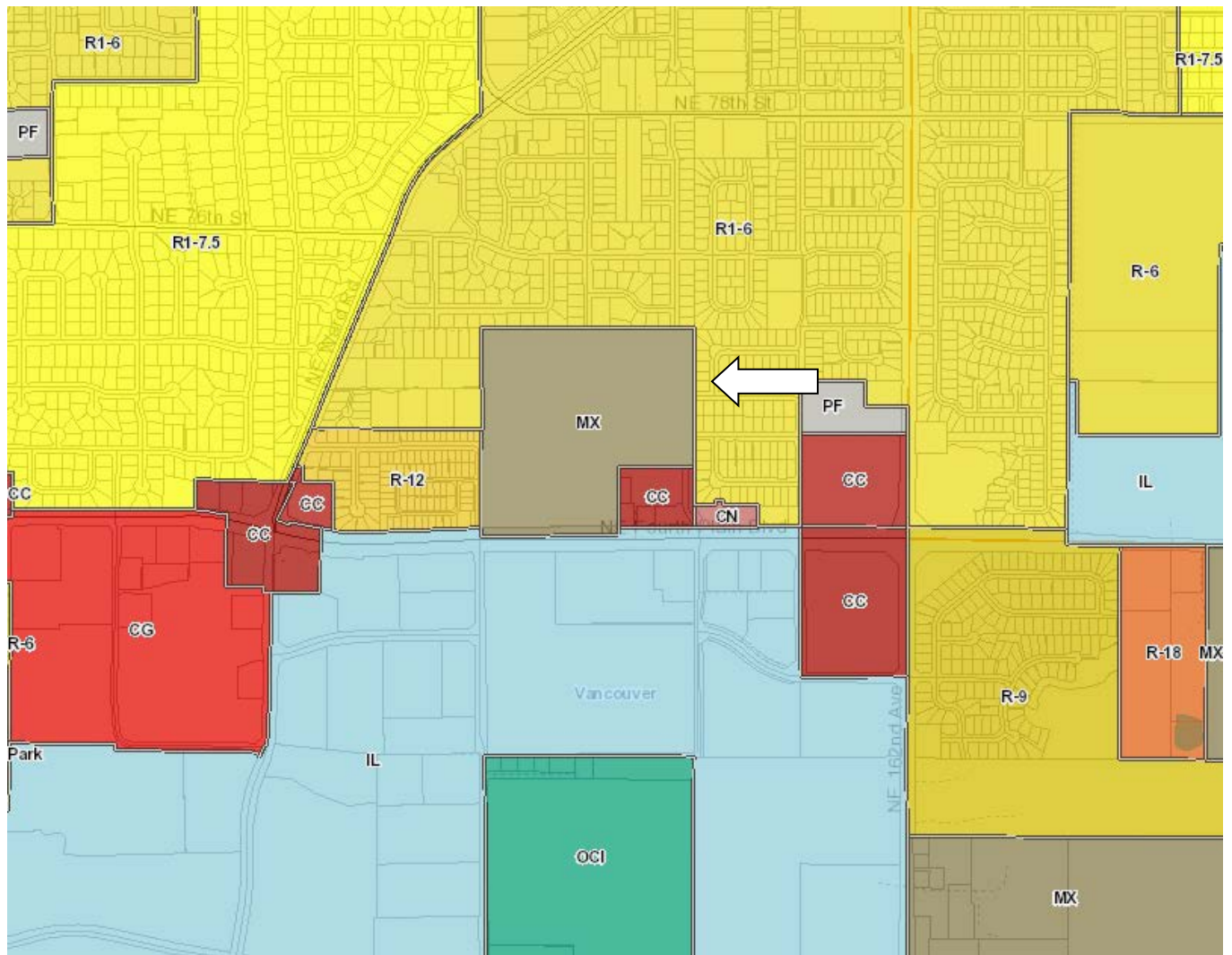
IV. RECOMMENDATION

Based on analysis and findings in this report, staff recommends that the Planning Commission forward a recommendation to the Vancouver City Council to **approve** the proposed designation of Urban High Density/R-18 and Commercial/CG, and enter into a Development Agreement to ensure future development is substantially consistent with the applicant's conceptual site plan, and excludes future uses as indicated herein.

Attachments

- A. Regional zoning map
- B. Vancouver City and Urban Growth Area map
- C. Conceptual future site plan
- D. Applicant narrative
- E. Applicant traffic study
- F. Applicant Economic Analysis
- G. Development Agreement

ATTACHMENT A – CURRENT REGIONAL ZONING MAP



ATTACHMENT B – VANCOUVER CITY AND URBAN GROWTH AREA MAP



ATTACHMENT C – CONCEPTUAL FUTURE SITE PLAN (Original version)



ATTACHMENT D - APPLICANT NARRATIVE



500 Broadway Street, Suite 400
Vancouver, Washington 98660

office 360.699.4771
fax 360.694.6413

LeAnne M. Bremer, P.C.
leanne.bremer@millernash.com
360.619.7002 direct line

February 2, 2018

BY HAND DELIVERY AND BY EMAIL

Bryan Snodgrass
Principal Planner
City of Vancouver
P.O. Box 1995
Vancouver, WA 98668-1995

Subject: 5th Plain Creek Station Comprehensive Plan Amendment and Rezone in
Conjunction with Annexation

Dear Bryan:

On behalf of 5th Plain Creek Station LLC, with permission from the property owner Jo Ann Toedtli, Trustee, *et al.*, I am submitting a Type IV comprehensive plan/rezone application in conjunction with an annexation. At your request, I will also be emailing you a copy of this submittal.

Based on the application form, and direction from you, this application includes the following:

1. Signed application form.
2. A conceptual site plan. Please note that there may be some adjustments to the site plan once more additional details are developed and once a development application is submitted.¹
3. A SEPA checklist.
4. A map and mailing labels for properties within 500 feet of the site certified by Fidelity National Title Company.

¹ Chad Eiken and Brent Boger have agreed that the applicant can submit a development application while the City processes the annexation and this Type IV application.

Bryan Snodgrass
February 2, 2018
Page 2

5. A copy of the latest deed with legal description.

6. A Trip Generation Comparison dated January 31, 2018, from MacKenzie demonstrating that the proposal would generate less traffic, and accordingly have less impacts on the transportation system, than either the County's or the City's Mixed-Use zones.

7. An Economic Impact of Proposed Annexation – 5th Plain Creek Station, dated February 1, 2018, prepared by E.D. Hovee & Company, LLC.

8. Fees in the amount of \$14,103 (\$12,164 for the annual review and \$1,939 for the SEPA).

The pre-application report did not identify any additional materials to be submitted.

This balance of this letter includes the narrative in support of the proposal.

VMC 20.285.060.B. sets forth the approval criteria for Comprehensive Plan and zoning map amendments as follows:

a. The proposal is just as consistent with applicable policies of the comprehensive plan as the existing designation because it preserves the mix of uses (commercial and residential) similar to the Mixed-Use Designation. In addition, the conceptual site plan for a potential development also furthers the comprehensive plan policies. The applicable policies that are maintained or furthered with the proposal include the following:

CD-5 Mixed-use development

Facilitate development that combines multiple uses in single buildings or integrated sites.

CD-6 Neighborhood livability

Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

Bryan Snodgrass
February 2, 2018
Page 3

CD-7 Human scale, accessible development, and interaction

Facilitate development that is human scale and encourages pedestrian use and human interaction.

CD-9 Compatible uses

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses

Locate complementary land uses near one another to maximize opportunities for people to work or shop nearer to where they live.

EC-6 Efficient use of employment land

Maximize utilization of land designated for employment through more intensive new building construction and redevelopment and intensification of existing sites.

H-1 Housing options

Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners.

H-5 Housing placement near services and centers

Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

PFS-1 Service availability

Consider water, sewer, police, transportation, fire, schools, storm water management, and parks as necessary facilities and services. Ensure that facilities are sufficient to support planned development.

Bryan Snodgrass
February 2, 2018
Page 4

A-2 Annexation before service extensions

To receive City-provided urban services, developing or developed unincorporated areas should annex or commit to annexation.

A-3 Annexation sequence

Unincorporated subareas should be annexed in the general sequence identified in the City of Vancouver 20-Year Annexation Blueprint.²

b. The proposal meets the following objectives as much as the existing designation:

1. The proposal will encourage more intensive development to locate on a major urban corridor. It will provide residential areas next to commercial. It will not result in urban sprawl or strip commercial development.

2. The proposal will result in the development of uses which will be functionally integrated with surrounding areas and neighborhoods in terms of providing needed residences of varying densities, and commercial uses along Fourth Plain Boulevard.

3. Through the site plan application process, the development can be designed to be compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.

4. The proposal will be served by adequate provisions of transportation, water, sewer, and other public services.

5. The applicant is submitting an economic impact study with this application demonstrating the economic benefits of the proposal. Key conclusions from the report include:

a. The proposed comprehensive plan designation and zoning retain a mix of uses on the site without the development constraints that would make development of the site infeasible and unlikely to develop under either the County's or City's Mixed Use zones.

² The subject site is in the area slated for annexation before other areas. Comprehensive Plan, Page 6.4.

Bryan Snodgrass
February 2, 2018
Page 5

b. The City's Mixed Use zone would require multi-story commercial buildings and parking structures to achieve the desired number of residential units that are not supported by the market in this location.

c. Insurmountable development challenges exist for alternatives of 100% office development or a reduced residential footprint.

d. Both one-time revenues from construction activity and annual tax revenues from operations would benefit the City that would not exist if the site remain undeveloped or in the County.

e. The proposal provides a combination of different residential types, including single-family, townhome and apartment units, providing needed housing to match job growth in the area and provide affordable housing options.

VMC 20.285.060.D. sets forth the approval criteria for zoning map amendments as follows:

D. The purpose, design statement, and location criteria for the proposed zone designation match the characteristics of the area to be rezoned better than any other zone designation, including the City's Mixed-Use Zone.

The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at a minimum lot size of 1,800 square feet per unit.

The CG zoning district is designed to allow for a full range of retail, office, and civic uses with a City-wide to regional trade area. Above ground floor housing is allowed. Some light industrial uses also are allowed, but limited so as not to detract from the predominant commercial character of the district. Development is generally expected to be auto-accommodating given the large service area but trips by alternative modes— walking, cycling and transit — should be encouraged through building/site design, landscaping and access. Because such areas generate more traffic than less-intense commercial zones, such developments should take their primary access from a street with at least the capacity of a Minor Arterial.

The site is highly suited to both of these zones. The R-18 will allow the same number of residential units on the site that the City's Mixed Use zone would if the zone did not change upon annexation. The residential area will be adjacent to other

Bryan Snodgrass
February 2, 2018
Page 6

residential areas, and provide for a mix of needed housing types to respond to growing demand. The CG zone is ideal for the area along a major arterial, Fourth Plain Boulevard. These two zones on a single site fulfill the mix of uses on that the County sought but without burdensome requirements that affect the site's developability to its full potential. Connectivity within the site and outside of the site can be addressed during site plan review.

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred. These criteria will be furthered as shown on the conceptual site plan submitted with this application. Single-family units would be located on the perimeter of the site next to adjacent uses, with more density in the interior of the site. Commercial uses would be limited along Fourth Plain Boulevard.

2. Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development. The site plan show streets circulation throughout the site, parks, and other landscaped areas.

3. Physical edges, buffers and platted lot lines shall be considered in establishing boundaries. This can be achieved as shown on the site plan.

4. Boundaries between commercial and residential areas shall generally be established so that commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc) provide a more effective separation between uses. This can be achieved as shown on the site plat.

5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan. The criterion is not applicable.

It is not anticipated that there would be more of impact on public services associated with the proposal as compared to the City's Mixed Use zone. In fact, less of a transportation impact is expected because the commercial will not be developed as dense as the Mixed Use zone requires.



Bryan Snodgrass
February 2, 2018
Page 7

We respectfully request a work session before the Planning Commission on February 13th, and a hearing before the planning commission on February 27, 2018. We understood from our pre-application meeting that these dates may be available for consideration of this proposal. Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "LeAnne M. Bremer".

LeAnne M. Bremer, P.C.

Cc w/o enc.: Ryan Hurley
Chad Stewart
Kurt Stonex
Jocelyn Cross

ATTACHMENT E - APPLICANT TRAFFIC STUDY

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

January 31, 2018

City of Vancouver
Attention: Eric Hahn, Senior Civil Engineer
4500 SE Columbia Way
Vancouver, WA 98661

Re: **Fifth Plain Creek Station**
Comprehensive Plan and Zone Change Trip Generation Comparison
Project Number 2170609.01

Dear Eric:

A comparison of trip generation potential for the existing and proposed zoning on the subject site has been prepared in support of the annual review process. The site is approximately 33.3 acres and located at 15306 NE Fourth Plain Boulevard. The current zoning is Mixed Use (MX) in Clark County. The site is proposed for annexation into the City of Vancouver, and would default to Vancouver's Mixed Use zone. The proposal is to change the zoning to 27.7 acres of Residential (R-18) and the remaining 5.6 acres to Commercial (CG). The CG zone would be located along the Fourth Plain Boulevard frontage.

LAND USE ASSUMPTIONS

One potential development scenario was developed for the existing zoning and one for the proposed zoning. Except where noted, these scenarios assume a reasonable maximum development following the zoning code requirements.

Existing Zoning

Although the site is currently in Clark County, the trip generation for the City's MX zoning was prepared assuming that development would need to comply with Vancouver Municipal Code (VMC) requirements. The following assumptions were used to generate an existing MX zoning land use scenario:

- Residential: 80 single-family dwelling units.
 - Minimum 20% residential per VMC 20.430.060 (C)(2)(b) = 6.66 acres
 - Minimum density of 12 DU/acre single-family attached housing per VMC 20.430.060 (C)(2)(e)(1) = 80 DU
(Note: A higher density could be used but the minimum was selected to create a conservatively low assumption for comparison with the site proposal.)
- Non-Residential: 350,000 square feet (SF) of general retail + 230,000 SF of general office.
 - Maximum 80% non-residential per VMC 20.430.060 (C)(2)(b) = 26.64 acres
 - Minimum non-residential FAR is 0.5 per VMC 20.430.060 (C)(2)(e)(2)
 - 15% reserved for landscaping
 - General retail (sales-oriented) parking requirement is 1 space per 350 SF per VMC Table 20.945.070-2
 - General office parking requirement is 1 space per 400 SF per VMC Table 20.945.070-2
 - 75% of non-residential assumed retail with 0.4 FAR = 350,000 SF
 - 25% of non-residential assumed office with 0.8 FAR = 230,000 SF

M. P 503.224.9560 • F 503.228.1285 • MCKENZIE.COM • RiverEast Center, 1815 SE Water Avenue, #100, Portland, OR 97214
ARCHITECTURE • INTERIORS • STRUCTURAL ENGINEERING • CIVIL ENGINEERING • LANDSCAPE PLANNING • TRANSPORTATION PLANNING • LANDMARK ARCHITECTURE
Portland, Oregon • Vancouver, Washington • Seattle, Washington

H:\Projects\217060900\6_Final\LTR-City of Vancouver-Zone Change Trip Generation-180131.docx

Proposed Zoning

The proposed zoning for Fifth Plain Creek Station is 27.7 acres zoned Residential (R-18) and the remaining 5.6 acres zoned Commercial (CG). The following assumptions were used to generate the proposed zoning land use scenario:

- Residential: 500 single-family dwelling units.
 - 27.7 acres = 83% of site in residential use.
 - Maximum density of 18 DU/acre single-family attached housing per VMC Table 20.420.040-1 = 500 DU.
(Note: The maximum density was selected to create a conservatively high assumption for comparison with the existing zoning.)
- Non-Residential: 110,000 square feet (SF) of general retail.
 - 5.6 acres = 17% of site in non-residential use
 - 15% reserved for landscaping
 - General retail (sales-oriented) parking requirement is 1 space per 350 SF per VMC Table 20.945.070-2
 - 100% of non-residential assumed retail with 0.45 FAR = 110,000 SF

SITE TRIP GENERATION

All trip generation in this letter is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, and the internal and pass-by trip estimates are based on rates and guidance in the ITE *Trip Generation Handbook*, 3rd Edition. The trip estimates include:

- Total site trips – all trips generated by the proposed land uses.
- Internal trips – trips between site uses that remain wholly within the site.
- External trips – trips that enter/exit the site, equivalent to driveway volumes.
- Pass-by trips – trips already on adjacent roadways that enter/exit the site but do not add to off-site volumes.
- Primary trips – trips that are added to the off-site transportation network.

Not all uses generate all types of trips; only those relevant to the use are shown in the tables.

Existing Zoning

Table 1 summarizes the trip generation with existing zoning. With 80 single-family dwelling units, 350,000 SF of retail, and 230,000 SF of office, the site with the MX zoning allowed under the VMC is estimated to add 488 AM peak hour, 1,112 PM peak hour, and 11,505 daily primary trips to the transportation network.

TABLE 1. TRIP GENERATION WITH EXISTING ZONING										
Use	Size	ITE Code	Trip Type	AM			PM			Daily
				In	Out	Total	In	Out	Total	
Single-Family Attached Housing	80 DU	210	Total ¹	16	46	62	52	30	82	847
			Internal %	2%			27%			14%
			Internal ²	0	1	1	14	8	22	118
			External/Primary	16	45	61	38	22	60	729
Shopping Center	350 KSF	820	Total ¹	203	124	327	659	714	1,373	14,092
			Internal %	6%			5%			4%
			Internal ²	10	8	18	49	24	73	591
			External	193	116	309	610	690	1,300	13,501
			Pass-by %	34%			34%			34%
			Pass-by ³	53	53	106	221	221	442	4,590
			Primary	140	63	203	389	469	858	8,911
Office	230 KSF	710	Total ¹	209	34	243	40	211	251	2,380
			Internal %	8%			23%			22%
			Internal ²	9	10	19	13	44	57	515
			External/Primary	200	24	224	27	167	194	1,865
Total			Total	428	204	632	751	955	1,706	17,319
			Internal	19	19	38	76	76	152	1,224
			External	409	185	594	675	879	1,554	16,095
			Pass-by	53	53	106	221	221	442	4,590
			Primary	356	132	488	454	658	1,112	11,505

Notes:

1. Total trips are estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.
2. Internal trips are estimated based the methodology in ITE *Trip Generation Handbook*, 3rd Edition, and the internal trip % is calculated from the trip estimate.
3. Pass-by trips are calculated using the pass-by trip % from the ITE *Trip Generation Handbook*, 3rd Edition.

Proposed Zoning

Table 2 summarizes the trip generation for the proposed zoning. With 500 single-family dwelling units and 110,000 SF of retail, the site with the proposed zoning is estimated to add 489 AM peak hour, 683 PM peak hour, and 7,078 daily primary trips to the transportation network.

TABLE 2. TRIP GENERATION WITH PROPOSED ZONING										
Use	Size	ITE Code	Trip Type	AM			PM			Daily
				In	Out	Total	In	Out	Total	
Single-Family Attached Housing	500 DU	210	Total ¹	90	270	360	300	176	476	4,571
			Internal %	1%			22%			23%
			Internal ²	2	3	5	79	28	107	1,040
			External/Primary	88	267	355	221	148	369	3,531
Shopping Center	110 KSF	820	Total ¹	128	79	207	280	303	583	6,415
			Internal %	2%			18%			16%
			Internal ²	3	2	5	28	79	107	1,040
			External	125	77	202	252	224	476	5,375
			Pass-by %	34%			34%			34%
			Pass-by ³	34	34	68	81	81	162	1,828
			Primary	91	43	134	171	143	314	3,547
Total			Total	218	349	567	580	479	1,059	10,986
			Internal	5	5	10	107	107	214	2,080
			External	213	344	557	473	372	845	8,906
			Pass-by	34	34	68	81	81	162	1,828
			Primary	179	310	489	392	291	683	7,078

Notes:

1. Total trips are estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

2. Internal trips are estimated based the methodology in ITE *Trip Generation Handbook*, 3rd Edition and the internal trip % is calculated from the trip estimate.

3. Pass-by trips are calculated using the pass-by trip % from the ITE *Trip Generation Handbook*, 3rd Edition.

Comparison of Existing and Proposed Zoning

Table 3 compares the external trips estimated for the existing and proposed zoning scenarios. The comparison shows:

- AM peak hour trip generation is anticipated to be similar under both zoning scenarios. The external trips with the proposed zoning are estimated at less than 95% of the existing zoning and the primary trips with proposed zoning are about the same as the existing zoning.
- PM peak hour trip generation is anticipated to be lower for the proposed zoning scenario. The external trips with the proposed zoning are estimated at about 55% of the existing zoning and the primary trips with proposed zoning are estimated at just over 60% of the existing zoning.
- Daily trip generation is also anticipated to be lower for the proposed zoning scenario. The external trips with the proposed zoning are estimated at about 55% of the existing zoning and the primary trips with proposed zoning are estimated at just over 60% of the existing zoning.

M.

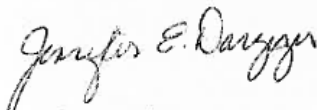
TABLE 3. COMPARISON OF TRIP GENERATION WITH EXISTING AND PROPOSED ZONING								
Zoning Assumption	Trip Type	AM			PM			Daily
		In	Out	Total	In	Out	Total	
Existing Zoning (MX): Residential + Retail + Office	External	409	185	594	675	879	1,554	16,095
	Pass-by	53	53	106	221	221	442	4,590
	Primary	356	132	488	454	658	1,112	11,505
Proposed Zoning (R-18 & CG): Residential + Retail	External	213	344	557	473	372	845	8,906
	Pass-by	34	34	68	81	81	162	1,828
	Primary	179	310	489	392	291	683	7,078
Proposed - Existing	External	-196	159	-37	-202	-507	-709	-7,189
	Pass-by	-19	-19	-38	-140	-140	-280	-2,762
	Primary	-177	178	1	-62	-367	-429	-4,427
Proposed/Existing	External	94%			54%			55%
	Pass-by	64%			37%			40%
	Primary	100%			61%			62%

CONCLUSION

In summary, the proposed change to R-18 and CG zoning in the City of Vancouver would result in lower potential for trip generation than MX zoning for the City of Vancouver. No additional analysis for the zone change would be needed because impacts to the adjacent transportation network under the proposed zoning are expected to be less than those that could occur under existing zoning.

Please feel free to contact me or Brent Ahrend with questions or comments.

Sincerely,



Jennifer Danziger, PE
Traffic Engineer

Enclosure: Detailed Trip Generation Calculations

- c: Chad Stewart – Hurley Development
Kurt Stonex – Olson Engineering
Jennifer Danziger – Mackenzie



M.

ATTACHMENT E - APPLICANT ECONOMIC ANALYSIS

E. D. Hovee & Company, LLC

Economic and Development Services



MEMORANDUM

To: Chad Stewart - Hurley Development LLC
From: Eric Hovee
Subject: Economic Impact of Proposed Annexation – 5th Plain Creek Station
Date: February 1, 2018

Hurley Development LLC has an interest in approximately 33.3 acres of undeveloped land on the north side of NE Fourth Plain Boulevard between NE 152nd Avenue and NE 157th Avenue. While located in unincorporated Clark County, the site immediately adjoins the incorporated limits of the City of Vancouver – on the south side of Fourth Plain Boulevard. This memorandum provides an economic impact analysis of the proposal, organized to cover the following topics:

Summary Observations
Site Description
Zoning & Feasibility Assessment
Benefits of Annexation & Mixed-Use Development

SUMMARY OBSERVATIONS

Based on our analysis, transition of the subject site from County to City jurisdiction could render the Hurley proposed project or any other project alternatives financially infeasible if Comprehensive Plan and zoning designations remain as Mixed Use (MX) after annexation. While the City receiving zone is intended to mirror the current County designation, the City's MX zone is quite different from the County's MX by requiring an unworkable 0.50 commercial floor area ratio (FAR) requiring either structured parking or under-parked businesses.

A more viable and neighborhood-compatible approach is to achieve a mix of residential and commercial use by zoning the area fronting NE Fourth Plain Boulevard as General Commercial (GC) with the back portion zoned as High Density Residential (R-18). If the project can proceed as proposed, the result could be an \$88 million development yielding one-time tax revenue to the City of \$1.1 million and on-going revenues estimated at \$340,000 per year. Development will also support substantial and on-going employment, provide mid-range priced housing for East Vancouver, and address issues of declining enrollment for the Evergreen School District.

P.O. Box 225 • Vancouver, WA 98666
(360) 696-9870 • (503) 230-1414 • Fax (360) 696-8453
E-mail: edhovee@edhovee.com

SITE DESCRIPTION

As illustrated by the map *shown* below, the subject 33.3 acre site is located on the north side of Fourth Plain Boulevard, east of the NE Ward Road arterial and west of NE 162nd Avenue. On the north side of Fourth Plain, the property is entirely surrounded by residential uses (with County R1-6 and R1-7.5 designations) – with the exception of a small community commercial property notched out of the southeast corner of the site. All directly adjoining uses on the **north side of Fourth Plain Boulevard** are currently in unincorporated Clark County except the immediately adjoining community commercial (CC) designated area at the southeast corner of the site. Lands at the NW intersection of NE Fourth Plain and NE 162nd Avenue have also been annexed to the City of Vancouver.

Site Location & Current Zoning



Source: Clark County GIS and E. D. Hovee. Zone designations are generalized with blue indicating Clark County and orange City of Vancouver zoning designations.

All property **south of Fourth Plain Boulevard** extending east to NE 162nd Avenue is within the incorporated limits of the City of Vancouver. The property immediately south is designated by the City for light industrial (IL and OCI) use. Lands south of Fourth Plain to the east of the site are designated for a mix of community commercial (CC), residential (R-9 and R-18) and mixed use (MX) uses. To the west, property situated at the intersection of NE Fourth Plain and Ward Road is associated with a mix of commercial (CG and CC) designations.

The County's R1-6 and R1-7.5 zones allow for residential densities ranging from 4.1-7.3 units per acre. City zoned densities for R-6, R-9 and R-18 vary widely, from 5.9-18.0 units per acre.

ZONING & FEASIBILITY ASSESSMENT

A question pivotal to this economic impact assessment relates to the Comprehensive Plan and zoning designations that would be assigned to the subject 5th Plain Creek Station site with annexation. As stated by Vancouver's Municipal Code (VMC):

The city shall convert the County's Comprehensive Plan map and zoning designations to the city designations that are most similar. The assignment of these designations shall occur automatically and concurrently with the annexation. [VMC 20.230.030(A)]

Subsection B of the same VMC goes on to indicate that the Clark County mixed use (MX) designation would be converted to a City MX designation. While in this case the County and City use similar zone designation nomenclature, there are substantial differences in the detailed code language regarding specific uses allowed and development standards with the respective City and County MX zones.

These differences raise the question of whether the most applicable re-designation is from the County MX to City MX zone, or whether a different City zone designation would be more comparable and applicable. The following discussion compares key provisions of current site zoning with the comparable MX designation and then with the zone designation as proposed by Hurley Development LLC. This analysis focuses on the economic feasibility and impacts of the alternatives considered.

Subject Site Zoning

As noted, the subject 5th Plain Creek Station site is currently zoned as MX-Mixed Use by Clark County. The Clark County Zoning Code provides a purpose statement for the MX district as follows:

The mixed use (MX) district requires mixed use developments to provide the community with a mix of mutually supporting retail, service, office and residential uses. It promotes cohesive site planning and design which integrates and interconnects two (2) or more land uses into a development that is mutually supportive. It provides incentives to develop a higher-density, active, urban environment than generally found in a suburban community ..." [Clark County Code 40.230.020 (A)]

Key provisions of Clark County MX zoning pertinent to this economic impact analysis include:

- Flexibility in residential and commercial uses allowed – albeit with single family limited to 30% of dwelling units and building size limits on some retail and related service uses.
- Minimum 20% of development to be residential and 20% non-residential.
- Required residential densities range from minimum 12 to maximum 43 units per acre.
- No commercial floor area ratio (FAR) requirement.

Transition to City Zoning

The City zone viewed by the VMC as most comparable is also known as a MX-Mixed Use District. As stated by the code:

The Mixed-Use zoning district is intended to provide the community with a mix of mutually supporting retail, service, office, light industrial, and residential uses. It promotes physically and functionally coordinated and cohesive site planning and design which maximizes land use. It also encourages development of a high-density, active urban environment ... [As excerpted from VMC 20.430.020 (G)]

These overview statements are very similar for the County and City MX zones; in fact, the first sentence of the County/City purpose statements are virtually identical. Some detailed provisions of the MX zone are quite similar while others diverge – with key provisions of the City MX zone noted as including:

- Similar flexibility for a range of single/multi-family residential uses and commercial uses – with no retail building size limits but with conditional and/or limited use provisions for commercial uses such as lodging, outdoor sales and motor vehicle related uses, and with exclusion of artisan/specialty goods production.
- Minimum 20% of gross building area residential and minimum 20% non-residential.
- No prescribed single / multifamily allocation but minimum overall 12 units per acre.
- No segregation of use types “such as placement of multiple commercial structures all on one side of a mixed uses site and multiple residential structures all on the other...”
- Minimum landscape requirement for 15% of net site area.
- Minimum added outdoor publicly accessible features of at least 5% of total site area.
- Minimum floor area ratio (FAR) requirement of 0.50 for non-residential buildings.

The first three City MX provisions regarding permitted uses, minimum residential/non-residential allocations and 12 unit per acre minimum residential density requirements are fairly similar to those of the Clark County MX district – albeit with variations in detailed stipulations. The lack of any specific single/multi-family allocation under the City’s MX zone is of greatest benefit for the 5th Plain Creek project as proposed – allowing for a single family residential product that more than meets both County and City minimum density thresholds.

The key differences with the City’s MX zone relate to the last four items in the list – no segregation of use types, minimum landscaping, publicly accessible outdoor feature, and non-residential FAR minimum. These all make the City MX to be substantially dissimilar from the County MX zone. More significantly, they combine with other provisions of the MX zone to substantially impair the capability to develop a marketable, financially viable, and sustainable mixed-use project community at the 5th Plain Creek Station site, which is suburban in nature. These economic implications are better understood by comparison with the development as proposed by Hurley Development – detailed as follows.

Proposed Development

As illustrated by the following aerial view, Hurley Development LLC is proposing that, with annexation, the City zone the 33.3 acre site for residential and commercial uses as follows:

- **High Density Residential (R-18)** – as the northern 27.4 acre area proposed for 338 single-family, townhome and apartment units – all situated on the north side of the property adjoining existing adjacent residential uses to the west, east and north.
- **General Commercial (GC)** – comprising 5.5 acres fronting NE Fourth Plain Boulevard and proposed for an estimated 55,000 square feet of commercial building space – adjoining existing industrial/commercial uses to the east and on the south side of Fourth Plain.

Proposed Zoning for 5th Plain Creek Station Site with Annexation



Source: Clark County GIS and E. D. Hovee. Zone designations are generalized with blue indicating Clark County and current/proposed orange City of Vancouver zoning designations. See preliminary site plan provided with the Appendix to this memorandum for added detail.

As stipulated by the Vancouver Municipal Code (VMC):

The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at 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. [VMC 20.420.020]

Zoned density is a minimum of 12 to a maximum of 18 units per acre for attached and detached homes on a combined (overall project) basis.

The VMC describes the commercial character expected with a General Commercial (CG) zone:

The CG zoning district is designed to allow for a full range of retail, office, and civic uses with a City-wide to regional trade area. Above ground floor housing is allowed. Some light industrial uses also are allowed, but limited so as not to detract from the dominant commercial character of the district. Development is generally expected to be auto-accommodating given the large service area but trips by alternative modes— walking, cycling and transit — should be encouraged through building/site design, landscaping and access. Because such areas generate more traffic than less-intense commercial zones, such developments should take their primary access from a street with at least the capacity of a Minor Arterial.

Vancouver's CG zone allows for a somewhat broader set of outright permitted commercially-related uses than the City's MX zone. For example, CG allows lodging, major event entertainment, motor vehicle sales/rental, extended office, self-service storage, and research and development uses on a permitted basis – versus limitations of conditional, limited or excluded use with City MX. Uses such as artisan and specialty goods production, motor vehicle service/repair (indoor) may be allowed on a limited basis in CG versus exclusion or subject to a conditional use process in the MX zone.

More significantly for the feasibility of a proposed 5th Plain Creek Station project, while both the MX and CG zones are associated with a 15% of net site area landscape requirement, CG does not have a requirement for a minimum 0.50 FAR, nor does it have a 5% of total site area publicly accessible features requirement. CG also does not stipulate any required numerical mix of commercial versus residential uses.

Comparative Feasibility Assessment

From a site development and feasibility perspective, the challenge of attempting to develop under a potential City MX versus combination of CG/R-18 zones is illustrated with the *side-by-side* comparison chart on the following page. This chart compares the development program for the proposed 5th Plain Creek Station under the following two scenarios:

- **As proposed by Hurley Development** – consistent with the City of Vancouver's R-18 zone for residential use and CG zone for the commercial portion of the 5th Plain project.
- **As modified to meet City MX zoning** – with the goal of preserving as much of the residential component as possible, by adjusting the commercial component of the project to fit the 20% minimum commercial space requirement with MX.

As illustrated by the chart, under the City's MX zone, preserving the proposed allocation of 338 housing units situated away from Fourth Plain Boulevard requires increasing the allocation of non-residential space from 55,000 proposed to an estimated 174,000 square feet of gross commercial building area. This increase in building space requires significantly more parking which undermines resulting project feasibility – by necessitating 2+ story retail development.

Alternative Development Programs for 5th Plain Creek Station Site

Description	As Proposed	City MX Zoning	Comments
Site Allocation (Acres)			
Residential Area	27.4	27.4	Includes publicly dedicated rights- of-way (ROW); with MX zone reallocated to meet non-residential minimum
Commercial Area	5.9	5.9	
Property Total	33.3	33.3	
Residential Development			
Single Family Units	72	72	Detached residential homes
Townhome Units	170	170	Attached 2-/3-story units
Apartment Units	96	96	3-story walk-up apartments
Total Residential Units	338	338	
Residential Building Area (Sq Ft)	696,240	696,240	At average of 2,060 GSF/DU - including garages
Commercial Development Allocation			
<i>Land Area (Acres)</i>			
Gross Land Area	5.9	5.9	
less Right-of-Way	(1.5)	(1.5)	Assumed at 25% allocation consistent with Vancouver Comprehensive Plan
Net Site Area	4.4	4.4	For buildings, parking & landscaping
less Landscaping	(0.7)	(0.7)	@ 15% of total net area with CG & MX zoning
less Publicly Accessible Features	-	(0.3)	Required for MX @ 5%+ of total site area
Remaining Area for Development	3.8	3.5	Preliminary estimate
Maximum Footprint (Sq Ft)	163,800	151,000	Land area available for buildings & parking
<i>Building Development:</i>			
Commercial Buildings (Sq Ft)	55,000	174,060	MX use as needed to achieve 20% minimum
Floor Area Ratio (FAR)	0.29	0.90	Based on net site area
<i>Commercial Parking Required:</i>			
Assumed Parking Ratio (Spaces/Bldg Sq Ft)	1/250	1/350	MX maximum allowed @ 125% of minimum; for typical parking ratios, with site capacity for more dining & entertainment as proposed
Number of Parking Spaces	220	497	
Parking Area per Space (Sq Ft)	400	375	As proposed, less tight parking arrangement
Total Parking Area Need (Sq Ft)	88,000	186,375	
<i>Total Commercial Land Need (Sq Ft)</i>			
Total Developed Space Need	143,000	360,435	Buildings & parking area developed
% of Buildable Site Area Needed	87%	239%	MX zone effectively necessitates 2+ story commercial & parking structure development

Source: Hurley Development and E. D. Hovee. As of January 2018.

To maintain the planned residential allocation, the developer would need to more than triple the commercial space provided on-site, raising achieved FAR to 0.90 – well above the 0.50 level required with MX zoning. The result is that the site would need to be developed for more than double the amount of commercial space and parking area as can reasonably be accommodated

with a typical single-story suburban commercial retail development. The only way to achieve the required density would be to go vertical. In effect, to fit this development program on the NE Fourth Plain Boulevard frontage, Hurley would need to construct a building with at least two floors of commercial space accompanied by a two-level parking garage.

To date, there is no experience in the Vancouver/Clark County market where structured parking has proven feasible for a private commercial-retail development use at suburban locations. Developments that have supported FARs well above 0.30 coupled with structured parking to have been limited to highly urbanized parts of the county (notably downtown Vancouver) and are generally associated with public and City-subsidized downtown parking or institutional investments – as with Clark County offices and major medical facilities.

There is no indication that a project at the outer edge of Vancouver (not yet annexed) and in a lower rent suburban market location could come anywhere close to achieving a financially feasible project of this type. And outside of Vancouver Mall, there also is very little demonstrated market capacity to date to support 2+ level commercial retail developments.

There are two other alternative approaches that might be considered as means to achieve the zoning minimums of 0.50 FAR and 20% of total building area as non-residential – a multi-story office structure or squeezing down the residential component. However, neither alternative appears to be feasible at this location, as addressed in the next sections of this report.

Alternative 1 - 100% Office Development

Unlike retail, office developments in the Clark County market are often associated with 2-4 story structures, leaving more land available for surface parking. As yet, there is no demonstration of demand for a relatively urban-scale office product at this location.

The market for commercial space at an edge location is much more likely to be for single-floor commercial retail space. And where there is demand for service or office-commercial space, the need will be primarily to serve area residents who typically prefer that customer-oriented services are located at street level.

Even if there is office space demand, development would not meet the parking code minimum unless a building of 3+ floors was constructed. This is illustrated by the chart on the next page, comparing the amount of parking that can be provided at-grade with 1-, 2- and 3-story office buildings (without a parking structure) at the 5th Plain Creek Station site. This analysis assumes:

- The Hurley Development proposed allocation of 5.9 acres for commercial development
- Applicability of MX zoning with 0.50 FAR, 15% landscaping and 5% public feature
- Parking is provided at the minimum zoning requirements for office space – which are one space per 200, 300, and 400 square feet of medical, general, and office use, respectively (with a composite average ratio of 1 space per 300 square feet of building area applied with this example)

Parking Implications of Single vs. Multi-Level Office Buildings (with MX Zoning)

Description	1-Story	2-Story	3-Story	Comments
Commercial Site (Acres)				
Gross Commercial Site Area	5.9	5.9	5.9	Assuming proposed Hurley allocation
Net Site Area	4.4	4.4	4.4	After ROW deduction, same for all uses
Office Development Required				
Building Area (Sq Ft)	96,400	96,400	96,400	@ minimum 0.50 FAR of net site area
# of Stories	1.0	2.0	3.0	Assumes same square footage per floor
Building Footprint (Sq Ft)	96,400	48,200	32,133	Building space at ground level
Net Site Allocation (Acres)				
Building	2.2	1.1	0.7	Based on number of building floors
Landscaping	0.7	0.7	0.7	@ 15% of net
Publicly Accessible Feature	0.3	0.3	0.3	@ 5% of gross site area
Land Remaining for Parking	1.3	2.4	2.7	Calculated as a residual
Total Net Site Area	4.4	4.4	4.4	
Parking Allocation				
Parking Spaces Needed	321	321	321	Assumed average of 1 space / 300 sq ft building area
Parking Area / Space (Sq Ft)	375	375	375	Lower end of typical space sizing including aisles
Total Parking Area Need (Sq Ft)	120,380	120,380	120,380	
Parking Acreage Need	2.8	2.8	2.8	Land footprint requirement of parking
% Parking Provided @ Grade	45%	85%	99%	Any proportion less than 100% is underparked

Source: E. D. Hovee.

The bottom line of the chart shows that, with a minimum 0.50 FAR, the site can accommodate only about 45% of the minimum zoned parking need with a 1-level building. A 2-story structure can accommodate only 85% of the zoned minimum, requiring a 3+ story structure to fully meet the on-site parking requirement.

Even with a 3-story building, parking need is almost but not quite fully handled on-site at 99% of the zoned minimum need. Accommodating the remaining 1% of parking might be accomplished through such means as highly efficient parking design or reducing the square footage of parking area provided per vehicle.

Also noted is that there is virtually no difference in the conclusions of this analysis whether the total site area dedicated to office use is adjusted up or down. The ability for a 0.50 FAR to work with Vancouver's MX zone as currently configured essentially requires a 3+ story commercial building. If rental rates, property values and demonstrated demand are not great enough to support multi-story space, commercial development will not prove feasible.

The market reality is that, with the exception of Vancouver's urban core and waterfront area, these conditions are not met. This is a reason cited as to why it is proving so difficult for this project and other MX zoned properties to be successfully developed under the current City code.

Alternative 2 – Shrink the Residential Footprint

A second alternative approach that might be considered would be for Hurley Development to reduce the size of the residential development, thereby also cutting back on the required commercial component (as a minimum 20% of total building area developed). However, this shift toward more commercial and less residential use would generate several additional – likely insurmountable – development challenges:

- The commercial part of the project would need to be pushed back into an area further removed from Fourth Plain Boulevard that is surrounded by residential uses – but with non-frontage commercial uses less able to support the rents commanded by street-facing uses and thereby impairing overall project feasibility. The remaining residential area would be less marketable as the commercial component becomes more intrusive, especially at the eastern of the site where detached and attached residential would now need to wrap around more retail in an L-shaped configuration.
- The financial pro forma of the developer would be substantially altered as residential is the more profitable product type to develop. By comparison, the depth of the commercial (especially retail) market is much more uncertain currently due to a national and regional shift away from bricks and mortar development to internet retail coupled with as yet unproven demographic support at the edge of Vancouver's urban area.
- Finally, while an expanded commercial footprint together with a reduced residential component could reduce the commercial project FAR to the 0.50 minimum, that threshold is still financially untenable in Clark County except for the downtown Vancouver and some institutional uses (such as medical hospitals/clinics). In effect, typical experience is that a single-story commercial use will be able to provide adequate on-site parking at grade level only if site coverage is less than an FAR of about 0.25-0.35 (well below the 0.50 threshold required with the MX zone).

Feasibility Summary

This analysis indicates that, while the City and County MX zones are similar in some respects, they are dissimilar in terms of their effects on development feasibility. While the City's MX zone offers greater flexibility with respect to the mix of single and multi-family development, this advantage is more than offset by the impairment to project feasibility associated with the City's adding of provisions for minimum 0.50 FAR, 15% landscaping and 5% public accessible features.

A feasible alternative is provided by the proposal of Hurley Development for a combination of CG and R-18 zoning. This achieves the mix of residential uses desired – with commercial use fronting the major traffic arterial and residential use set back from the street. In effect, this proposed designation is both more consistent with the existing County's MX designation and allows for a market feasible project to be developed.

And the proposed zoning together with annexation will yield employment, fiscal, and community benefits, a related topic to which this economic impact analysis now turns.

BENEFITS OF ANNEXATION & MIXED-USE DEVELOPMENT

A final step in this report is to evaluate the economic, fiscal and broader community benefits of annexation and mixed use at 5th Plain Creek Station -- as proposed by Hurley Development in partnership with Palisch Homes (the prospective builder of the project's residential units).

Development Cost

At full build-out, the estimated hard cost of construction is \$87.85 million. This figure excludes land and soft costs -- as for financing, permitting, marketing, sales and real estate excise taxes. For purposes of estimating economic and fiscal impacts, it is assumed that residences (except the apartments) are sold upon completion and that commercial space will be leased.

Fifth Plain Creek Station – Estimated Cost of Development

Description	Project Totals	Single Family Detached Homes	2-Story Attached Townhomes	3-Story Attached Townhomes	3-Story Walkup Apartments	Commercial Retail Space
Development Program & Cost						
# of Residential Units	338	72	90	80	96	-
Average Unit Size (GSF)	2,060	2,450	2,000	2,400	1,540	-
Total Building Space (GSF)	751,240	176,400	180,000	192,000	147,840	55,000
Average Cost per GSF	\$105	\$90	\$100	\$110	\$115	\$120
Total Construction Cost	\$78,598,000	\$15,876,000	\$18,000,000	\$21,120,000	\$17,002,000	\$6,600,000
Site Preparation						
Site Area (Acres)	33.3					
Site Preparation (per Sq Ft)	\$4.83					
Site Cost	\$7,000,000					
Street/Utility Infrastructure	\$2,250,000					
Total Development Cost	\$87,848,000					

Source: E. D. Hovee.

Economic & Fiscal Impacts

Economic and fiscal impacts are distinguished between the one-time effects of construction and the on-going effects of on-site business and residential occupancy. Economic impacts are measured in terms of employment and payroll -- measured as the sum of direct on-site and indirect (business-to-business) and induced (consumer-driven) effects county-wide.

Fiscal effects are estimated for economic activity occurring directly on-site. One-time revenues related to development are sales tax on construction and the real estate excise tax (REET) on sale of completed homes. On-going annual tax revenues include property tax, on-site business sales subject to retail sales tax, and residential home re-sales subject to REET.

As detailed by the chart to the right, **project construction** should yield an estimated 860 construction-related jobs on-site and elsewhere county-wide

Construction jobs are best measured in person-years if development occurs over a multi-year period. Average wage for construction workers and vendors is estimated at \$54,000 per year.

Post-construction, **on-going businesses** are estimated to account for an average of 155 jobs locally and as supported county-wide, with wages averaging \$31,000 per year.

Added **tax revenues** are estimated at \$8.7 million in *one-time* revenues to affected state and local jurisdictions including \$1.1 million to the City of Vancouver during construction. Subsequently, *on-going* tax revenues are estimated at \$1.8 million per year including an estimated \$340,000 annually to the City of Vancouver.

Fifth Plain Creek Station – Economic & Fiscal Impacts

Description	Estimate	Comments
Development Cost		
Construction Cost	\$87,848,000	@ build-out excluding land & soft cost
Employment		
<i>Construction:</i>		
Direct	565	One-time economic impact, rounded
Indirect & Induced	295	On-site employment
Total Employment	860	Added jobs stimulated county-wide per IMPLAN
<i>Commercial/Apartment:</i>		
Jobs (per 1,000 Sq Ft)	2.75	Person-years over duration of construction
Direct	155	On-going @ build-out
Indirect & Induced	45	EDH estimate across retail, dining & apt uses
Total Employment	200	On-site employment
Average Annual Wage		
<i>Construction:</i>		
Direct	\$61,000	Employee + proprietor compensation
Indirect & Induced	\$40,500	One-time economic impact, rounded
All Employment	\$54,000	On-site construction work
<i>Operations:</i>		
Direct	\$31,000	For added workers elsewhere in Clark County
Indirect & Induced	\$30,500	On-site and county-wide
All Employment	\$31,000	
Payroll		
<i>Construction:</i>		
Direct	\$34,465,000	Includes employee + proprietor amounts
Indirect & Induced	\$11,884,000	One-time economic impact
All Workers	\$46,349,000	Payroll to contractor employees
<i>Operations:</i>		
Direct	\$4,805,000	Payroll @ other Clark County companies
Indirect & Induced	\$1,367,000	Average annual amount @ build-out
All Workers	\$6,172,000	Compensation to on-site employees
Added Tax Revenue (All Jurisdictions)		
<i>Construction:</i>		
Sales Tax	\$7,379,000	One-time cumulative revenue
Real Estate Excise Tax	\$1,343,000	@ 8.4% including 0.85% net to City
Subtotal Tax Revenue	\$8,722,000	@ 1.78% including 0.50% to City on homes sold
One-Time Revenue to City	\$1,124,000	To all taxing jurisdictions (one-time)
<i>Operations:</i>		
Property Tax	\$1,049,000	Average annual revenue @ build-out
Sales Tax	\$636,000	@ 11.94 per \$1,000 TAV including \$2.79 to City
Real Estate Excise Tax	\$112,000	@ 8.4% including 0.85% net to City
Subtotal Tax Revenue	\$1,797,000	@ 1.78% including 0.50% to City
Annual Revenue to City	\$340,000	Annual City share of state/local revenue

Source: E. D. Hovee. Estimates are preliminary, in 2017-18 dollars.

Community Benefits

In addition to economic and fiscal benefits which can be quantitatively measured, it is important to consider broader community benefits – which may be less readily measured though of importance for residents of Vancouver and Clark County.

Affordable Home Ownership

Analysis conducted by E. D. Hovee indicates that, with economic recovery from the recession of the last decade, job growth in Clark County has been outpacing residential development. This is especially the case in the East Vancouver area, creating a mismatch that is driving up the cost of housing and rapidly reducing affordability – both for homeowners and renters. While East Vancouver has been recognized as a strong market for residential living and is experiencing rapid job growth, population growth has lagged the rest of Clark County and the metro region.

From 2010-14 (the latest for which Census sub-county data is readily available), employment increased at an average rate of 2.6% per year in East Vancouver – about 1/3 faster than the 1.9% average annual job growth county-wide. Yet, despite substantially faster job growth, the net change in East Vancouver's occupied housing inventory has lagged behind the rest of the county – both for owner and renter occupied housing.

Rapid job growth combined with slow housing response has put more pressure on housing availability and affordability both for single- and multi-family product, especially at the entry level. As indicated by RMLS data, single family residential activity is particularly strong in East Vancouver – especially in the East Orchards area – creating added barriers for younger, first time home buyers:

- As of September 2017, the median home price in the Five Corners/Sifton/East Orchards area was \$275,000 – relatively affordable at more than 15% below the County-wide median of \$325,000 and 26% below the median \$370,000 figure of the Brush Prairie/Hockinson area immediately north and east.
- The attractiveness of a more affordable house price range is indicated by the fact that median price in the East Orchards area has increased by 14.2% in the past year, well above the county-wide increase of 10.8%.
- Most notably, average time on market has been only 23 days, less than half the county-wide time on market of 49 days – and 3rd lowest of 32 market subareas in Clark County.

Competitive pricing can be expected to range from about \$250,000 for 2-story attached townhomes to \$370,000 for single family units – averaging \$310-\$315,000 across all for sale units at 5th Plain Creek Station. In effect, creation of affordable home ownership product priced in the low \$300,000 range will meet a demonstrated market need and help to support nearby East Vancouver locations of significant employment growth.

Diversity and affordability of residential and commercial product is reinforced with 78 walk-up apartments, at above average sizes. The apartments will comprise just under 30% of housing developed on-site – all part of a mixed use, mixed income, and mixed tenure community.

School Enrollment Stabilization

The 5th Plain Creek Station development is within the Evergreen School District. Homes would be served by the Pioneer elementary, Frontier middle and Union high schools.

After a period of rapid population and enrollment growth up to about the time of the Great Recession in the last decade, enrollment stabilized and has begun to decline. After peaking at just over 27,000 students in 2011, enrollment has since dropped by almost 1,000 students to 26,019 K-12 students as of October 2017.

The situation is more nuanced for the schools serving the subject 5th Plain Creek Station site. Pioneer Elementary is growing and will gain more students in the years ahead as it serves an attendance area with substantial undeveloped land. Frontier has stabilized after dropping by over 200 students since 2008. Union High has also experienced declining enrollment since 2012.

In effect, affordable homes attractive to families with children could help rebuild enrollments at the middle and high school levels. While the subject site would add to the growth at Pioneer, this potentially could be addressed with a relatively minor boundary adjustment between Pioneer and Sifton – with Sifton elementary having lost nearly 120 students since 2008.

Benefits Summarized

Development of the 33+ acre 5th Plain Creek Station site represents a *win-win-win* opportunity for project developers, the City of Vancouver, and the Vancouver/Clark County community:

- For the Hurley development team, the win comes if annexation to the City can be accompanied by conversion to *most-like* zoning designations of General Commercial (CG) for the portion of the site fronting NE Fourth Plain Boulevard and High Density Residential (R-18) designation for the back portion of the site adjoining other residential uses. This represents what appears to be an appropriately scaled and market viable mix of residential and commercial uses. Conversely, this analysis indicates that application of the City's MX zone would be inappropriate at this location, likely leaving the subject site with little to no financially feasible development alternative at the present time.
- The *win* for the City of Vancouver with annexation and rezoning as proposed comes in the form of substantial one-time construction related and on-going business generated tax revenue together with a more affordable new home ownership opportunity that otherwise is becoming increasingly unavailable for East Vancouver residents.
- And the *win* for the Vancouver/Clark County community can also come in the form of a more affordable home ownership and rental opportunities coupled with retail-service businesses serving nearby neighborhood needs, added construction and long-term on-site employment, and new enrollment to help address declining enrollment across all grade levels in the Evergreen School District.

E. D. Hovee appreciates to provide this economic impact analysis on behalf of Hurley Development and is prepared to address questions regarding any aspect of this report.

ATTACHMENT F – DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

EFFECTIVE DATE: _____, 2018

PARTIES: 5th Plain Creek Station LLC
c/o Hurley Development
915 Broadway, Suite 250, Vancouver WA 98660
hereinafter: "5th PLAIN"

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

RECITALS:

"5th PLAIN" has requested annexation to the City of Vancouver, and establishment of Comprehensive Plan and zoning map designations of Commercial and CG on the southern portion of the property, and Urban High Density Residential and R-18 on the northern portion. The property is currently designated Mixed Use and MX by Clark County. The subject property is serial number 159108-000, located at 15306 Fourth Plain Blvd, described as Exhibit A herein.

Vancouver Municipal Code under VMC 20.230 provides two methods for assigning a Comprehensive Plan and Zoning designation to newly annexed areas. The first method allows annexing properties to be assigned the City designations most consistent with their existing County designations. The second method allows for that the consideration of a different designation, if done concurrent with the annexation.

NOW THEREFORE, The Parties agree as follows:

1. **Recital.** The recitals are hereby incorporated into the Parties Agreement and shall bind the Parties as to the terms of this Agreement.

2. **Purpose.** The Parties of this Development Agreement follows:

2.1. Ensure that future development of the property is substantially consistent with conceptual site plan submitted by 5th PLAIN as part of its Comprehensive Plan and zoning map designation request depicted as Exhibit B herein, pending further change to the site plan required through future site plan or subdivision review.

2.2. Ensure that future commercial development not include select commercial uses otherwise allowed in the proposed CG zone which have limited employment density relative to the potential opportunities afforded by high traffic corridors such as Fourth Plain Blvd.

3. **Term.** The initial term of this Development Agreement shall be for twenty (20) years from the effective date of this Agreement, which may be extended by mutual agreement between the Owner and the City and approved by the City Council in accordance with state law.
4. **Conditions.**
 - 4.1 **Conceptual Development Plan.** The proposed preliminary site plan described in Exhibit A and depicted in Exhibit B attached hereto, is incorporated herein by this reference. Development of the site shall be in substantial conformance with Exhibit B and in conformance with any Final Site Plan required and approved by or required by the City, or any alterations, changes or amendments thereto that are approved during any subsequent site plan approval process.
 - 4.2 **Uses.** The Property uses shall be those allowed in the zoning districts applied to the property, except that commercial use listed in VMC Table 20.430.030-1 of self serve storage, non-accessory parking, and dog day care shall be prohibited.
5. **Successors.** This Development Agreement and all of its provisions shall be binding on the Parties and any and all of their assigns and successors in interest.
6. **Enforcement.** This Development Agreement may be enforced by the City through any remedy provided by law or in equity.
7. **Severability.** If any provision of this Development Agreement, or the application of the provision to any person or circumstance, is declared invalid, then the rest of the agreement or the application of the provision to other persons or circumstances shall not be affected.
8. **Authority.** Those signatories who sign on behalf of a limited liability company are expressly vested by the governing documents of such limited liability company which they purport to represent with the authority to bind such limited liability company in the manner in which such signatories have purported to bind their principal herein.
9. **Controlling Law.** In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington shall control, and all signatories hereto, do hereby submit themselves personally to the jurisdiction of the courts of the State of Washington, and do hereby agree that any action arising hereunder may be instituted in Clark County Superior Court, if the parties are served including anywhere not within the State of Washington, by any method authorized by Washington Law.
10. **Required Public Hearing.** This Development Agreement is authorized by a Resolution of the City Council of the City of Vancouver following a hearing as required by RCW 36.70B.170.
11. **Extensions of Time for Performance.** Notwithstanding anything to the contrary contained in this Agreement, neither party shall be deemed to be in default where delays and performance or

failure to perform are due to war, insurrection, strike or other labor disturbances, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, extended appeals by third parties or similar basis for excused performance which are not within the reasonable control of the party to be excused. Upon the request of either Party, an extension of time for such cause shall be granted in writing for the period of the forced delay, or longer, as may be mutually agreed upon.

12. **Vesting.** The Parties agree that the development of the Property and this Development Agreement vests as to the permitted use, land use ordinance, regulation, and development standards in effect in Title 20 VMC as of the earlier of the date of any fully complete land use application being processed for approval with this Development Agreement, or the date of the execution of this Development Agreement. "Vesting" shall mean that the Property is entitled to be used and to implement a site plan or other land use permit or approval that is substantially consistent with that shown in Exhibit B, and that the Property is entitled to be eligible to receive land use approval of development proposals ("implementing land use approval(s)") that are consistent therewith, in accordance with the zoning, development and land use ordinances in effected upon the date of the vesting of this Development Agreement without any such application being subject to changes in ordinance, regulation, and development standards and regulations that are enacted or implemented subsequent to the date of vesting of this Development Agreement. Further, if an implementing land use approval has become final (not appealed), which is at variance with such ordinance, regulation, and development standards and regulations with the agreement of the applicant(s), the ordinance, regulation, and development standards and regulations manifested in such implementing land use approval(s) shall become vested under this Development Agreement. This Development Agreement and the development standards in, and terms of, this Development Agreement govern during the term of this Development Agreement and may not be subject to an amendment to a zoning ordinance, land use regulation, or development standard adopted after the effect date of this Development Agreement except with the agreement of the applicant or owner; provided that an applicant or owner of the Property may elect to waive vesting as to an ordinance, requirement, condition or standard and proceed under any ordinance, requirement, condition or standard more recently in effect by the City of Vancouver as allowed under VMC 20.250.040. This vesting shall continue beyond the term of this Development Agreement as to any fully complete implementing land use application in process or granted by the City during the term of this Development Agreement, for the normal term of approval of any such application or approval. Any permit or approval issued by the City, including any implementing land use approval, after the vesting of this Development Agreement must be consistent with this Development Agreement. Nothing contained herein shall preclude the City from exercising any and all rights it has under RCW 36.70B.170 to address issues of public health and safety.
13. **Exception to Vesting/Serious Threat to Public Health.** Nothing contained in this Development Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70.170(4) to address issues of public health and safety.

14. **Construction.** This Development Agreement sets forth the entire agreement of the parties. This Agreement shall be construed as a whole. No amendment, change or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties. To the extent of any conflict with any City regulations which may otherwise govern the Property, the terms and conditions of this Development Agreement shall prevail.
15. **Binding Effect.** This Development Agreement, or a summary therefore, shall be recorded against the Property and shall run with the land subject only to the express conditions or limitations of this Agreement, and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Upon assignment of this Development Agreement or the conveyance of any parcel of the Property to which this agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Agreement as they relate to such parcel.
16. **Cooperation.** Each party shall take such action (including, but not limited to the execution, acknowledgement and delivery of documents) as may reasonably be requested by the other party for the implementation or continuing performance of this Development Agreement. In the event of any administrative, legal or equitable action or proceeding instituted by any person or party to this Agreement challenging the validity of any provision of this Agreement, or any subsequent action taken consistent with this Agreement, the parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. Each party shall select its own legal counsel and retain such counsel at its own expense.
17. **Effective Date.** This Development Agreement will become effective on signature by the City of Vancouver and 5th Plain Creek Station LLC or successor.

Development Agreement by ordinance after a public hearing.

DATED THIS ____ day of _____, 2018

[Signature pages to follow]

CITY OF VANCOUVER

By:

_____,
Eric J. Holmes, City Manager
Dated: _____

Attest:

_____,
City Clerk

STATE OF WASHINGTON)

: ss.

County of Clark)

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

DATED this ____ day of _____, 2018

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

5th Plain Creek Station LLC, Owner

Dated: _____

STATE OF WASHINGTON)

: ss.

County of Clark)

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

DATED this ____ day of _____, 2018

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

CONCEPTUAL SITE PLAN



EXHIBIT 5 – ADDENDUM TO PLANNING COMMISSION STAFF REPORT



Addendum to March 13, 2018 Planning Commission Public Hearing Staff Report 5th Plain Creek Station Comprehensive Plan and Zone change in conjunction with annexation – Commercial/MX to Urban High Density/R-18 and Commercial/CG at 15306 NE Fourth Plain Blvd.

Addendum Date: March 12, 2018

This addendum is provided to include updated information in the following areas:

I. Revised Site Plan

The applicant has modestly revised the site plan, primarily in the northwest portion of the site. One of two proposed park areas has been eliminated, replaced by a public street, Avenue B, and the total number of residential units has been reduced from 378 to 361. See attached.

II. Three bedroom units

Pursuant to a Planning Commission question at the worksession, applicant representatives have indicated approximately 5% of future housing units, or approximately 19 units, are anticipated to have three or more bedrooms. Staff communications with affordable housing providers indicates a local shortage of affordable three bedroom rental units to accommodate low to moderate income families. For market rate housing the situation is less clear, but anecdotal information suggests a relative shortage of 3-bedroom rental opportunities also exists. Twenty-eight percent of current Vancouver rental units contain 3 or more bedrooms according to the American Community Survey, compared with 32% nationally. Due to lag time in reporting this data may not include local apartment construction in 2016 and 2017.

III. Fourth Plain frontage

Also in response to the worksession discussion, the applicant indicates front elevations showing anticipated project development as seen from Fourth Plain Boulevard will be available at the public hearing. The conceptual site plan shows five buildings covering approximately half of the site frontage, located behind 18 trees abutting Fourth Plain. In addition to the main project entrance proposed at 154th Avenue, an opening between fronting buildings with outdoor seating is also proposed between the 152nd and 154th intersections. The applicant has also provided additional narrative describing the commercial properties, attached.

IV. Public comment

One comment has been received, attached, from a property owner abutting the site with questions about noise and the status of border trees.

V. School District comment

Attached are comments from the Evergreen School District regarding capacity of the Pioneer Elementary, Frontier Middle and Union High Schools serving the site, and broader trends of declining enrollment in the district raised by the applicant. The comments address the estimated additional 46 students generated by residential development under the proposed R-18 zoning district, but not under the MX zoning district. MX district regulations would allow for substantially more students, although market conditions may not result in development in the near future or maximum density. The March 12 letter indicates Pioneer Elementary School is already 20 students over capacity, although the follow-up email indicates a new elementary school will be built at NE 39th St/NE 162nd Ave which will relieve pressure on this school. The email also notes that the District has completed updated long term enrollment projections assuming higher levels of multi-family development in the area which project increases at the Pioneer Elementary and Frontier Middle Schools, and declines at Union High School. As noted in the staff report the project would likely result in \$2.4 million in School Impact Fees under the original site plan proposed.

Revised Site Plan



Additional Narrative Regarding Commercial Area

From: Kurt Stonex [mailto:kurt@olsonengr.com]
Sent: Monday, March 12, 2018 10:58 AM
To: Snodgrass, Bryan
Cc: Jocelyn Cross
Subject: 5th Plain

Bryan,

A couple of the commission members had questions on the commercial area. Below is some additional information regarding the proposal :

- Four north/south pedestrian walkways are proposed to link the commercial buildings along Fourth Plain with the residential area to the north. Three are sidewalks along the public streets and the fourth is a dedicated pedestrian pathway the aligns with Avenue B. The three sidewalks offer convenient linkages from the residential areas through the commercial area and out to Fourth Plain; users traditionally find these pathways safer because of the surveillance opportunities from the roadway. The dedicated pathway brings people down Avenue B through a linear greenway and a series of outdoor spaces before reaching Fourth Plain. These outdoor plazas become neighborhood gathering spaces supported by the commercial activities. The short pathway linking the two plazas will be separated from the parking with different paving materials and a linear planter.
- Two strong east/west pedestrian pathways are proposed which will intersect the north/south pathways and link the commercial businesses. These pathways encourage cross-shopping within the commercial area of the development.
- There are five buildings pushed up to the Fourth Plain right of way to activate the street frontage. There will be screening of the drive thru lanes with a combination of softscape and hardscape features to support the southern edge of the development, while adding color and scale. At mid-block the north/south pedestrian pathway passes through a large plaza area. This plaza area is a focal point of the development and serves as a symbolic entry to the commercial area from Fourth Plain.
- The shared parking fields that serve the businesses can be minimized to reflect the anticipated non-competing peak times of the various businesses housed over the life of the project. The shallow north/south dimension has only six stalls in a row with planters at each end. This brings in more greenery and shading, while helping to define safe drive aisles.
- The project was designed to encourage human interaction and sense of place, as well as create safe, attractive and convenient environments. The proposed development links the residential and commercial areas with a strong pedestrian pathway linking two large plazas. This pathway encourages interaction and the plazas create a sense of place.

Thanks,

Kurt Stonex, PE, PLS

Principal

Olson Engineering, Inc.

222 E. Evergreen Blvd.

Vancouver, WA 98660

360-695-1385 WA

503-289-9936 OR

360-695-8117 FAX

kurt@olsonengr.com

www.olsonengr.com



Public comment

From: Dale BBrandenburg [<mailto:dhbrandenburg@comcast.net>]

Sent: Tuesday, March 06, 2018 12:19 PM

To: Snodgrass, Bryan

Subject: 5th Plain Creek Station - Tax Lot 159108000

Hello Bryan,

My property joins the plan property in the northeast corner, with my address being 7309 NE 156 Ave.

In reference to the above Lot, can you provide me with some information or point me in the right direction?

- Current and proposed zone changes on a plot map demonstrating locations of streets and type of structures. Hopefully this would show connection points with existing streets as well as new.
- Does the plan show locations of the single family homes as well as multifamily homes? How many of each? Are the single family home to be rental properties?
- Are there any requirements of sound structures or fences for the perimeter properties, where the development is adjacent existing homes? If not, how can this be addressed as a requirement to reduce the increased noise associated with multi family homes?
- Also, I would like to know if there are any plans or notes associated with tree removal? We have a large fir tree that startles the property line and need some clarification based on surveys of where liability ownership lies or if there are plans to remove.

Thank you

Dale Brandenburg

EVERGREEN SCHOOL DISTRICT COMMENT LETTER



Evergreen Public Schools

March 12, 2018

Bryan Snodgrass, Principal Planner
City of Vancouver, Washington
Community and Economic Development Department
415 W. 6th Street
Vancouver WA 98660

RE: 15306 Fourth Plain
Vancouver, WA

Dear Bryan,

In response to your request, the following information reflects high school, middle school, and elementary schools that would potentially be affected by the proposed project site. These figures do not reflect the cumulative impact of previously approved, unoccupied building lots. That information should be considered as part of the review process.

School	Previously Approved Unoccupied Lots *	Current Proposed Lots	Total Cumulative Lots	Projected # of Students **
Pioneer Elementary	--	72 SFR / 266 MFR	--	16 / 30
Frontier Middle	--	72 SFR / 266 MFR	--	7 / 14
Union High	--	72 SFR / 266 MFR	--	11 / 15
	October 2017 Enrollment	Total Enrollment (Current and Projected)	Enrollment Capacity Including Portables ***	Enrollment Over (Under) Capacity
Pioneer Elementary	694	--	714	20
Frontier Middle	814	--	1069	(255)
Union High	1920	--	1920	0

*This information is not available to us but should be considered as part of the review process.

**Projected number of students is based on the District's "student factor" (the number of students historically generated by a dwelling unit in the District).

*** The capacity of the elementary schools is based on a current program with an average student-to-teacher ratio of 20:1 in regular classrooms and 12:1 in special education classes. Capacity at Secondary schools is based on room utilization reflecting one unoccupied period per day and includes the maximum addition of portable classrooms.

13501 Northeast 28 Street • PO Box 8910 • Vancouver, Washington 98668-8910 • (360) 604-4000 • FAX (360) 892-5307
www.evergreenps.org

Evergreen Public Schools is an Equal Opportunity Employer

Historically, Evergreen Public Schools has provided portable classrooms when enrollment exceeded the capacity of a school's permanent facility. Evergreen currently houses students in portable classrooms at all but three of its thirty-two (32) schools. It is imperative that developers and/or builders share this information with buyers. It would not be our preference to use portable or temporary classroom facilities. However, they are necessary to accommodate the temporary overload. The State Superintendent of Public Instruction does not consider portables to be equal to permanent facilities.

Bus transportation is provided for elementary students who live more than 1/2 radius mile from school. Elementary students who live less than 1/2 radius mile will be required to walk unless there are unsafe walking conditions. Bus transportation is provided for secondary students who live more than one radius mile from schools. Secondary students who live less than one radius mile will be required to walk unless there are unsafe walking conditions. Bus stops are determined as parcels are developed.

Please note that approval of a proposed subdivision, when combined with previously approved, unoccupied building lots, may result in a projected enrollment in excess of the mentioned school's enrollment capacity (including portables). We would not be able to add students in excess of the enrollment capacity without negatively affecting the quality of the school's instructional programs. This capacity is also limited by the core facilities such as eating space, restrooms and media center, etc., as well as the County and City impact limitations on the number of portables on each site. As a result, it would be necessary for the district to incur additional costs associated with housing these students elsewhere and the corresponding costs to transport them to this other location. Therefore, it is essential that the developer and prospective residents of this subdivision understand that students residing there may not be allowed to enroll in their neighborhood school.

Please feel free to contact Evergreen Public Schools Facilities Department at (360) 604-4077 if additional information is required.

Sincerely,


Susan Steinbrenner
Director of Facilities

SS/rg

From: Raelynn Good [mailto:Raelynn.Good@evergreenps.org]
Sent: Monday, March 12, 2018 11:05 AM
To: Snodgrass, Bryan
Cc: Susan Steinbrenner; John C Steach; Mike Merlino
Subject: RE: Proposed new rezone in the Evergreen SD

Hi Bryan,
Attached is the updated letter with the correct school attendance areas.

As far as the enrollment issues raised by the applicant, the biggest factor that will impact enrollment moving forward is the changing mix of single and multi-family development in some school attendance areas. While multi-family development is expected to remain at about 26-28% of the total housing district wide, the proportion of multi-family could increase substantially in some school areas, including Pioneer, Frontier, and Union. We recently updated our enrollment projections and considered 2 different scenarios – a baseline projection (a more conservative approach using historic data and the Clark county Vacant Buildable Lands model) and an alternative projection (representing more rapid population growth than represented by the Clark County GIS based formulation). In either scenario, Pioneer is likely to realize the most significant enrollment gain with up to 85 students in the baseline, and 260 students in the alternative scenario. Frontier is expected to increase by 40-60 students in the baseline scenario and up to 165 in the alternative scenario. Union is expected to decline in either scenario.

That said, the district will be building a new elementary school at NE 39th St/NE 162nd Ave which will relieve pressure from Pioneer. Frontier still has some capacity, albeit in portables, and Union should not be a problem. I hope this helps with your decision, please let me know if you have any questions.

Thanks,

Susan Steinbrenner
Director of Facilities
Evergreen Public Schools
13501 NE 28th Street/PO Box 8910
Vancouver WA, 98668-8910

(360) 604-4077

EXHIBIT 6 – ADDITIONAL PUBLIC COMMENT RECEIVED

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

From: Scott Mayfield [mailto:mayfieldclan@comcast.net]

Sent: Saturday, March 17, 2018 10:31 PM

To: Snodgrass, Bryan

Subject: 15306 NE Fourth Plain plan.

Mr. Snodgrass,

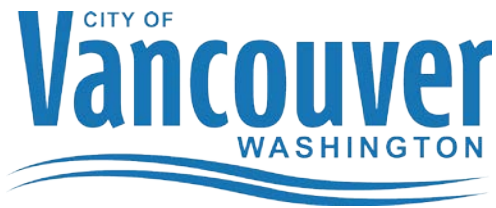
I am a resident in the neighborhood just north of the above mentioned property. I was unable to attend the meeting on the 13th and therefore didn't get to see the plan laid out for it.

I do have some input and concerns that maybe the meeting addressed. First, as you might guess, with the change in zoning to include multi-family housing, I am concerned about having apartments in my back yard. I have grown up around and have had a lot of experiences where property value are impacted and crime/vandalism increase. I do not want that in my neighborhood and I don't want my property value to go down.

Another concern is the street next to my house. As it stands we are tucked away in the neighborhood. If the street were connected to the one next to Goldie's that is a direct path and adds potential for an extreme increase in traffic both from construction and other vehicles once finished. Again, another thing in the con column.

If there is a web site I can go to see the entire plan, please let me know. I have been unable to find anything thus far.

Scott Mayfield
15509 NE 74th st.



Memorandum

DATE: March 22, 2018

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: April 16, 2018 work session review of proposed updates to VMC 20.895 standards for limits on the number of domestic animals allowed on residential properties

CC: Eric Holmes, City Manager

Background

This memorandum summarizes the status of the proposed domestic animal code changes to be discussed at the April 16 City Council worksession. A Council public hearing is scheduled for May 21, following first reading on May 7.

Vancouver code under VMC 20.895 currently limits the number of dogs to three, and prohibits rooster outright. Other portions of City municipal code contain various animal control performance standards. VMC [8.24](#) primarily addresses pet licensing, spaying, leashing, kennels, and related provisions. Also included are rabies and other provisions unique to dogs. For all animals, offensive odors, frequent or repetitive noises disturbing the peace of neighbors, or destruction of neighboring property or livestock is prohibited. City nuisance codes under VMC [8.20](#) prohibit any activity that offends senses, decency, or disturbs comfort and safety or others. The City contracts with the Clark County Animal Control Department to administer these standards.

The current proposal was initiated in November 2016 with a Council request to establish baseline limits for the maximum number of cats, hens or rabbits allowed on residential properties. Through Council and Planning Commission work sessions in January 2017 and a Planning Commission public hearing in March, baseline limits of five mature cats, hens and rabbits were developed, with additional hens or rabbits allowed on large lots. These standards were initially identified by City staff in consultation with County Animal Control staff, and based primarily on similar standards in most comparable cities. At public hearing on April 17 and July 10, 2017, the Council expressed support for the baseline standards but directed staff to explore options for additional flexibility through some form of home permitting. This direction followed testimony from three local citizens requesting the ability to maintain their practices of keeping hens and fostering disabled dogs on their properties.

Following further consultation with Animal Control staff and notice to impacted parties of record, staff developed a proposed Home Additional Domestic Animal Permit option. This is proposed to be codified in VMC 20.895, along with baseline limits developed and reviewed in 2017.

Staff contact in advance of the worksession is Bryan Snodgrass (bryan.snodgrass@cityofvancouver.us, 360-487-7946. City planning, legal, code compliance staff will be at the April 16 worksession, along with County Animal Control staff.

Proposal

Proposed code language is listed in full in Exhibit 1 herein, and would establish the following:

- Limits of five mature cats, rabbits and hens per residence, to go along with the existing standard of three mature dogs. Maturity for these purposes is defined as six months for dogs and cats, three months for hens and hens and rabbits.
- One additional hen or rabbit allowed for each 1000 square feet of lot size in excess of 10,000 square feet.
- A combined limit of 10 dogs, cats, hens, and rabbits per residence.
- Allowance for up to two additional dogs, cats, or hens by obtaining a Home Additional Domestic Animals Permit, subject to a \$100 application and \$100 annual inspection fee. Permit approval criteria are that there be no significant detrimental impacts to surrounding residents or properties in terms of odor, noise, safety, or other factors; humane and sanitary keeping of the animals, and compliance other City codes. Additional dogs under this permit are allowed only as part of fostering operations, as demonstrated by written authorization from a 501c3 animal care organization.
- Recognition of pre-existing, legal non-conforming uses based on photographs, veterinary or sale records, permits, or other evidence, to be determined as with other non-conformities on a case-by-case basis.

Planning Commission review

Following a worksession February 13, 2018 and a public hearing on March 13, the Planning Commission voted unanimously to recommend the proposed standards. Commission discussion was brief and focused on fees and administration and enforcement practices. Minutes are included in Exhibit 2 herein. The Staff Report to the Commission is Exhibit 3. No live public testimony was provided at the hearing. Two recent written comments received in advance of the Planning Commission hearing and one after the Planning Commission hearing are included in Exhibit 4 herein, along with a summary of 2017 input received.

Exhibits:

1. Proposed changes to VMC 20.895
2. March 13, 2018 Planning Commission minutes
3. Staff Report for Planning Commission
4. Public Comments Received
5. Comparable City Provisions

EXHIBIT 1 – PROPOSED VMC 20.895 CODE CHANGES IN FULL

Section 20.895.050 Domestic Animals and Livestock.

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

B. General Requirements.

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

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

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

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

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

6. Livestock facilities. Barns, sheds, and shelters used to house livestock shall be located in the rear yard and meet the same side and rear yard setbacks as the primary residence. Doorways and other openings shall be oriented away from neighboring properties. Livestock shall be confined or tethered in such a manner that intrusion on to neighboring property or damage to neighboring landscaping and fences is avoided. Such facilities shall be included in lot coverage percentage calculations.

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

1. The maximum height of the swine may be no more than eighteen 18" at the shoulder and weight shall be no more than 95 pounds;

2. The swine must have been spayed or neutered prior to entry into the City;

3. Registration, vaccination and other requirements as set forth in Section 8.24.022 VMC must be met; and

4. No more than two such pigs shall be kept at any one address for any period in excess of three calendar days.

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

E. Off-site impacts. The keeping of domestic animals or livestock shall comply with all of the applicable requirements of Chapter 20.935 VMC, Off-Site Impacts.

F. Other Requirements

1. The raising and keeping of animals is also subject to VMC Section 8.20 (Nuisances) and 8.24 (Animals).

2. The raising and keeping of domestic animals for commercial purposes is prohibited. Commercial purposes does not include incidental sale of livestock off-spring, milk, or eggs subject to Washington State health and agricultural regulations.

3. Maximum number of domestic animals for non-commercial purposes. The keeping of domestic animals on individual residential properties shall be limited to the following, unless as part of a kennel, veterinary clinic, animal hospital, or dog day care as defined in this chapter:

a. No more than three dogs, not including those less than six months old;

b. No more than five cats, not including those less than six months old.

c. No more than five hens, not including those less than three months old.

d. No more than five rabbits, not including those less than three months old

e. On larger properties, one additional hen or rabbit is permitted for each additional 1000 square feet of overall lot size in excess of 10,000 square feet

f. In addition, no combination of limits found in 3a-3e shall exceed 10 combined animals per residential property.

3. 4. The keeping of four or more dogs, which are 6 5-months old or older constitutes a Kennel and must meet requirements of 20.895.020. Excludes veterinary clinics, animal hospitals and dog day care.

5.Home Additional Domestic Animal Permit. Up to two additional mature dogs, cats or hens beyond maximums otherwise established in this Chapter may be allowed on properties which have obtained a Home Additional Domestic Animal Permit (HADAP) subject to the following:

a. HADAP applicants shall submit a completed application form and one- time application fee of \$100.

b. Permits will be issued at the discretion of City of Vancouver staff in consultation with Clark County Animal Control department, based on compliance with the following standards:

i. Keeping of animals on the property, including those allowed under baseline maximums, does not create significant detrimental impacts to surrounding residents or properties in terms of odor, noise, safety, or other factors

ii. Keeping of animals on the property including those allowed under baseline maximums, is conducted in a humane, sanitary and safe manner.

iii. Applicant properties are in compliance with all other applicable Vancouver Municipal Code requirements.

iv. HADAP permits for additional dogs beyond baseline allowances shall be for fostering purposes only, as demonstrated by written authorization from a 501c3 animal care organization

c. HADAP permit holders shall be subject to an annual inspection to confirm continued compliance with code standards, and subject to an annual inspection fee of \$100.

6. Pre-existing situations. Residences with previously established keeping of dogs, cats, hens or rabbits may be considered non-conforming pursuant to VMC 20.930. Such residence shall demonstrate through photographic evidence, veterinary or sale records, permits, or other evidence to the reasonable satisfaction of the Planning Official that keeping of animals in excess of limits of this chapter was established prior to January 1, 2018, or prior to annexation to the City of Vancouver, and has been maintained since that time.

EXHIBIT 2- MARCH 13, 2018 PLANNING COMMISSION MINUTES

Present: Erik Paulsen, Marjorie Ledell, John Lee, Steve Schulte, Jack Harroun, Audrey Mattoon and Jim Atkins.

Bryan Snodgrass presented before the Planning Commission Board the proposed amendment to be made to the Domestic Animal Limits and Home Permit Options. Snodgrass highlighted that there can be a distinction made in single and multi-family housing in terms of compliance with the domestic animal limits and home permit options, but the concern is that it could lead to people focusing more on the number of animals and less so in the actual impacts from the animals. Moreover, there is also the case where single story duplexes have a good amount of outdoor area, and therefore the single/multifamily distinction didn't seem as clean to implement as a policy. For these practical concerns, Bryan Snodgrass would not recommend changing the policy to include these specific distinctions.

Commissioner Mattoon expressed her concern on the potential impact of the size of the fees to lower income families, especially considering that hens unlike cats may be capped to supplement domestic food production for those kinds of households. She expressed interest in the idea of a fee waiver for people who can demonstrate financial hardship. Snodgrass responded that the 100 dollar fee represents one of the lowest fees that the city has for anything, but that this can be a consideration that the Commissioner can recommend be brought forward to Council. One of the concerns when it comes to the pricing of the permit is the need to be able to inspect annually for the animals', neighbors' and public health considerations that there needs to be revenue to support that. Paul Scarpelli, from Animal Control added that the \$100 fee is consistent with other fees that the City charges for other animals, even though this covers more than just a fee but the time is used from staff to go out, do the inspection, come back, and file the paperwork, among other things. It is far more time consumptive than just issuing a license.

Chair Paulsen, commented that at the last workshop, there was some discussion about the fee philosophy when it came to this permit. He elaborated that there is a need to recoup the cost of an inspection, but that they understand that at or above a certain level of fee you see more fee avoidance and that could potentially raise the level of nuisance inspections which we can't recoup the cost of. Chair Paulsen added that it was important to take into account the fee level and the likelihood that people will just not pay it because it's cost prohibitive. Trisha Kraff from the Clark County animal protection and control explained that there are additional fines and penalties imposed upon non-compliance of the current facility license title and that this would apply similarly to the Domestic Animals and Home Permit. As for animal control code, there is a 100 dollars fine for the first offense, 200 dollars for the second and 400 dollars for the third. Anything over and above that is referred for criminal prosecution. Originally the discussion was around domestic animals and allowing for additional animals in a rescue type facility that would be temporary locations not just acquire two additional animals so one could have them permanently. The additional animal permit was intended for fostering purposes.

Commissioner Schulte expressed that his immediate reaction was that 100 dollars is too low of a fee, especially if the City is serious about really controlling these numbers and having to have inspectors out there on a routine basis. He asked if there was additional staff being considered to

monitor and inspect these facilities. Trisha Kraff responded that this is something that they will have to review as they find out the need or want for this type of permit. Paul Scarpelli added that Animal Control is short of 200 dollars per hour fully loaded costs by charging 100 dollars for these permits.

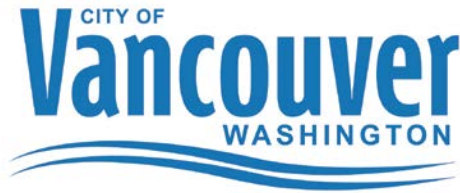
Public Testimony

Chair Erik Paulsen opened the floor for public testimony and, receiving no testimony, closed Public Testimony.

A motion was made by Commissioner Ledell, seconded by Commissioner Mattoon and approved by a 6-0 vote to recommend City Council to approve the proposed amendment.

Commissioner Ledell added that the recommendation is consistent with the comprehensive plan, has clear standards and some flexibility on it. She is not fond of the idea that the City will be losing money by charging the 100 dollars but in light of people avoiding the inspection fee, she supports the amount. Commission Mattoon also elaborated on her vote. Mattoon believes that this amendment is consistent with the comprehensive plan around minimizing adverse impacts of development especially concerning the developing urban character of Vancouver moving forward. Chair Paulsen expressed his gratitude to the time, effort, and energy that staff has invested in this and very much appreciated the changes that have been made since the workshop.

EXHIBIT 3 – MARCH 13, 2018 PLANNING COMMISSION STAFF REPORT



March 13, 2018 Planning Commission Public Hearing Staff Report Domestic Animals Limits for Residential Properties

Report Date: February 22, 2018
Proposal: Change VMC 20.895 to establish limits for the number of dogs, cats, hens and rabbits allowed on residential properties
Location: Applies to residential properties citywide
Proponent: Vancouver Community and Economic Development Department
City Staff: Bryan Snodgrass, Community and Economic Development Principal Planner, 360 487-7946, bryan.snodgrass@ci.vancouver.wa.us
Recommendation: Forward to City Council recommendation to **approve** the proposed amendment

I. BACKGROUND AND REVIEW PROCESS

Vancouver Municipal code currently limits the number of dogs allowed on residences to three, and prohibits roosters and peacocks, but otherwise contains no numerical limits on the number of cats, hens, or rabbits allowed on private residential properties. City code does include various animal control performance standards. VMC [8.24](#) primarily addresses pet licensing, spaying, leashing, kennels, and related provisions. Also included are rabies and other provisions unique to dogs. For all animals, offensive odors, frequent or repetitive noises disturbing the peace of neighbors, or destruction of neighboring property or livestock is prohibited. City nuisance codes under VMC [8.20](#) prohibit any activity that offends senses, decency, or disturbs comfort and safety or others. The City contracts with the Clark County Animal Control Department to administer these standards.

In March 2017, as tasked by the City Council, the Planning Commission developed new recommendations for numerical limits for domestic animals. These were based on staff research of other jurisdictions, and consultation with the Clark County Animal Control staff. With limited changes, the City Council in spring 2017 indicated support for the following standards for private residences:

- Not more than three dogs, not including those less than six months old.
- Not more than five cats, not including those less than six months old.

- Not more than five rabbits, not including those less than three months old.
- Not more than five hens, not including those less than three months old.
- On larger properties an additional mature hen or rabbit is allowed for each additional 1,000 square feet of land in overall lot area beyond 10,000 square feet
- Additional animals beyond this would be prohibited unless part of a commercial kennel, veterinary clinic, animal hospital, which are not allowed in residential zones.

In reviewing these baseline limits in spring and summer 2017, the City Council received testimony requesting options for greater flexibility in some cases. Two individuals representing a home bulldog rescue operation requested additional flexibility to allow for fostering of medically impaired dogs. Two individuals testified in support of more flexibility for hens. Two persons also testified with concerns about impacts from hens. Through conversations with staff, representatives of the SW Washington Humane Society and Second Chance Companions indicated their network of private residential fosters would be impacted by limits on kittens. The Council directed staff and the Planning Commission to explore a home permit allowing for additional animals beyond baseline limits, and to address the issue of potential non-conforming situations.

Standards proposed in this report were developed by City planning, code compliance and legal staff, in consultation with County Animal Control staff. At the February 13, 2018 worksession the Planning Commission reviewed a proposal from City and Animal Control staff establishing a home permit option, and further requested staff to explore limits on the number of combined animals per residence, different baseline standards for single and multi-family residences, and a sunset provision for non-conforming residences containing more animals than otherwise allowed. The March 13 hearing has been advertised in the Columbian, and notice was sent to parties previously testifying on this issue.

II. PROPOSAL SUMMARY

Proposed new VMC 20.895 code language is listed in full in Attachment A of this report. Key features are:

- Proposed 2017 baseline limits developed by the Planning Commission and City Council – No more than three mature dogs, and five mature cats, hens and rabbits per residence, with additional hens and rabbits allowed on properties larger than 10,000 s.f.
- A new combined limit of 10 total animals per residence, in addition to the individual dog, cat, hen and rabbit limits.
- Additional code language providing guidance on how non-conformities will be considered, recognizing that individual cases will differ.
- A new Home Additional Domestic Animal Permit (HADAP) allowing for up to two additional dogs cats, or hens beyond the baseline limits, subject to \$100 application and annual inspection fees.

After further internal consideration of the issues raised at the February 13 worksession regarding potential sunset provisions for existing non-conformities and differing limits for single and multi-family residences, these items have not been included in the final staff recommendation, although the Planning Commission can do so in its recommendations to the City Council.

Regarding potential sunset provisions for non-conforming residences, staff reviewed the number of past complaints related to non-conforming animals and determined that this has been limited. In addition, City communications with residents in the 2017 Van Mall North annexation area acknowledged that existing animal situations would be respected. Although non-conformities can be legally amortized, the only known example in City code are allowances for gravel parking in the downtown area, where the sunset timeline has had to be extended multiple times.

In the case of differing limits for differing housing types, a lower numerical standard in multi-family dwellings may invite complaints from other residents within the structure based on perceived numbers rather than impacts. Both the sunset and differentiated housing type provisions are logical, but in the view of Code Compliance staff may introduce additional practical concerns that outweigh benefits, given that performance standards exist to address the issues for the limited number of likely non-conforming situations that pose a problem.

III. REVIEW CRITERIA AND FINDINGS

Process and criteria for zoning text changes are specified in in VMC 20.285 as follows:

Section 20.285.090 Zoning Code Text Amendments

A. Approval process for Zoning Code text amendments

- 1. Initiation. All proposed text amendments to the development or zoning regulations shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.*
- 2. Private party requests. City staff shall submit proposals from private individuals or groups as follows:*
 - a. Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved. No fees shall be assessed.*
 - b. Staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be further reviewed by staff and submitted as a formal proposal, which shall be deferred to future work programs, and which shall not be considered. Decisions to defer or not consider private requests shall be considered final unless appealed as provided herein.*
- 3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of subsections of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or*

council. Proposed text amendments to zoning or development regulation amendments which do not include corresponding comprehensive plan changes may be reviewed separately from one another, at any time.

B. Approval criteria for Zoning Code text amendments

Proposed zoning or development regulation text changes shall be considered based on the following:

- 1. The proposed change is consistent with the comprehensive plan; and*
- 2. The proposed change is necessary to further the public interest based on present needs and conditions.*

Staff Findings: Proposed zoning text changes were developed by City staff following initial direction from the City Council. The proposed changes are consistent with the Vancouver Comprehensive Plan and other applicable laws, specifically Comprehensive Plan policies CD-9, Compatible Uses, and IM-4 Internal Policy Consistency. The proposed changes are consistent with the public interest in establishing clear standards for the maximum number of domestic animals that may be kept on residential properties, with flexibility provided for juvenile animals, for larger residential properties, and through the additional home permit option.

IV. RECOMMENDATION

Based on analysis and findings in this report, staff recommends that the Planning Commission forward a recommendation to the Vancouver City Council to approve proposed change to VMC 20.895.050 described herein.

Attachments

- A. Proposed Code Amendment
- B. Testimony Received to date
- C. Related Standards from Comparable Jurisdictions

EXHIBIT 4 – PUBLIC COMMENTS TO DATE

From: Lavetta Gustafson [mailto:lavettagus@gmail.com]
Sent: Tuesday, March 13, 2018 7:56 PM
To: Snodgrass, Bryan
Cc: arielyoungnr@gmail.com; sdmowatt@hotmail.com; Lilyspadrescue@gmail.com; maryaelkin@gmail.com
Subject: Re: Updated city standards for number of domestic animals allowed in homes

Brian and all,
Unfortunately, I am unable to attend the Planning Commission as planned. I have reviewed the Draft of 2018 Proposed Updates to Domestic Animals Standards in Residential Areas. Brian, Thank you for sending. In my absence, I hope you will allow this email and additional photos as my testimony regarding the proposed updates.

The question I have to ask is why are "updates and/or changes" with further allowances being suggested/proposed. Until the City can enforce the current codes, I fear that any allowances will result in more violations with more City residences being negatively impacted. The permit process and fee is a start but what about those residences already with animals? Why isn't the fee higher? I believe the city of Sherwood, Oregon has a \$1,500 fee with a permit and an initial inspection before animals are brought to the home and then afterwards. What about an annual fee such as that used to monitor dog and cats. The higher fee will help to offset the labor involved in City employees conducting inspections.

I have neighbors and friends who live in the City of Vancouver who have negative experiences with regard to chickens to report but due to the short notice are unable to attend your meeting. Some of them have shared the issue with rats..large rats..and more racoons. A health issue that was reported in the Columbian newspaper this week addressed the problem with salmonella connected with live chickens. This health issue goes beyond the bad smell. What and how is the City going to address this health hazard? Or is the City going to address it?

Codes are not nor have they ever been properly enforced, as they should be, in the City of Vancouver for many years. I live next door to a woman who is in violation of the Domestic Animal Code with regard to chickens since she got them in 2013. First, The "chicken house structure" is attached to the East side of her home facing my home not in the middle of the backyard with the door facing the owner domain per code; Second, the chicken house is not properly cleaned so the smell is horrible..to the point we cannot use/enjoy our yard, our deck and the windows and doors must be closed and we still have the odor seeping into our home; third, when the owner "moved" the manure several years ago it was spread on the ground near my fence and arborvitae hedge which has contributed (if not caused) the dying of my hedge. For those who are not familiar with chicken manure (both my husband and I were raised in rural environments and raised chickens and other livestock), the manure is very high in nitrogen and if not properly composted it is dangerous to plants. It can burn and kill plants.

ALL of these items are direct code violations.. .the chicken "house/barn" structure is not properly located in the rear yard...the lack of proper care is animal abuse with the manure inside the chicken house about 10 inches or more high and with the door not able to close properly with

chickens often escaping from their building..and the manure causes a horrible smell. (By the way, my hedge was planted several years before the chickens "arrived".) All of these violations have been reported to City of Vancouver Code officers/personnel. Since 2014, there have been few responses and those that we have received in the past 2+ years have been to refer us to Clark County Animal Control, who then refer us back to the City Code department since we live in the city limits. Most recently I talked and emailed with Paul Scarpelli, supervisor for Clark County Animal Control and, after confirming our home is inside the Vancouver city limits, he told me this is a City issue. He then emailed the Vancouver Code department urging attention and the result has been no help.

In 2013, a Code department officer did drive by the home next door after a report was made but wrote her up for plants that were "creeping" out of her yard. He admitted that he never left his vehicle even though he had permission to come into my yard so he could see the chicken structure and the baby ducks next door. (The neighbor put up a wood fence which obstructs the view from the street and both my home and hers is on situated on a hill so it is not possible to see the backyards from the curb.) After much instance, the Code officer did eventually come to my house where from my deck he could see the location of the chicken structure and the baby ducks that she had at that time. The officer did instruct the neighbor to remove the young ducks due to the smell and the lack of adequate water for the ducks to properly clean their bills/noses but to my knowledge he did not advise the neighbor to relocate the chicken structure per code.

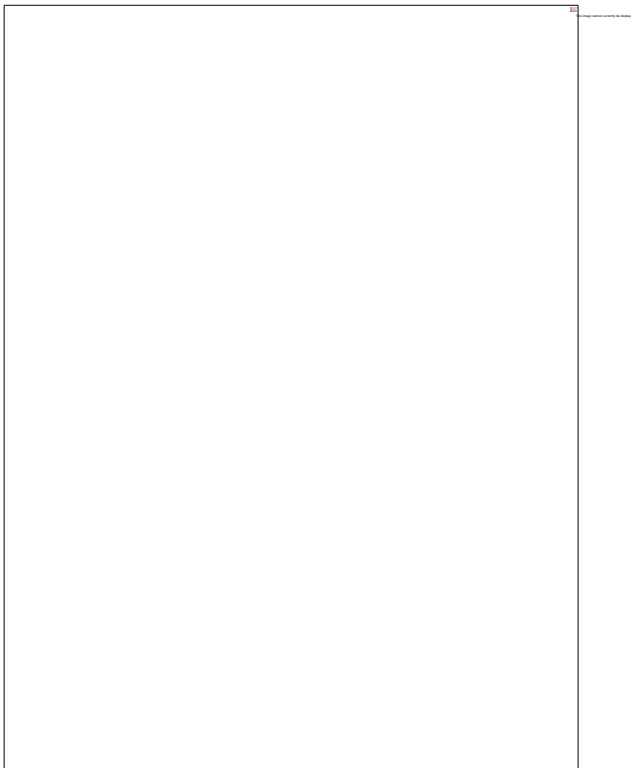
I and my family have lived and enjoyed our home for 39 years and have worked to become more environmentally and energy efficient (i.e., using an outdoor cloths line for the drying of our laundry when the weather has permitted and having a bee/butterfly friendly yard). That is no longer possible due to the smell so laundry must be hung inside our home and/or dried in an electric dryer and it is challenging to keep plants alive, as well as enjoy the beauty of our yard.

I apologize for the length of the message and ask forgiveness for my rant. I welcome any response and/or feedback to this message and the photo of the situation next door and the proximity to my home.

Brian, Photos are being sent separately. I would also like more information as to when the City Council will meet regarding the Commission's proposal.

Thank you for this opportunity,
Lavetta Gustafson





From: Ariel Young [mailto:arielyoungn@gmail.com]

Sent: Wednesday, February 07, 2018 12:37 PM

To: Snodgrass, Bryan

Subject: Re: Updated city standards for number of domestic animals allowed in homes

Bryan,

I appreciate your work on this but I still feel that this effort is misplaced and the ordinance very poorly written. My specific issues are as follows:

1. Not relevant. The failure, once again, is in thinking that a nuisance is proportionate to the number of animals. The goal is to curb nuisance situations that would cause offensive odors, noise disturbances, destruction of neighboring property and disturbance to the comfort and safety of others. These are training, care and upkeep issues not a number of animals issue. One outdoor male cat is far more of a nuisance than six well-kept indoor only cats. Two outdoor only poorly-kept, though not neglected, German Shepherds are far more of a nuisance than four well-trained, well-kept mostly indoor terriers. My six well-kept chickens last year were not a nuisance nor are the four chickens I have today. A nuisance is NOT directly proportional to the number of animals. The ordinance is attempting to use objective numbers to solve a subjective, complex situation.

2. Unreasonable Government searches. The City isn't going to start randomly counting the number of cats under HADP holding citizens' beds, unless there is a cause for concern. This reveals what this ordinance's true purpose really is: a work around to getting a warrant. Law abiding citizens who get a permit would forever be giving up their rights (as it is currently written) to require a warrant before government searches of their property occur. While I'm sure both Clark County Animal Control and the City of Vancouver will promise to never misuse their annual inspections and right to charge inspection fees, I think there is generally a lack of trust on voluntary compliance issues like this (DACA immediately comes to my mind). Warrants for hoarding cases are challenging to obtain but they absolutely exist for a reason- citizen protection. This rewrite will not curb hoarding it's just taking away rights from HADP holding citizens.

3. Grandfather Clause. Properties that exceed limits now can continue to exceed limits later, assuming they aren't causing a nuisance as they will be grandfathered in, like the previous rewrite. There remains no way to keep track of whether a property is grandfathered in or not.

4. No repercussions. What is to prevent citizens from NOT getting a permit? They retain more of their rights and I see no current repercussions.

5. Proper Procedure. In my capacity as a Clark County Animal Control Advisory Board member for the last year, I also have some concerns about whether this particular rewrite was ever properly brought back to the Animal Control Advisory Board for discussion and review. I've addressed this specifically with Paul Scarpelli and the board.

I do appreciate your reaching out to me. For better or worse (and maybe to some people's dismay), when I feel strongly about something I speak up. I feel that the City of Vancouver can and should be a light to the other cities in the nation. Urban micro-farming is a growing movement,

specifically in the PNW, and I genuinely want to see us get it right because I believe we can. What I don't want to see is for the City to get it wrong and regret it, I definitely *do not* want to set that example.

Sincerely,

Ariel Young

From: Mary Elkin [mailto:maryaelkin@gmail.com]

Sent: Wednesday, February 07, 2018 8:51 AM

To: Snodgrass, Bryan

Subject: Re: Updated city standards for number of domestic animals allowed in homes

Hi Bryan,

Thank you for sending this update!

I think this is a great set of standards for domestic animals allowed on residential properties. The inclusion of allowing more hens based upon the size of the lot is exactly what is needed in my opinion. Not every property in Vancouver looks the same. This will keep residents with neighbors very close to each other happy and residents on larger parcels happy.

Thanks again for the hard work and keeping me updated.

Mary Elkin

2017 Testimony Recap

- No testimony was submitted at or before the 3/14/17 Planning Commission hearing
- Seven individuals testified at the 4/24/17 City Council hearing. One raised concerns that about implications of annexation. Two accepted proposed new maximums but raised concerns about impacts from nearby chicken hording case. One testified with concerns that new City standards would override subdivision CC&Rs prohibiting chickens. One testified with concerns about limiting chickens by number rather than performance. One testified with concerns that maximums would prevent some legitimate animal fostering of various types. One testified with concerns that his disabled dog fostering activity would be prevented.
<https://www.cvtv.org/search?q=%2522Vancouver+City+Council%2522&c=videos&sort=new&p=4>
- Two individuals testified at the 6/26/17 City Council Citizen Communication. One requested options for allowing up to 12 hens. Another testified with concerns about odor from a neighbor's chickens
<https://www.cvtv.org/search?q=%2522Vancouver+City+Council%2522&c=videos&sort=new&p=3>
- Three individuals testified at the 7/10/19 City Council public hearing, requesting options for more chickens and dogs. Two had previously testified on 4/24/17.
<https://www.cvtv.org/search?q=%2522Vancouver+City+Council%2522&c=videos&sort=new&p=3> (beginning at 29:30)

EXHIBIT 5: COMPARABLE JURISDICTION PROVISIONS

	Cats/Dogs	Rabbits	Hens	Residential Permitting Options
City of Bellevue	3	3	6	Private animal permit - no charge; allows possession of five foster animals above the limit that would normally apply to their property under the Land Use Code; homes must be found for the animals within 6 months
City of Everett	2 dogs, 2 cats	NA	5 without permit	not found
City of Olympia	3 dogs and cats combined	5 on lots less than 1/4 acre; 1 more per each additional 1000 s.f. of lot area up to 10	5 on lots less than 1 acre; 1 more per each additional 1000 s.f. of lot area up to 10	There is a permit for 501(c)(3) organizations, catteries, and hobby kennels, but it doesn't mention fostering at a private residence
City of Spokane	4 dogs and cats combined	1 per 1000 s.f. of lot area	1 per 1000 s.f. of lot area	not found in code
City of Tacoma	6 dogs and cats combined	NA	5	not found in code
City of Yakima	6	4	4	not found in code
City of Renton	3 household pets; includes dogs, cats, rabbits, caged indoor birds, small rodents, non-venomous reptiles and amphibians weighing less than 10 lbs.	See Cats	3 on lots that are at least 6,000 gross sq ft in size. On lots that are larger than 6,000 gross sq ft, 1 additional small lot domestic animal may be kept per additional 2,000 gross sq ft.	number of cats includes foster animals; There is an Additional Animals Permit that can be obtained to have more than what is permitted outright and this application fee is \$50; if approved, permit may be renewed annually for \$50; minimum lot size applies for permit and is found below under the Renton header.
City of Portland	Regulation restricting number of dogs or cats not found	3 small animals permitted; includes ducks, chickens, rabbits, doves, pigeons, or pygmy goats	See rabbits	Permitting process outlined below for keeping more than 3 small animals on property
City of Seattle	Up to 3 small animals allowed, such as dogs and cats combined; if property over 20,000 sq. ft., up to 4 small animals allowed with one additional animal permitted for each 5,000 sq. ft.	Considered small animal; see cats/dogs	Up to 8 domestic fowl allowed, with more permitted on properties over 10,000 sq. ft.	no additional permitting options found in code beyond allowances for extra animals per square footage

5th Plain Creek Station Annexation and Comprehensive Plan and Zoning Map Designations

VANCOUVER
CITY HALL



April 16, 2018

Vancouver City Council Work Session

Bryan Monroe, Associate Planner, Community
and Economic Development Department

Bryan Snodgrass, Principal Planner, Community
and Economic Development Department

Presentation Overview

- Staff review and Council discussion of requested annexation, and Planning Commission recommendation of proposed Comprehensive Plan and Zoning map designation assignment and associated Development Agreement.
- Opportunity for any additional direction prior to May 7 first reading and May 21 public hearings on the map designations and DA, and June 25 first reading and July 2 public hearing on annexation.

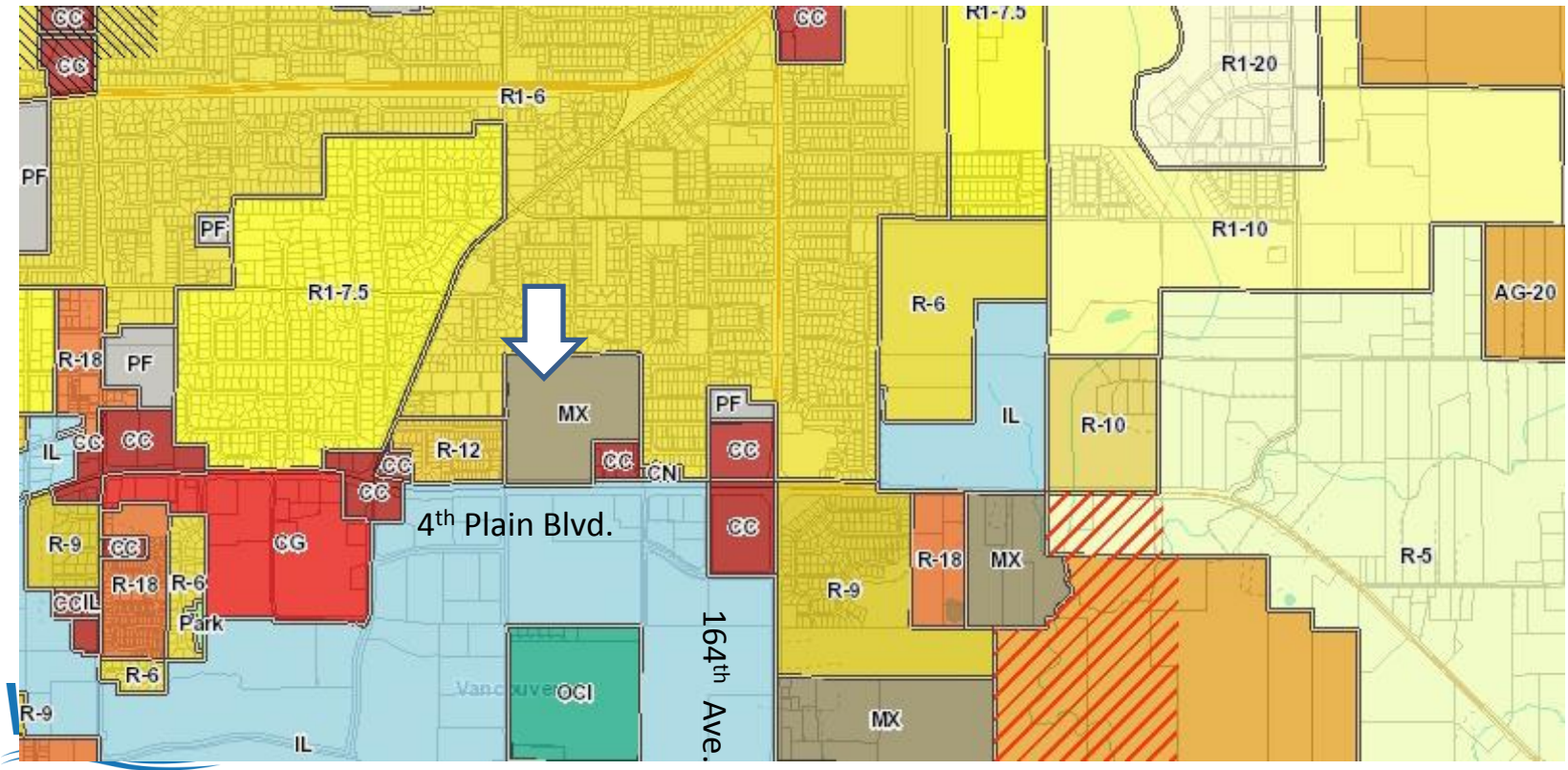
Annexation and Rezone Processes to date

- November 9, 2017 – Annexation request submitted.
- January 8, 2018 – City Council public meeting specifying 33.7 acre annexation area, absence of property indebtedness, and acknowledging request for new City designation other direct conversion from County designation.
- February 27, and March 13, 2018 - Planning Commission worksession and public hearing on map designations, and accompanying Development Agreement (DA).

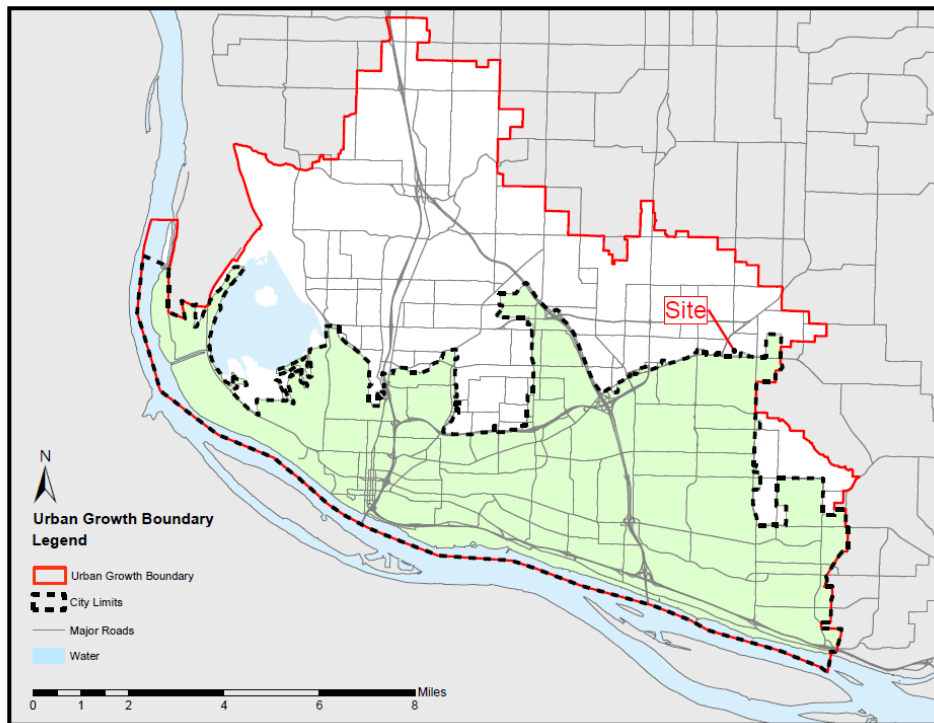
5th Plain Creek Station: MX to CG and R18



Regional Zoning



Location within Vancouver Urban Growth Area



Conceptual Site Plan: 361 Units/51,400 s.f. Commercial



Proposal

- Finalize annexation of property initiated on January 8.
- Establish Contingent City Comprehensive Plan and zone designations Urban High Density Residential/R-18 and Commercial/CG rather than Commercial/MX which is the equivalent of current County designation.
- Adopt Development Agreement requiring substantial consistency with conceptual site plan unless otherwise required through future review, and to exclude storage, dog day care, or non-ancillary parking uses otherwise allowed in CG zone. Future site plan and subdivision review required to determine specific impacts and requirements.

Community Input

- Hearing noticed through newspaper publication, website posting, sign postings at the site, and hardcopy mail to owners and residents within 500 feet. Chair or Heritage Neighborhood Association notified through email.
- One comment letter received. Five persons testified at the March 13 Planning Commission hearing, all with concerns about traffic and parking implications for the nearby residents.

Comparison of Proposed and Existing Designations

- MX zone allows the residential portion of development to encompass anywhere from 20% to 80% of the site floor area. Minimum residential density of 12 units per acre and commercial Floor Area Ratio (FAR) of 0.5 required. Separate buildings must be physically and functionally integrated. No density maximum, effectively allowing up to 35 housing units per net acre.
- Rezone proposes approximately 80% of site residential, 20% commercial.
- Applicant traffic study projects 38% fewer daily vehicle trips under proposed R-18 and CG zoning than existing MX.

Recommendation:

- Planning Commission unanimously recommends establishment of proposed R-18 and CG zones and accompanying Comprehensive Plan map designations, and authorizing Development Agreement, as described in staff report.
- The site has not developed under its current MX designation, and its location and surrounding uses suggest mixed use development may not occur in the near future.
- The proposed conceptual site plan largely provides density, connectivity and open space features that would be provided under the MX zone.

Recommendation (cont.):

- The city MX zone, the equivalent of its current County designation, would allow for more intensive development potential than the proposed R-18 and CG zones.

Next Steps

- May 7 - City Council first reading on contingent Comprehensive Plan and zoning map designations and Development Agreement.
- May 21 - City Council public hearing on map designations and Development Agreement.
- June 25 - City Council first reading on annexation.
- July 2 - City Council public hearing on annexation.

Questions and Discussion

Annexation Contact: Bryan Monroe

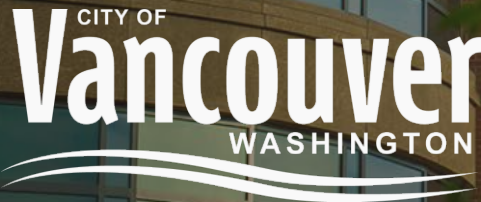
(360) 487-7958, Bryan.Monroe@cityofvancouver.us

Plan/Zone Map Designation Contact: Bryan Snodgrass

(360) 487-7946, Bryan.Snodgrass@cityofvancouver.us



Domestic Animals Limits



April 16, 2018

Vancouver City Council Work Session

**Bryan Snodgrass, Principal Planner, Community
and Economic Development Department**

Presentation Overview

- Staff review and Council discussion of proposed standards establishing limits for the number of dogs, cats, hens and rabbits allowed on residential properties.
- Opportunity for any additional direction prior to May 7 first reading and May 21 public hearing

Current Vancouver Domestic Animal Standards

- VMC 20.895.050 allows up to three dogs on residences.
- Animal standards under VMC 8.24 prohibit offensive odors or noises from animals disturbing the peace or property of neighbors. Provisions for dog licensing, spaying, leashing, kennels also included. Roosters prohibited.
- Administered and enforced by Clark County Animal Control.
- VMC 8.20 general nuisance codes prohibit any activity that offends senses, decency, or disturbs comfort and safety.

2017 Domestic Animal Standards considered

- November 2016 City Council requested numerical limit for cats, hens, and rabbits.
- January 2017 Council and Planning Commission worksessions.
- At a March 14, 2017 public hearing, Planning Commission recommended limits suggested by staff, similar to other jurisdictions: Three mature dogs; Five mature cats, rabbits and hens; One additional hen or rabbit for each 1000 square feet of lot size beyond 10,000 square feet. No public testimony offered.

2017 Standards considered (cont.)

- At public hearings on April 17 and July 10, in response to public testimony, Council accepted Planning Commission baseline recommendations but remanded the issue and directed staff to develop home permit options for additional animals.

2018 recommendations

- Recommendation developed by City and Animal Control staff presented to Planning Commission on February 13:
 - Permit for up to two additional dogs, cats, or hens. \$100 application fee, \$100 annual inspection.
 - No significant detrimental impacts to surrounding residents or properties in terms of odor, noise, safety, or other factors.
 - Animals kept in a humane, sanitary and safe manner.
 - Compliance with all other City codes.

2018 recommendations (cont.)

- Additional staff recommendations following February 13 Planning Commission worksession discussion:
 - No more than 10 combined dogs, cats, hens and rabbits per property.
 - Previously established situations may continue as non-conforming uses, in consideration of photographic evidence, veterinary or sale records, permits, or other evidence.

2018 recommendations (cont.)

- Recommended unanimously by Planning Commission at March 13 public hearing. Two written comments submitted before and after the hearing, one against proposed standards, one generally in favor of domestic animal restriction.

Next Steps

- City Council first reading May 7
- City Council public hearing May 21

Questions and Discussion

Bryan Snodgrass, Principal Planner
Community and Economic Development
(360) 487-7946, bryan.snodgrass@cityofvancouver.us



STAFF REPORT NO. 050-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 4/16/2018



Subject: Vancouver Tennis Center Reroof Project – Contractor Award

Key Points:

- The City of Vancouver currently operates the Vancouver Tennis Center, which requires a roof repair.
- Three contractor bids were received on Invitation to Bid #18-3. AMER-X Inc. Roofing has been determined to be the lowest responsive and responsible bidder.
- Staff is recommending the award of the Schedule A & B.
- It is anticipated that the Vancouver Tennis Center will be operational during construction with phased closures as needed to accommodate construction sequencing.
- There is sufficient funding to award this project.
- The project has an apprenticeship utilization goal of 3%, which is consistent with the City's policy. AMER-X Inc. Roofing is anticipating meeting and exceeding this goal.

Objective: Award a contract to the lowest responsive and responsible bidder, AMER-X Inc. Roofing of Brush Prairie, Washington, for the Vancouver Tennis Center Reroof Project. This action supports implementation of Goal 1, Objective 1.2 of the City's Strategic Plan: *Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.*

Present Situation: The City of Vancouver currently operates the Vancouver Tennis Center, located at 5300 E. 18th Street in Vancouver. The property is owned by the Vancouver School District (District) and the City holds a 20-year long term lease, which has a 10-year initial term, with an auto extension for an additional 10 years. The lease with the auto renewal will be in effect until 2038. In order to continue operations and improve services to the community, the City entered into a Management and Operations Agreement with the United States Tennis Association – Pacific Northwest (USTA-PNW) earlier this year. As part of that agreement the City has committed to replacing the roof.

The Vancouver Tennis Center was constructed in 1975, added onto in 1986 and again in 1993. While the roofing has had periodic maintenance, it has never been replaced and is experiencing multiple failures. Because the roof is beyond its useful life the most economical solution is to replace the entire roof. This project will remove the exposed fastener metal roof and insulation and replace it with a modern concealed clip fully seamed metal roof and insulation system. In addition, this project will replace the rain gutters, metal siding on the end walls, and reseal the concrete joints on the tilt up wall panels. It is anticipated that the Vancouver Tennis Center will be operational during construction with phased closures as needed accommodate construction sequencing; however, depending on what is uncovered during construction, limited full closures may be needed.

Invitation to Bid #18-3 was issued on March 5, 2018. The Invitation to Bid documents included a 3% Apprenticeship Utilization Requirement, which is consistent with the City's policy. The

City received three contractor bids by the bid solicitation close on April 3, 2018. City staff and key stakeholders met to review the bids and to provide a recommendation for award. A recommendation for awarding the Vancouver Tennis Center Reroof Project Schedule A (roof replacement) and Schedule B (tilt-up wall sealant replacement) was determined. The bids for Schedule A & B ranged between \$820,046 and \$1,346,328. The bid results are as follows.

SUMMARY OF BIDS

BIDDER	Schedule A	Schedule B	TOTAL
AMER-X Inc. Roofing, Brush Prairie WA	\$798,908	\$21,138	\$820,046
West Coast Roofing & Building, Salem, OR	\$1,130,697	\$49,757	\$1,180,454
Roof Toppers, Vancouver, WA	\$1,289,960	\$56,368	\$1,346,328
Engineers' Estimate	\$500,000 to \$750,000		

AMER-X Inc. Roofing was determined to be the lowest responsive and responsible bidder and their bid is within the project's budget. The Engineers Estimate had a range between \$500,000 and \$750,000. The contract with AMER-X Inc. Roofing is written for \$820,046.00 to include the acceptance of Schedule A & B.

Advantage(s):

1. This project satisfies the City's contractual commitment to replace the Vancouver Tennis Center roof as detailed in the management agreement between the United States Tennis Association, Pacific Northwest and the City.
2. The existing roof is beyond its useful life and in need of replacement.

Disadvantage(s): None

Budget Impact: Budget for this project was included in the 2017-2018 Biennial Budget.

Prior Council Review:

- Council briefing memo on the transition to USTA-PNW – June 26, 2017
- Council workshop – September 18, 2017
- Long term lease with Vancouver School District – February 12, 2018
- Operations and Management Agreement with USAT-PNW – February 12, 2018

Action Requested: Award a contract to the lowest responsive and responsible bidder, AMER-X Inc. Roofing of Brush Prairie, Washington, and to authorize the City Manager or his designee to execute a contract for the Vancouver Tennis Center Reroof Project, in the amount of \$820,046.00, which includes Washington State Sales tax.

Attachment(s): Construction contract between the City of Vancouver and AMER-X Inc. Roofing

CONTRACT # _____

BID #18-3: VANCOUVER TENNIS CENTER REROOF PROJECT

THIS CONTRACT, by and between Amer-X Inc /Roofing, 18600 NE 164th St, Brush Prairie WA 98606 hereinafter referred to as the “Contractor”, and the City of Vancouver, a municipal corporation of the State of Washington, hereinafter referred to as the “Owner”.

1. **Contractor's Obligation:** The Contractor, for and in consideration of the sum to be paid to it by the Owner in the manner and at the times provided, hereinafter and in the Specifications, and in consideration of the covenants and agreements herein contained, which documents are incorporated into and made a part of this contract, hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary for construction and installation of the following improvements:

The work involved in this project is described in Invitation to Bid 18-3 and all addenda thereto, the Contractor's proposal and the Project Plans and Special Provisions and includes, but is not limited to:

The scope generally consists of the removal and replacement of the metal panel roof system, roofing insulation, rain gutters, metal siding, and tilt-up panel joint caulking as indicated in the project manual and drawings. The Facility will remain open to the public throughout the duration of construction and work will be split into phases to facilitate both Construction and owner occupancy.

Schedule of Work:

1. Start of Phase 1 Closure: Phase closure can begin as early as 15 days and no later than 30 days after Contract Execution and Notice to Proceed issuance by the City.
2. Phase Duration: Once a phase has started, work shall take place continuously in an effort to minimize the impact to the owner's operations. Contractor shall provision to reopen tennis courts for public use within 30 days of the start of a phase.
3. Substantial Completion: No later than **September 14, 2018**
4. Final Completion: No later than **October 14, 2018**

The Contractor agrees to perform the work and furnish the materials in a most substantial and workmanlike manner and within the time limits stated in this Contract. The Contractor agrees that it will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

2. **E-Verify Program:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this

Agreement are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

3. **Subcontractor Responsibility:** The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier.

At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department reference number, as required in Title 50 RCW;
 - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. An electrical contractor license, if required by Chapter 19.28 RCW;
 - e. An elevator contractor license, if required by Chapter 70.87 RCW.
4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

4. **City of Vancouver Business & Occupational License:**

In most cases, contractors will be required to get a business license when contracting with the City of Vancouver, unless allowable exemptions apply. Businesses/contractors shall contact the State of Washington Business License Service (BLS) at:

<http://bls.dor.wa.gov/file.aspx>, telephone 800-451-7985, or

www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to VMC Ch. 5.04.

5. **Owner's Obligation:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the Vancouver City Council, the Owner agrees to pay to the Contractor in the manner and at the times provided hereinafter and in the Contract Documents, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does includes 8.4% Washington State Sales Tax (if applicable):

Eight Hundred Twenty Thousand Forty Six and 00/100 Dollars
(Dollar Amount in Written Text)

\$820,046.00

(Dollar Amount in Numbers)

The amount finally to be paid is, however, variable upon the work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Proposal and as modified by any and all approved Change Orders.

5. **Contractor's Insurance:** The Contractor agrees to procure insurance coverage as required by Section 1-07.18 of the Special Provisions.
6. **Contractor's Bond:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Contract Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price executed by itself as principal and by a surety company authorized to do business in the State of Washington as surety. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.
7. **Employment of Labor:** The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by law.
8. **Payment of Labor:** The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto. The State of Washington prevailing wage rates applicable for this public works project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries: <https://fortress.wa.gov/lni/wagelookup/prvWagelookup.aspx>. Based on the Bid submittal deadline for this project, the applicable effective date for prevailing wages for this project is **APRIL 3, 2018**.

In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

9. **Payment to the Contractor:** Payment to the Contractor of the Contract price by the Owner shall be made in checks drawn on the fund provided therefore. Payment shall be in the manner provided below unless another manner has been specified in the Special Provisions.

Progress payments to the Contractor shall be made within 30 days of receipt of the signed progress payment request, as approved by the Owner, for work completed during the previous month. There will be reserved and retained from monies earned by the Contractor on estimates during the progress of the improvements of work, a sum equal to 5 percent of all such estimates. Said retained amount shall be held in trust in accordance with the Specifications and Chapter 60.28 RCW.

Payment of the retained percentage shall be withheld, by the owner, for a period of 45 days following the completion of all Contract work, as defined by WSDOT Section 1-01.3, and shall be paid the Contractor at the expiration of 60 days per Chapter 39.12 RCW and Chapter 60.28 RCW, in the event no claims, as provided by law, have been filed against such funds; and provided further, that releases or certificates have been obtained from the State Department of Labor and Industries, from the State Department of Revenue, and the Employment Security Department and all other departments and agencies having jurisdiction over the activities of the Contractor. In the event such claims are filed, the Contractor shall be paid such retained percentages less an amount sufficient to pay any such claims, together with a sum sufficient to defray the cost of foreclosure action and to cover attorney fees as determined by the Owner.

Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed, with Procurement Services, the Labor and Industries executed Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in WAC 296-127-320 *Payroll*. A Contractor and all subcontractors shall, within ten days after it receives a written request, as defined by RCW 39.12.010(4) file a certified copy of the payroll records with the Owner. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

10. **Indemnity:**

Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection

therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Agreement.

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

This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

11. **Ownership of Records and Documents – Public Disclosure:** All materials, writings and products produced by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such materials, writings and products to the City. A copy may be retained by the Contractor. In the event the City receives a public record request for such materials, writings of products the City may, in its discretion, notify the Contractor of such request and withholds disclosure of such information for not less than five (5) business days to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees, or penalty assessment under Chapter 42.56 RCW.
12. **Amendments:** All changes to this Agreement, including changes to the statement of work and compensation, must be made by written amendment and signed by all parties to this Agreement.
13. **Jurisdiction/Venue:** In the event that any litigation should arise concerning the construction or interpretation of any of the terms of this Agreement, the venue of such action of litigation shall be in the Superior Court of the State of Washington in and for the County of Clark. This Agreement shall be governed by the law of the State of Washington.
14. **Assignment:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without express written authorization.

15. **Termination for Convenience:** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.
16. **Bid Documents & Contract:** The complete Contract includes these parts: this Contract, the terms of Invitation to Bid 18-3 and any addenda thereto, the Contractor's complete Proposal Form, the Project Manual and Plans are all incorporated herein and made a part of this Contract by this reference. These parts complement each other in describing a complete Work. Any requirement in one part binds as if stated in all parts.
17. **Order of Precedence:** Any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):
1. This Agreement and any Addenda thereto,
 2. The Invitation to Bid and any Addenda thereto,
 3. Proposal Form,
 4. City of Vancouver General Conditions for Facility Construction.
 5. Project Manual Specifications,
 6. Project Plans
18. **Notices:** Whenever in this written Contract written notices are to be given or made, they may be sent by certified mail to the following people at the addresses as shown herein unless a different address is designated in writing or delivered to the respective party hereto:
- | | | | |
|--------|--|-------------|--|
| Owner: | Kevin Yin
Procurement Services Manager
City of Vancouver
415 W 6 th St.
P O Box 1995
Vancouver WA 98668-1995 | Contractor: | William Jeschke, President
Amer-X Inc./Roofing
18600 NE 164 th St
Brush Prairie WA 98606 |
|--------|--|-------------|--|

SIGNATURES ON NEXT PAGE

Original signed at Vancouver, Washington, on the dates listed below.

CITY OF VANCOUVER

A municipal corporation

CONTRACTOR:

Amer-X Inc/Roofing

Eric Holmes, City Manager

Signature:

Date

By: Printed Name / Title

Attest:

Natasha Ramras, City Clerk

By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

LABOR AND MATERIALS PAYMENT BOND

(NOTE: CONTRACTOR MUST USE THIS FORM, NOT A SURETY COMPANY FORM. MUST BE ACCOMPANIED BY A POWER OF ATTORNEY FOR THE SURETY'S OFFICER AUTHORIZED TO SIGN)

KNOW ALL MEN BY THESE PRESENTS:

We the Undersigned _____ as
PRINCIPAL (Contractor) and _____
_____ a corporation organized and existing under and by virtue of the laws of the state of _____,
_____ , and duly authorized to do surety business in the state of
Washington and named on the current list of approved surety companies acceptable on federal
bonds and conforming with the underwriting limitations as published in the Authorized Insurance
List in the State of Washington published by the Office of the Insurance Commissioner and
which carries an "A" rating and is of the appropriate class for the bond amount as determined by
Best's Rating System, as SURETY, hereby hold and firmly bind ourselves, our heirs, executors,
administrators, successors and assigns, jointly and severally, unto CITY OF VANCOUVER, as
OBLIGEE, in the sum of _____
Dollars (\$_____) in lawful money of the United States of America, for the payment of that
sum for the use and benefit of claimants as defined below.

The condition of this obligation is such that whereas the PRINCIPAL entered into a
contract with CITY OF VANCOUVER dated _____, 20____, which
contract is hereunto annexed and made a part hereof, for accomplishment of the all contract
terms for the project described as follows:

BID #18-3: VANCOUVER TENNIS CENTER REROOF PROJECT

NOW THEREFORE, if the PRINCIPAL shall promptly make payments to all persons,
firms, subcontractors, corporations and/or others furnishing materials for or performing labor in
the prosecution of the Work provided for in the aforesaid contract, and any authorized extension
or modification thereof, including all amounts due for materials, equipment, mechanical repairs,
transportation, tools and services consumed or used in connection with the performance of such
Work, and for all labor performed in connection with such Work whether by subcontractor or
otherwise, and all other requirements imposed by law, then this obligation shall become null and
void; otherwise this obligation shall remain in full force and effect, subject, however, to the
following condition:

The above-named PRINCIPAL and SURETY hereby jointly and severally agree that
every claimant, who has not been paid in full, may sue on this bond for the use of such claimant,
prosecute the suit to final judgment in for such sum or sums as may be justly due claimant, and
have execution thereon. The OBLIGEE shall not be liable for the payment of any judgment,
costs, expenses or attorneys' fees of any such suit.

PROVIDED, FURTHER, that SURETY for the value received, hereby stipulates and agrees that all changes, extensions of time, alterations to the terms of the contract or to Work to be performed thereunder or the Specifications accompanying the same shall be within the scope of the SURETY's undertaking on this bond, and SURETY does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the Work or to the Specifications. Any such change, extension of time, alteration or addition to the terms of the contract or to the Work or to the Specifications shall automatically increase the obligation of the SURETY hereunder in a like amount, provided that the total of such increases shall not exceed twenty-five percent (25%) of the original amount of the obligation without the consent of the SURETY.

This obligation shall continue to bind the PRINCIPAL and SURETY, notwithstanding successive payments made hereunder, until the full amount of the obligation is exhausted, or if the full amount of the obligation is not exhausted and no claim is pending resolution, until such time as no further claims can be made pursuant to law with regard to the above-described project.

SURETY shall indemnify, defend, and protect the CITY OF VANCOUVER against any claim of direct or indirect loss resulting from the failure of the CONTRACTOR (or any of the employees, subcontractors, or lower tier subcontractors of the CONTRACTOR) to pay all laborers, mechanics, subcontractors, lower tier subcontractors, materialpersons, or any other person who provides supplies or provisions for carrying out the work.

If more than one SURETY is on this bond, each SURETY hereby agrees that it is jointly and severally liable for all obligations of this bond.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

SURETY

CONTRACTOR

By:_____

By*:_____

Title:_____

Title:_____

Street Address

Street Address

City, State ZIP

City, State ZIP

Phone Number

Phone Number

* Must be signed by president or vice-president of Contractor.

PERFORMANCE BOND

(NOTE: CONTRACTOR MUST USE THIS FORM, NOT A SURETY COMPANY FORM. MUST BE ACCOMPAINED BY A POWER OF ATTORNEY FOR THE SURETY'S OFFICER AUTHORIZED TO SIGN)

KNOW BY ALL MEN BY THESE PRESENTS:

We the undersigned _____ as
PRINCIPAL (hereinafter called CONTRACTOR), and _____
_____ a corporation organized and existing under and by virtue of the laws of the state of _____
_____ duly authorized to do surety business in the state of Washington
and named on the current list of approved surety companies acceptable on federal bonds and
conforming with the underwriting limitations as published in the Authorized Insurance List in the
State of Washington published by the Office of the Insurance Commissioner and which carries an
"A" rating and is of the appropriate class for the bond amount as determined by Best's Rating
System, as SURETY, hereby hold and firmly bind ourselves, our heirs, executors, administrators,
successors and assigns, jointly and severally, to pay to CITY OF VANCOUVER as OBLIGEE
(hereinafter called CITY OF VANCOUVER), the amount of _____
_____ Dollars (\$ _____) in lawful money of the United
States of America.

WHEREAS, the CONTRACTOR entered into a contract with CITY OF VANCOUVER
dated _____, 20____, which Contract is hereunto annexed and made a part
hereof, for accomplishment of the all contract terms for the project described as follows:

BID #18-3: VANCOUVER TENNIS CENTER REROOF PROJECT

NOW, THEREFORE, the condition of this obligation is such that if the CONTRACTOR
shall promptly, truly and faithfully perform all the undertakings, covenants, terms, conditions,
and agreements of the aforesaid contract and having performed its obligations thereunder, then
this obligation shall be null and void; otherwise it shall remain in full force and effect.

Whenever CONTRACTOR shall be declared by CITY OF VANCOUVER to be in
default under the Contract Documents for the project described herein, the SURETY shall
promptly remedy the default by completing the project in accordance with the Contract
Documents and the project Specifications with a contractor approved by the CITY OF
VANCOUVER. SURETY, for value received, further stipulates and agrees that all changes,
extensions of time, alterations, or additions to the terms of the Contract or Specifications for the
above described contract are within the scope of the SURETY's undertaking on this bond, and
SURETY hereby waives notice of any such change, extension of time, alteration or addition to
the terms of the contract or to the Work or to the Specifications. Any such change, extension of
time, alteration or addition to the terms of the contract or to the Work or to the Specifications
shall automatically increase the obligation of the Surety hereunder in a like amount, provided that

such increase shall not exceed twenty-five percent (25%) of the original amount of the obligation without the consent of the Surety.

This obligation shall continue to bind the PRINCIPAL and SURETY, notwithstanding successive payments made hereunder, until the full amount of the obligation is exhausted.

SURETY shall indemnify, defend, and protect the CITY OF VANCOUVER against any claim of direct or indirect loss resulting from the failure of the CONTRACTOR (or any of the employees, subcontractors, or lower tier subcontractors of the CONTRACTOR) to faithfully perform the terms of the contract.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY OF VANCOUVER or its heirs, executors, administrators, successors or assigns.

If more than one SURETY is on this bond, each SURETY hereby agrees that it is jointly and severally liable for obligations on this bond.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

SURETY

CONTRACTOR

By:_____

By*:_____

Title:_____

Title:_____

Street Address

Street Address

City State ZIP

City State ZIP

Phone Number

Phone Number

* Must be signed by president or vice-president of Contractor.

STAFF REPORT NO. 051-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 4/16/2018



Subject: Adoption of 2018-2023 Culture, Arts & Heritage Plan

Key Points:

- The City Council is being requested to adopt a new Culture, Arts & Heritage Plan.
- The plan was developed by staff working with a consultant and a 25-member community advisory committee.
- The plan includes specific recommendations for action including initially appointing a new Cultural Commission, hiring a full-time Cultural Services Manager, restoring the Cultural Grant program and developing a public art program.
- Implementation of the plan will take a commitment of City resources, either through the general fund or through a dedicated source of funding.

Objective: Adopt a new Culture, Arts & Heritage Plan. This action supports implementation of Goal 5 of the City's Strategic Plan: *Continue to build high quality historical and cultural experiences for residents and visitors.*

Present Situation: In 1994, the City Council adopted Vancouver Municipal Code (VMC) 2.88, which established a Cultural Commission to encourage and support the arts and serve as a central clearinghouse for cultural activities. In 1995, under the direction of the Cultural Commission and the City's Cultural Services Manager, work began on a city-wide Cultural Plan that was accepted by the City Council in 1997. Only a few components of the Cultural Plan were implemented and in 2006, the City eliminated the Cultural Services Manager position and the City Council subsequently suspended the Cultural Commission.

In 2016, the City Council adopted a six-year strategic plan that included developing a new Cultural Plan. Before work began, it was decided to expand the plan to include heritage programs and activities along with arts and culture. The City began work on the plan in August 2017 with assistance from a consultant and a 25-member advisory committee representing a broad range of cultural, arts and heritage organizations. The process included community leader interviews, identifying assets and themes, community forums, reviewing best practices from other communities, focus groups and stakeholder presentations for feedback on the draft plan.

The draft plan includes specific recommendations on actualizing the existing Arts District, reappointing a Cultural Commission and creating a public art program. It also includes examples of how more performing art space could be infused into the Arts District and recommendations for possible funding sources for implementation of the plan and its components.

The Advisory Committee recommends that the initial steps for implementing the plan include establishing a new Cultural Commission, hiring a full-time Cultural Services Manager, restoring the Cultural Grant program and developing a public art program. Implementation of the plan

will take a commitment of City resources, either through the general fund or through a dedicated source of funding.

Council is being asked to formally adopt the Culture, Arts & Heritage Plan via resolution.

Advantage(s): Adoption of the Culture, Arts & Heritage Plan confirms Council's support for these programs and provides an implementation framework for the next six years.

Disadvantage(s): Adoption of the Culture, Arts & Heritage Plan by the Council implies a commitment to the implementation which will require funding.

Budget Impact: No budget impact from adoption of the plan. Implementation of most of the action items will require funding.

Prior Council Review: Council workshops on January 22, 2018 and April 9, 2018

Action Requested: On April 16, 2018, adopt the new Vancouver Culture, Arts & Heritage Plan via resolution.

Attachment(s):

- Resolution
- 2018- 2023 Culture, Arts & Heritage Plan



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

4/16/18

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION adopting the City's new Culture, Arts and Heritage Plan.

WHEREAS, the City Council recognizes the important role that culture, arts and heritage play in community livability and economic vitality; and

WHEREAS the City's current Cultural Plan is from 1997 and one of the action items in the City Council's 2016-2021 Strategic Plan was to develop a new cultural plan; and

WHEREAS, in August 2017 the City, working with a consultant and a 25-member advisory committee with broad membership from the cultural, arts and heritage community, began developing a new Culture, Arts & Heritage Plan; and

WHEREAS, input on the development of the plan was solicited through individual interviews, community forums, focus groups and stakeholder presentations; and

WHEREAS, the City Council held workshops on the plan on January 22, 2018 and April 9, 2018; and

WHEREAS, the Culture, Arts & Heritage Plan envisions Vancouver as a city that will integrate culture, arts and heritage into the daily life of our community, enhancing our identity, welcoming community members and visitors and strengthening our local economy.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. That as recommended in SR _____, the Culture, Arts & Heritage Plan, included as Exhibit "A", is hereby adopted.

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

DATED this 16th day of April, 2018.

RESOLUTION - 1

Anne McEnerny-Ogle, Mayor

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

CITY OF VANCOUVER CULTURE, ARTS & HERITAGE PLAN

Approved April 16, 2018

CITY OF
Vancouver
WASHINGTON





Painting and tools inside local artist Tom Relth's studio in downtown Vancouver

ACKNOWLEDGMENTS

Steering Committee

Jeanette (Jan) Bader, City of Vancouver
Carol Bua, City of Vancouver
Tracy Fortmann, Fort Vancouver National Historic Site
Maureen Montague, Columbia Springs Environmental Education Center

Advisory Committee

Jan Asai, Columbia Dance
Brittany Bagent, Columbia River Economic Development Council
Dr. Gene Biby, Clark College Theater Program
Richard Burrows, The Historic Trust
Todd Clark, IMNDN
Susan Courtney, advocate for art, education
and architecture
Anna B. Cruz, Danzas Pre-Hispanicas Y
Folklore de Mexico
Andrew (Andy) Gregg, Clark County Arts
Commission
Beth Harrington, Beth Harrington Productions
Leah Jackson, Angst Gallery
Jane Jacobsen, Friends of Fort Vancouver
Kathy McDonald, Vancouver Symphony
Don Nelson, Music and Fine Arts - Evergreen School District
Karen Madsen, Arts of Clark County
Linda Reid, Clark County Mural Society
Julie Rawls, Port of Vancouver
Brad Richardson, Clark County Historical Museum
Lee Rafferty, Vancouver's Downtown Association
Lori Rotherham, Vancouver School of Arts and Academics
Rodolfo Serna, Southwest Washington LULAC
Dan Wyatt, Kiggins Theater
Sharon Wylie, Artist and Washington State Representative
Rose Yandell, TV ETC.

Vancouver City Council

Anne McEnerny-Ogle, Mayor
Bart Hansen, Mayor Pro Tem
Bill Turlay
Alishia Topper
Ty Stober
Linda Glover
Laurie Lebowsky

City Manager

Eric Holmes

Consultant Team

Brian Scott, BDS Planning &
Urban Design
Noel Frame, BDS Planning &
Urban Design
Lesley Bain, Framework



Civil War-era artillery demonstration at the Fort Vancouver National Historic Site | Photo by National Park Service

TABLE OF CONTENTS

For Vancouver's Culture, Arts and Heritage Plan, we offer simple definitions of culture, arts and heritage that aim to help people understand the intention of the terms for the purposes of the Plan.

CULTURE

Culture is transmitted through language, customs, knowledge, cuisine, institutions, music, dance, theater and art and embodies the characteristic features of everyday existence shared by people in a place or time.

ARTS

The arts are a product of imagination and creativity and a vehicle for the expression or communication of emotions and ideas, producing works to be appreciated primarily for their beauty or emotional power. The arts, for the purposes of this plan, include the full range of visual and performing arts.

HERITAGE

Heritage involves the qualities or features belonging to a particular place or culture, such as traditions, languages, or buildings, which come from the past, are still important, and have been passed down through generations. Highlighting Vancouver's history is a source of civic pride, and fundamental to the shared values and culture of the city.

INTRODUCTION	6
FOUNDATION	8
Vancouver's Strategic Plan	8
Creating the plan	8
Local Creative Vitality Index	10
Vancouver's cultural assets	11
Vancouver's arts community needs	12
Best practices from other cities	13
THE CITY'S ROLE	16
SIX-YEAR ACTION PLAN	17
Element 1: Cultural Capacity	18
The Cultural Commission	20
Element 2: Cultural Focus	22
The Arts District	24
Element 3: Cultural Space	28
Expanding Cultural Space	30
FUNDING OPTIONS	32
APPENDICES	
Recommended Public Art Policy	35
Recommended Cultural Commission Scope	37



Heart and Stone sculpture by Cobalt Designworks on Columbia and West Sixth Streets



Welcome to the City of Vancouver Culture, Arts and Heritage Plan, a plan that builds on the vision and values contained in the City's 2016-2021 Strategic Plan for a vibrant, safe, welcoming and prosperous Vancouver.

The City's Strategic Plan was developed with input from thousands of residents, community and business partners, and identifies area of focus including investments in public safety, strengthening connections with residents, parks investments, reinforcing our connection to the Columbia River, supporting economic growth, transportation, and reinforcing Vancouver's clear and distinctive sense of place.

The Strategic Plan includes goals affirming the importance of culture, arts and heritage to our city and this Culture, Arts and Heritage Plan builds on that affirmation and identifies strategic areas that will help to realize the City's aspirations.

Vancouver is home to a growing and ever-evolving cultural ecosystem, with a variety of artists, arts and cultural organizations, institutions of higher education, a historical museum, a national historic site, and other arts and cultural venues such as festivals, outdoor concerts and markets and a monthly First Friday Art Walk.

A focus on culture, arts and heritage and support for cultural resources can benefit almost every part of our lives, from the vibrancy and economic prosperity of our city to our health and well-being, in addition to enhancing the unique character and identity of our city.

While culture, arts and heritage are sometimes marginalized and not seen as essential, they are actually one of the most necessary ingredients in what makes a community an attractive and vibrant place to live, visit and work.

This Plan outlines why culture, arts and heritage are an important part of our city's identity, and focuses on the strategies and initiatives needed to grow and sustain a thriving and vibrant culture, arts and heritage scene in Vancouver.

VISION

Bringing together the diverse interests and talents of Vancouver, we will integrate culture, arts and heritage into the daily life of our community. We will steward the exceptional assets of Vancouver's heritage and natural setting, making contributions that enhance the identity of Vancouver, welcome all community members and visitors, strengthen the local economy, and improve the quality of life in Vancouver.



"Heritage is our legacy from the past, what we live with today and we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration, our touchstone, our reference point, our identity."

– UNESCO

A "Keys to the City" piano, painted by a local artist, at Esther Short Park

Vancouver's Strategic Plan

With its location between the Pacific Ocean and the Cascade Mountains on the north bank of the Columbia River, Vancouver is known for its natural beauty and high quality of life. We are consistently among the nation's most livable and fastest growing cities, with a population of nearly 185,000 as of 2017.

Vancouver's city government has a tradition of planning for the future with input from the community. The City's past strategic plans helped successfully guide accomplishments, including downtown revitalization, redevelopment of the waterfront, and investments in public safety and our streets.

From a recent survey completed by more than 2,000 residents, a strong vision for the future of Vancouver emerged: a desire to be more than a bedroom community, one with robust cultural experiences, a self-sustained local economy, and opportunities to spend leisure time right here.

The 2016-2021 Strategic Plan will help ensure Vancouver remains one the nation's most livable cities—one that has a strong economy, and an exemplary education, health care, housing, public safety, transportation, parks and arts and culture ecosystem.



A mural on West 6th Street at C Street

Creating the Culture, Arts and Heritage Plan

To assist with the creation of this plan, a 25 member advisory committee was formed. This group, representing a broad range of community arts and heritage stakeholders, began meeting monthly starting in September 2017. In addition, interviews were conducted with stakeholders, including those interested in culture, arts and heritage, as well as economic development, education, neighborhoods and local business.

The draft plan was presented to 15 stakeholder groups, including the Historic Preservation Commission, Vancouver Neighborhood Alliance, Arts of Clark County and Vancouver's Downtown Association. Feedback from the stakeholders was incorporated into the plan.



A "Rainku" poem

"The arts empower. The arts give a voice to the voiceless. The arts help transform American communities and, as I often say, the result can be a better child, a better town, a better nation and certainly a better world. Let's champion our arts action heroes, emulate them and make our communities everything we want them to be."

– Robert L. Lynch, *Americans for the Arts*

“Arts and culture make considerable and necessary contributions to the well-being of communities. Arts and culture are powerful tools with which to engage communities in various levels of change. They are a means to public dialogue, contribute to the development of a community’s creative learning, create healthy communities capable of action, provide a powerful tool for community mobilization and activism, and help build community capacity and leadership.”

- Creative City Network of Canada

Three key themes surrounding culture, arts and heritage in Vancouver emerged from the advisory committee’s discussions and the stakeholder interviews:



City of Vancouver Creative Vitality Index

In March 2018, the Washington State Arts Commission provided a Creative Vitality Index (CVI) report for the City of Vancouver, updating the data contained in the last Vancouver CVI report received nearly five years ago, in June 2013.

The CVI is a measure of economic vitality of the arts and art-related activities in a specific geographic region of the U.S. It is designed to provide an indicator of the relative health of the economic elements of the creative economy. It measures annual changes in the economic health of an area by using per capita concentration of creative activities in both the for-profit and non-profit sectors. The report found:

The city of Vancouver's CVI has steadily improved, from 0.74 in 2012 to 0.81 in 2016. The U.S. baseline CVI rating is 1.0 and Washington State's CVI is 1.02.

In the downtown core, Vancouver's CVI is 1.60. Downtown has seen a 7% gain in the number of creative jobs between 2015 and 2016, and a 10% gain in creative industry earnings during the same period.

Cultural nonprofits have lost ground in Vancouver since 2015, earning \$1.9M (18%) less in revenues in 2016 than in the previous year.

Creative industries in Vancouver with the highest revenues in 2016 were: software publishers (\$68.6 million), antique shops (\$25.8 million), film/video exhibition (\$23.7 million), newspaper publishers (\$21.9 million) and music publishers (\$19.9 million).

Local festivals, such as the Recycled Arts Festival and the Vancouver Wine and Jazz Festival bring thousands of attendees to Vancouver. Americans for the Arts estimates that nonlocal attendees spend twice as much per person as their local counterparts as a result of attending an arts event (\$45.57 vs. \$23.44).

The Salmon Run Bell Tower in Esther Short Park



Where we Are Now

The advisory committee discussed the state of arts and culture in our community and developed an inventory of Vancouver's current cultural assets and arts community needs:

Vancouver's Cultural Assets





"In 2015, arts and cultural production contributed \$763.6 billion to the U.S. economy (more than construction, transportation, agriculture or warehousing), the arts employ 4.9 million workers across the country with earnings of more than \$370 billion, and consumers spent \$31.6 billion on admissions to performing arts events, \$1 billion more than projected."

– Bureau of Economic Analysis & the National Endowment for the Arts, March 2018 report

Best Practices From Other Cities

The advisory committee reviewed the cultural programs from several nearby cities: Hillsboro and Beaverton, Ore., Bellingham and Tacoma, Wash., and Boise, Idaho. From these case studies, the committee identified the following areas as key ingredients for success:

“Arts and culture can bring people together across traditional barriers such as age, income, education, race and religion. It can help create a sense of neighborhood identity and pride. Along the way, it can also be instrumental in helping to grow and attract businesses, create vital markets for housing and help improve the safety of a community.”

– Creative Community Leadership Institute





Native American drumming at the annual Nez Perce Chief Redheart memorial ceremony at the Fort Vancouver National Historic Site



Esther Short Park fills with visitors during the City's summer concert series

The City of Vancouver recognizes it cannot support cultural, arts and heritage programs and activities alone, and much of the City's work is done in partnership with nonprofits, community groups and businesses. The City currently supports and implements arts, cultural and heritage programs and services as outlined below.

Current Cultural, Arts and Heritage Services:

Public Art Collection: The City has an eclectic collection of more than 30 pieces of outdoor public art. Recent additions to the collection have been in partnership with Vancouver's Downtown Association and the Clark County Mural Society.

Events: The City sponsors cultural events, including two popular outdoor concert series in Esther Short Park and the Columbia Tech Center Park. In addition, the City issues permits for a number of cultural events each year, including the Recycled Arts Festival and 3 Days of Aloha.

Real Vancouver: The City airs a monthly documentary-style program that highlights the people, places and events that make Vancouver unique, including the areas of heritage, arts, culture and music.

Marketing/Communications: The City uses a variety of channels (social media, website, community newsletter) to highlight and build awareness of arts and culture events in Vancouver.

The Vancouver National Historic Reserve¹: The City supports The Historic Trust and the National Park Service in the programming and management of this federally-designated national historic reserve.

Celebrate Freedom Programs: The City supports these programs in partnership with The Historic Trust, which include Independence Day, Flag Day, the Veterans Day Parade and the Marshall Leadership Awards and Lecture.

Clark County Historical Museum: The City provides the building that houses the museum and provides operational funds, in partnership with Clark County.

"TICKET TO ENTRY"

The advisory committee recommends the City take four near-term actions to begin implementing this plan:

- Appoint a new Cultural Commission
- Hire a full-time Cultural Services Manager
- Restore the cultural grant program
- Create a public art program

¹ Fort Vancouver National Historic Site, created as a unit of the National Park System in 1948, is part of the federally designated Vancouver National Historic Reserve, which also includes Officers Row, the West Barracks and Pearson Airfield.

SIX-YEAR ACTION PLAN

Plan Elements

- ▶ Cultural capacity
- ▶ Cultural focus
- ▶ Cultural space

The stockade at the reconstructed Fort Vancouver

ELEMENT 1: CULTURAL CAPACITY

Building Capacity of the Cultural Sector

THE VISION: Vancouver's cultural service providers and participants believe the cultural sector of the city is strong, offering quality cultural, arts and heritage experiences to residents and visitors. There is visionary government and community leadership and increased organizational capacity in resource development, training and operations.

OBJECTIVE 1.1: Support renewed cultural focus among City leadership

Action 1.1.1	Hire two full-time staff positions to coordinate and champion the City's culture, arts and heritage programs	Action 1.1.2	Facilitate presence of elected and staff leadership at cultural events throughout the city	Action 1.1.3	Update the 2013 "Creative Vitality Index," which provides a measurement of the value and contribution of the creative economy
Completed March 2018					

OBJECTIVE 1.2: Engage and elevate community leaders in support of culture, arts and heritage

Action 1.2.1	As established in Vancouver Municipal Code, Section 2.88, appoint a Cultural Commission to provide a focus on growing support and awareness of culture, arts and heritage across the city	Action 1.2.3	Increase outreach budget for the Clark County/ Vancouver Historic Preservation Commission, which provides education and awareness of heritage, including preservation of historic buildings	Action 1.2.4	Contract with an organization with cultural expertise to build leadership capacity within community-based culture, arts and heritage organizations
Action 1.2.2	Partner with the Clark County Arts Commission to expand county-wide awareness and support for culture and arts				

OBJECTIVE 1.3: Expand City-supported arts and cultural programs

Action 1.3.1	Expand the City's public art program, including installing pieces throughout the city, and clarify roles for decision-making and artist selection	Action 1.3.3	Under the direction of the Cultural Commission, restore the Cultural Grant program, which provides small grants for culture, arts and heritage organizations	Action 1.3.5	Explore partnerships to provide additional classes in arts and dance for all ages and cultures at the City's community centers
Action 1.3.2	Expand the popular Summer Concert Series to include additional performances in east Vancouver and/or Clark College and the new waterfront park (2019), including additional staff to support programming and permitting	Action 1.3.4	Create paid internships for youth to provide opportunities in the cultural or special events programs, particularly during summer months when there is a spike in cultural activities	Action 1.3.6	Work with other City departments, including Public Works and Community and Economic Development, to infuse art throughout the City's infrastructure

OBJECTIVE 1.4: Promote the infusion of culture, arts and heritage into Vancouver residents' daily lives

Action 1.4.1	Leverage the City's existing web-based calendar of events to promote cultural events (i.e. linking to Evergreen Public Schools' Fine Arts Calendar and Arts of Clark County calendar of events)	Action 1.4.3	Expand practice of making space available in City Hall for arts and heritage exhibits to other City-owned facilities	Action 1.4.5	Create honors, awards and laureate programs to celebrate individuals and organizations that support culture, arts and heritage
Action 1.4.2	Use Clark/Vancouver Television (CVTV) to bring culture, arts and heritage programming to a broader community audience	Action 1.4.4	Expand neighborhood grant program to include culture, arts and heritage projects, allowing neighborhoods to plan for desired enrichment specific to their community	Action 1.4.6	Encourage broader use of the City's Art-in-Right-Of-Way policy that allows community groups and artists to decorate street lights, utility boxes, pavement and storm drains



The Cultural Commission

A passionate group of community leaders recognized as partners with the City is one of the foundational elements of any successful culture, arts and heritage program. Cities throughout the Pacific Northwest with successful programs have acknowledged the value and benefit of engaging its citizens directly as advocates and ambassadors, and as such, have established volunteer-based councils and commissions to work with elected officials and city staff to promote culture, arts and heritage.

The City of Vancouver long-ago recognized the value of empowering its citizens in the advocacy for culture, arts and heritage. In 1994, a Cultural Commission was created in local ordinance. However, with no financial resources to staff the commission in 2006, its members were dismissed and much of the work put on hold. The Cultural Commission remains in Vancouver Municipal Code (Section 2.88), though it currently has no members and is not in operation.

The advisory committee recommends that the City reinstate the Cultural Commission to provide a focus on growing support and awareness of culture, arts and heritage across the city. The committee discussed the need to include ethnically diverse voices to ensure multiculturalism is infused into decisions and activities. It was also recommended that Cultural Commission members' roles and responsibilities be modified in order to align with best practices of comparable cities in the region.

Detailed recommendations for changes to the commission's roles and responsibilities are outlined in Appendix B.



Art display in the Fort Vancouver Regional Library during Vancouver's Downtown Association's First Friday Art Walk

ELEMENT 2: CULTURAL FOCUS

Strengthen Vancouver's Cultural Core

THE VISION: Vancouver's unique identity is rooted in three distinct, connected areas with delightful, but different characteristics: Fort Vancouver National Historic Site, downtown and the evolving waterfront. Each of these three districts offers residents and visitors multiple ways to participate in and enjoy the city's culture, arts and heritage. The Culture, Arts and Heritage Plan envisions a strengthened synergy among these three extraordinary assets.

OBJECTIVE 2.1: Fully leverage the Arts District to be an economic and cultural driver of downtown's future

Action 2.1.1 Reconfigure boundaries of the Arts District to reflect the concentration of arts activities and enhance the ability to successfully market the district

Action 2.1.2 Focus on developing the Arts District in terms of economic benefits to the city and to local artists, including creating mechanisms to encourage more arts uses in the district

Action 2.1.3 Support creation of dedicated staff position at Vancouver's Downtown Association to help with marketing for the Arts District;

OR

partner on the development of an organization to manage the Arts District, which would include a governance board, mission, brand and identity, programming, and data collection on outcomes

Action 2.1.4 Design and implement art-based streetscape improvements targeted at the heart of the Arts District, which may include increased pedestrian and amenity space and artistic lighting, or partial street closure to support arts uses

OBJECTIVE 2.2: Explore designating a historic district to recognize and celebrate downtown's heritage

Action 2.2.1	Explore designating a portion of downtown as a historic district	Action 2.2.3	Consider physical improvements to a designated historic loop, including simple streetscape improvements and plaques, and tie the historic loop into the MyVancouver and Clark County Heritage apps	Action 2.2.4	Complete renovations, including climate control, of the City-owned Carnegie Library, which houses Clark County Historical Museum
Action 2.2.2	Update the City's 1994 downtown design guidelines manual to emphasize public art, cultural amenities and historic character of built environment				

OBJECTIVE 2.3: Enhance connections to Fort Vancouver National Historic Site to honor Vancouver as the birthplace of Pacific Northwest settlement

Action 2.3.1	Leverage City communications tools to promote culture, arts and heritage activities at Fort Vancouver	Action 2.3.2	Partner with the National Park Service in the creation of a multi-cultural center at Fort Vancouver, acting as an early champion and investor to leverage philanthropic and other funding sources	Action 2.3.3	Refurbish the Confluence Land Bridge at the Vancouver National Historic Reserve, including new lighting, irrigation system, landscaping and trail improvements
--------------	---	--------------	---	--------------	--

OBJECTIVE 2.4: Strengthen connections to the river and amplify Vancouver's identity as a waterfront city

Action 2.4.1	Include historical interpretative signage as part of improvements to the Renaissance Trail and at the new waterfront park	Action 2.4.2	Leverage art and streetscape improvements, and uses of City-owned property, to create physical connections between downtown and new waterfront development	Action 2.4.3	Support development of the waterfront public market (Port of Vancouver Terminal 1) through advocacy, design, permitting and marketing, and encourage the inclusion of culture, arts and heritage space and programs
--------------	---	--------------	--	--------------	---

OBJECTIVE 2.5: Promote downtown, the waterfront and Fort Vancouver as the collection of irreplaceable assets that make Vancouver unique

Action 2.5.1	Partner with Visit Vancouver and other tourism organizations to highlight new opportunities to engage with the City's three major physical assets	Action 2.5.2	Expand the MyVancouver mobile app to include all public art, not just City-owned, and a broader range of cultural and heritage uses
--------------	---	--------------	---



The Arts District

In 2014, Vancouver designated a section of downtown as the “Vancouver Arts District” in order to increase tourism and further the City’s economic development strategy. The idea of an arts district was one of the recommendations in the City’s 1997 Cultural Plan, and was championed by a number of downtown and arts interests.

The district covers portions of downtown and the Vancouver National Historic Reserve, with boundaries of 15th Street on the north, Fort Vancouver Way on the east, 6th Street on the south and Esther Street on the west. It is marked by street sign toppers. Vancouver’s Downtown Association hosts a successful monthly First Friday Art Walk in the Arts District.

This Culture, Arts and Heritage Plan prioritizes the success of the Vancouver Arts District as a focus of arts and culture, a source of civic pride, and a magnet for residents of Vancouver and people throughout the region. Of the many examples of arts districts throughout the country, the most successful have three key qualities:

1. Character

Arts districts are often in neighborhoods with a visible history, and Vancouver is fortunate to have the irreplaceable stock of historic buildings in its downtown. With the Art Deco Kiggins Theatre, the early 20th century brick buildings and the delightful scale, Vancouver has an outstanding setting for a center for culture and arts.

The City’s role in maintaining the quality of the district’s character is to prevent the loss of the historic and cultural resources, and to find ways to support the rehabilitation and code compliance of older architectural fabric.

2. Walkability and ‘stayability’

Walking in arts districts should be comfortable and interesting. In addition, it should be comfortable to linger and enjoy spending time. Attention to storefront interest, streetscape, lighting, seating and outdoor dining will encourage people to spend time in the district. The City can make improvements in the public realm and streetscape that can reap benefits by making the Arts District a distinct and attractive area within the downtown.

3. Activity

Arts districts thrive when there is a variety of things to see and do, when there are other people present, and the possibility of the positive unexpected. Including free activities opens up an arts district to people of all economic means.



Main Street in downtown Vancouver

Vancouver's Arts District has all the prerequisites for increased success. In order to achieve that potential, there needs to be increased efforts to have more art and cultural uses in the district, to have more activities, and more of a marketing effort.

The City needs to be pro-active in encouraging arts and culture to thrive in the Arts District.

Art and cultural uses do not necessarily appear and flourish in an arts district without concerted efforts to work with property owners, artists and cultural organizations to create and use space in the district. The City should look for ways to encourage ownership of property by arts organizations and non-profits; to incentivize property owners to rent to arts organizations; and to reduce financial and other barriers that make it difficult for art and cultural users to have space in the arts district.

Partnerships with arts organizations and non-profits are key to success.

The City alone cannot energize the Arts District. Artists are the attraction, and the City has a role to play in terms of nurturing their success. Partnerships will include non-profit community organizations (Vancouver's Downtown Association); other agencies (ArtsWA, Clark County, Port of Vancouver, the National Park); business organizations; philanthropic entities and individuals.

Concentrate the activity.

The Arts District currently covers a large area, and it is not perceptible as a center of the arts. By reducing the geographic area of the district, it will be easier to focus activities and have the feel of a cultural zone. With success, the boundaries of the district can expand.

Foster a complete ecosystem for the arts.

The Arts District will benefit with spaces where the arts are taught as well as showcased. Stores selling art supplies are also welcome uses in an arts district, along with offices of arts organizations. Some cities have created incubators with affordable studio and exhibit space, or shared office space. Affordable living space is also beneficial. Vancouver should also take advantage of potential partnerships with the Vancouver School of Arts and Academics, even though it is located somewhat north of the district itself.

Possibilities for Expanding Cultural Space in the Arts District

These are examples of how existing City resources could be used to expand cultural space. There are a number of other opportunities that could be explored.

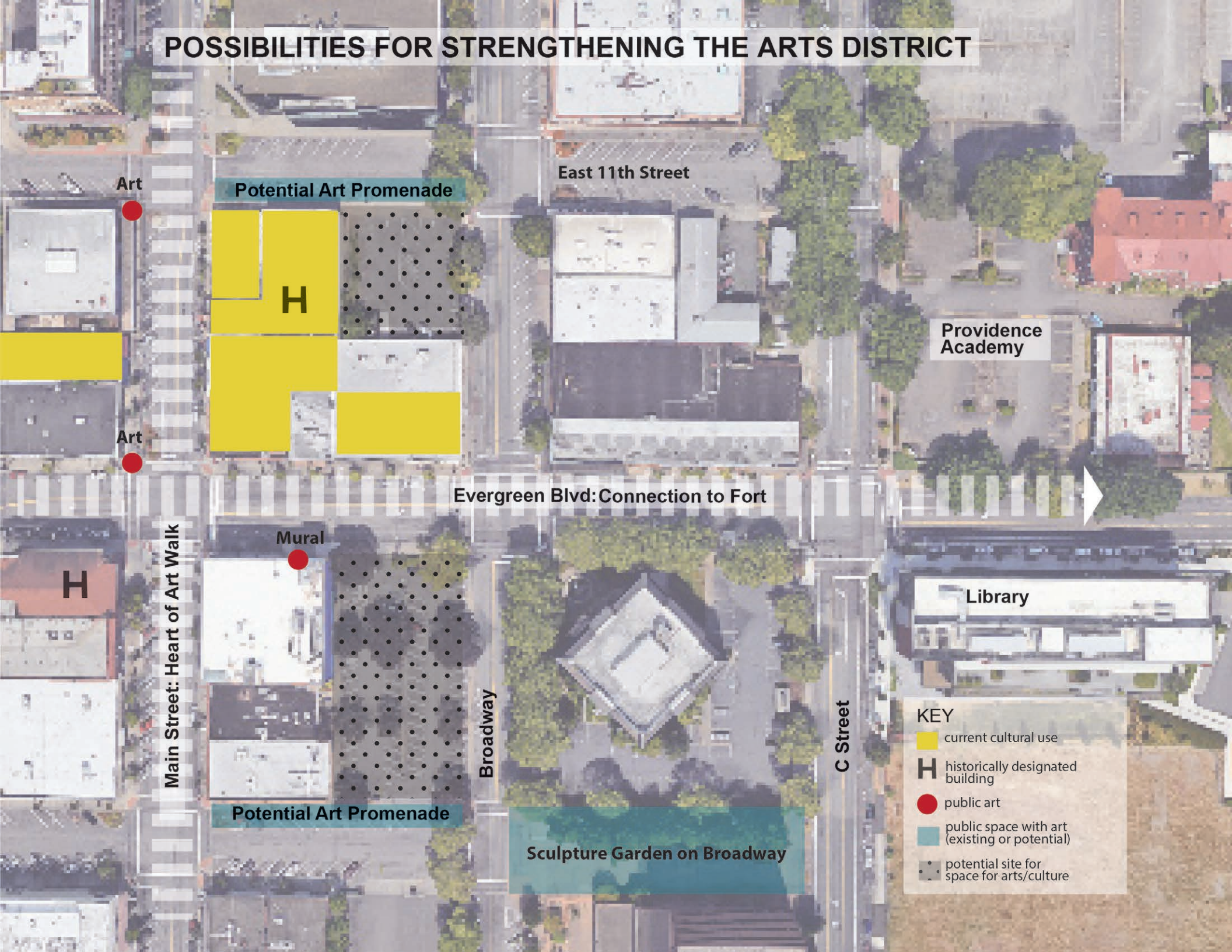
The Kiggins Theatre is an iconic part of Vancouver's Arts District. There is the potential to have the Kiggins be an anchor to a multi-disciplinary arts complex with additional performance space, gallery space and classrooms.

The City owns the 100' x 100' lot just east of the Kiggins at 11th and Broadway. In addition, 11th Street could be partially closed to create more pedestrian space.

Near Evergreen and Broadway is a City-owned 100' x 200' parking lot. It is a good size for a proscenium theatre with 300–350 seats. An active public lobby on Evergreen would strengthen the link between downtown and Fort Vancouver.

At the south end, on 9th Street, an active storefront could include gallery space, with an upper level for shared administrative space for cultural organizations, and/or studio and classroom space.

POSSIBILITIES FOR STRENGTHENING THE ARTS DISTRICT



Main Street: Heart of Art Walk

East 11th Street

Providence Academy

Evergreen Blvd: Connection to Fort

Mural

Library

Broadway

C Street

Potential Art Promenade

Sculpture Garden on Broadway

Potential Art Promenade

H

H

KEY

- current cultural use
- historically designated building
- public art
- public space with art (existing or potential)
- potential site for space for arts/culture



“A vibrant arts community not only keeps residents and their discretionary spending close to home, it also attracts visitors who spend money and help local businesses thrive. Communities that provide a variety of artistic and cultural experiences attract new dollars from cultural tourists and capture the discretionary spending of its own residents.

– Arts and Economic Prosperity Report IV

Slocum House in Esther Short Park

ELEMENT 3: CULTURAL SPACE

Vancouver Nurturing Vancouver

THE VISION: Vancouver supports the creation of needed space for culture, arts and heritage by encouraging allocation of space in new buildings and making the process of adapting older buildings for cultural use as easy as possible. New models for artist- and non-profit ownership are explored.

OBJECTIVE 3.1: Expand space available for performances, for performing arts rehearsals and classes

Action 3.1.1	Identify potential property in the heart of the Arts District to renovate to create a hub for performing and visual arts	Action 3.1.3	Increase partnerships with Clark College as an institution and as a location for space for culture, arts and heritage	Action 3.1.5	Support building of a performing arts center that would accommodate large-scale performances
Action 3.1.2	Work with developers of new space to encourage and incentivize inclusion of space for the performing arts	Action 3.1.4	Develop an inventory, including contact information and technical specifications, of performing arts space		

OBJECTIVE 3.2: Expand space available for the making, teaching and display of art

Action 3.2.1	Consider including shared meeting and commercial space for culture, arts and heritage in the renovation/reuse plans for the Slocum House	Action 3.2.2	Renovate the Post Hospital for its value as a historic property, and consider partnerships that leverage its revenue-generation potential
--------------	--	--------------	---

OBJECTIVE 3.3: Expand affordable living space for artists

Action 3.3.1 Consider working with an organization such as Artspace to develop artist housing

Action 3.3.2 Dedicate a portion of the Historic Reserve properties to makers or live/work artist space at rates that are below market-rate

OBJECTIVE 3.4: Facilitate artists successfully securing available space

Action 3.4.1 Create a digital clearinghouse for artists seeking space and property owners and managers with space to offer, particularly in downtown, at the waterfront and at Fort Vancouver

Action 3.4.2 Contract with outside program with cultural expertise to complement City's Office of Economic Development's efforts to build capacity among artists as entrepreneurs and commercial tenants

Action 3.4.3 Help preserve vulnerable historic buildings downtown by encouraging use of the City's Adaptive Reuse Program to make it more economically feasible



Clark County Historical Museum



Artillery Barracks

Expanding Cultural Space

The need for cultural space was a consistent theme in the input for the Culture, Arts and Heritage Plan. Desired space includes a variety of performance spaces, rehearsal space, studios and exhibition space for the visual arts. Artist housing and shared administrative space would be beneficial to the local creative community. The most desired space is targeted at serving the community of Vancouver itself, with space where people can create, learn and share.

A number of successful models were discussed at the Arts of Clark County's September 2017 Arts and Culture Summit, including Artspace projects in Seattle, Spaceworks in Tacoma, Beaverton Center for the Arts, the Walter Cultural Arts Center in Hillsboro and the Rose Center for the Arts in Longview. Vancouver-based organizations presenting projects related to space for arts and culture included the City, the National Park Service, the Port of Vancouver USA, The Historic Trust and the Vancouver School of Arts and Academics. These models and partner organizations in Vancouver indicate there are possibilities for creating new space for arts and culture in the city.

Space for the performing arts has particular requirements that make it harder to find, with acoustical needs, column-free space and large gathering areas. Creating space for arts and culture can be costly, and for larger projects, typically needs a combination of strong arts organizations, City partnership, and an entity focused on the project. The project needs to fill a real need, and have a plan for operational stability over the long-term.

Cities globally have recognized that arts and culture are good investments as valuable parts of a rich civic life and as economic generators. They are supporting arts and cultural uses in a variety of ways, many of which are relevant to Vancouver. Ways that the City of Vancouver can be a key partner in the creation and preservation of cultural space include:

Reducing barriers to using space

The City can assist cultural space users by making the process as easy and affordable as possible. This can build on the client assistance programs already in place in the City's Economic Development Department, and can consider flexibility in zoning and building code provisions outside of life-safety. If the City wishes to incentivize art and cultural uses in the Arts District, for example, they can reduce permit fees, or provide technical support to applicants.

Bringing resources

The City owns a number of properties that may be ideal for arts and cultural space uses. Some are existing buildings that are underutilized, such as the Slocum House. Others are vacant parcels, such as parking lots along Broadway in the Arts District. The use of City property by arts and cultural uses needs to be in line with the City's vision and goals, but when aligned, can make critical projects viable.

Cities can offer other kinds of resources, including grants or earmarked funds. Public space improvements can dovetail with cultural spaces, such as streetscape improvements or open space development.

Partnering, convening and connecting

The City's role is typically not to lead, but to play a supportive role to cultural organizations in a variety of ways. Some cities help match property owners with cultural organizations looking for space. They can bring together groups of property owners, agencies and organizations to coordinate efforts for the benefit of all. The City of Vancouver is already working with a number of partners, and by focusing on a set of coordinated actions through the Culture, Arts and Heritage Plan, aims to effectively guide efforts to increase space for creative endeavors as a partner.





- ▶ Admission tax
- ▶ Percent for Art Program
- ▶ Cultural Access Program
- ▶ Lodging Tax Grant Program
- ▶ Columbia Arts Center Fund
- ▶ City General Fund

Expanding access to culture, arts and heritage in Vancouver will require additional financial investment by the City beyond current spending. Current investments are so limited that the City is missing opportunities to leverage philanthropy, private investment and other partnership opportunities in the community that could help generate resources outside of public spending.

Specifically, the current City budget provides for less than one full-time equivalent (FTE) employee for culture and art (0.25 FTE), and one FTE for heritage related activities (specifically, Pearson Airport). Should the City opt not only to increase spending for basic infrastructure of a culture, arts and heritage program, but also to make investments in capital, programs and staffing, then new revenue sources will be needed.

The revenue options discussed here are those available to the City of Vancouver for the implementation of its Culture, Arts and Heritage Plan. These options include funds available from existing sources as well as new proposed revenue sources that could be adopted by the Vancouver City Council or by a vote of the people.

Admission Tax

An admission tax, commonly referred to as a “ticket tax” is added to the ticket price or other charge that attendees pay to enter entertainment venues or events. This tax is perceived more like a fee, as it is a user-based charge that only affects those using a service. Furthermore, there is strong nexus between taxing entertainment activities to generate funds to be reinvested in entertainment-type uses, including culture, arts and heritage.

Potential revenue: Approximately \$400,000 per year

Method of adoption: Council action

Where used: Tacoma and Spokane

Percent for Art Program

Percent for art programs designate a small portion (percent set by ordinance) of public construction or renovation project budgets to be set aside for the purchase, installation and/or maintenance of public artwork. This artwork is usually installed on the grounds of the capital project. While public projects are what are most commonly subject to this program, private development may also be included.

Percent for art programs are used by states across the country, including Washington, as well as by many Pacific Northwest cities. According to a policy brief from the National Assembly of State Art Agencies, 25 states have active percent for the art programs. While this would not be a consistent revenue stream for cultural programs, it could place public art throughout the city as public buildings are built over time. If enacted, the City should be mindful of, and mitigate, potential inequity created by cultural investments being made in neighborhoods already experiencing improvements, rather than in neighborhoods that are not.

Potential revenue: Dependent on number and size of public construction projects

Method of adoption: Council action

Where used: Bellingham, Tacoma and Boise, Idaho

Cultural Access Program

In 2015, the Washington State Legislature granted local governments the authority to create a Cultural Access Program to strengthen access to cultural, science, and heritage organizations and their activities, as well as enhance citizens’ participation in their cultural events and programs. The authority was first delegated to counties, but a city whose county government declined to use this authority by June 2017 has the option to pursue a city-only program. This deadline has passed and Clark County has not adopted the Cultural Access Program.

Revenue is raised from a 0.1% maximum increase in sales tax (or a similarly sized property tax increase) and has to be reauthorized every seven years by a vote of the people. Similar to the admission tax, the Cultural Access Program can be used for a broad range of cultural uses, though investments should demonstrate some nexus to educational programs.

Potential revenue: \$3.5–\$3.9 million per year

Method of adoption: Council recommendation + vote by ballot measure

Where used: Not yet used

Lodging Tax Grant Program

A lodging tax, often referred to as a “hotel/motel tax,” charges a small fee (percent set by ordinance) on each nightly stay at a hotel or motel. The lodging tax has often been used to pay off debt from a capital project, with surplus funds used to support culture, arts and heritage programs.

The City of Vancouver currently uses this tool, assessing a 4% lodging tax. Half of this tax is dedicated to the Vancouver Convention Center and Hotel Project for the repayment of the

bonds. Surplus funds can only be used for tourism-related activities, which currently includes a tourism grant program in Vancouver. The number and amount of grants vary by year, but will likely increase as the bonds are repaid over time. For example, this grant program was used to pay for advertising of the Arts of Clark County “Open Studios” tour and also funded Phase I (installed) and Phase II (2018) of a pedestrian wayfinding sign program for downtown.

Potential revenue: \$500,000 in 2018, but variable (could be zero)

Method of adoption: Council action (already in effect in Vancouver)

Where used: Beaverton, Ore. (specifically for Center for the Arts) and Hillsboro, Ore. (currently considering)

Columbia Arts Center Fund

The City of Vancouver is uniquely positioned to make an investment in a physical project in support of culture, arts and heritage. Due to the sale of City-owned property that for a time housed the Columbia Arts Center, funds have been set aside for this type of investment.

Furthermore, those funds are currently earning interest that have

Historical reenactors at the Counting House, Fort Vancouver



The Night Market, held during the First Friday Art Walk in downtown



grown the fund over time, currently about \$1 million in total. These dollars are ripe for investment based on the priorities of this Culture, Arts and Heritage Plan.

Potential revenue: \$1 million one-time (with fund growing by about \$15,000 on an annual basis)

Method of adoption: Council action (funds already raised and need only to be appropriated)

City General Fund

Including investments in the City's regular operating budget is one of the most important signals any local government can send that they understand the value of culture, arts and heritage in their community's local economy and in residents' quality and of life. In cities throughout the Pacific Northwest, general fund dollars are used to make the basic investments required to successfully leverage philanthropy, private investment and other partnership opportunities in the community. Namely, funding staff positions, as well as a volunteer culture commission or council. Many cities also tap general funds for next-level investments, such as a cultural grant program to support local artists.

Bond capacity is an additional funding mechanism that is part of the main operation of any city. Like general fund dollars, the use of bond debt capacity must be weighed against other priorities of government. In Vancouver, there is currently quite a bit of capacity for use of this revenue source, but high priority items competing for these dollars include fire stations, parks and a new operations center.

Method of adoption: Council action

Where used: Tacoma, Hillsboro, Ore., Beaverton, Ore. and Boise, Idaho



The Pearls



Members of the Chinook Tribe perform a traditional dance

PUBLIC ART

Below is a recommended Public Art Policy for the City of Vancouver.

Scope

The policies discussed here cover permanent, outdoor public art works to be owned by the City of Vancouver. The City recognizes that, in addition to the permanent, outdoor public art covered by these recommendations, there are also temporary and other durational art exhibits that we would like to encourage. Those types of exhibits would fall under the City's Art in the Right of Way policy.

The City of Vancouver currently owns a collection of public art, primarily located in downtown, uptown, the Fort Vancouver National Historic Site and the waterfront. The Culture, Arts and Heritage Plan recommends adding to the collection of City-owned public art, with the following mechanisms for decision-making and stewardship.

Beyond these policies, the City should coordinate with private entities, community organizations, and other agencies in the creation of public art in Vancouver. A coordinated effort, based on common goals in the Culture, Arts and Heritage Plan, will magnify the efforts of the City for the benefit of the people of Vancouver.

Criteria

Public art should be:

- based on the vision and goals in Vancouver's Culture, Arts and Heritage Plan;
- high in artistic quality;
- diverse, but connected through "telling the story" of Vancouver's people and place; history, cultures and aspirations; and
- considered as part of a cohesive set of art works.

Locations

VIEW MAP HERE: www.cityofvancouver.us/PublicArtMap

Public art should be located to:

- make Vancouver's identity and commitment to culture, art and heritage visible;
- help define the Arts District; and
- promote connections between downtown / Fort Vancouver/ waterfront.

Funding

Funds should be secured, at a minimum, for the maintenance of existing public art. In addition, funding for the arts should include new pieces to be commissioned on a regular basis. Options include using a portion of funds generated from admission taxes, the lodging tax grant program, interest from the Columbia Art Center Fund, revenue raised from bonds, and the City's general fund. Additionally, we recommend exploration of a 1% for art program so that public art is included in civic buildings. While this is not a consistent revenue stream, it will add public art throughout the city as civic buildings are built over time.

Process

Public Art Committee

The Cultural Commission will appoint a Public Art Committee to review and make recommendations to the Cultural Commission on proposed donations, acquisitions, relocations or deaccession of City-owned public art. The Public Art Committee should be five members, and may include members outside of the Cultural Commission. The Public Art Committee will include, at a minimum, one professional artist.

Donations and Acquisitions

For donated and acquired pieces, the work would need to be 1) aligned with the goals of the City's Culture, Arts and Heritage Plan; 2) of high artistic merit; 3) compatible with the needs of the City's collection; and 4) durable and low maintenance. For donated or acquired pieces, the Public Art Committee will work with City staff to make a recommendation on the location of the piece, where appropriate.

Relocation or Deaccession

If public art now in the City's collection is found to be inappropriate to the City's goals for culture, arts and heritage, or problematic in terms of safety, maintenance or other concerns, the public art may be considered for relocation or removal from the collection.

The Public Art Committee will review the need for relocation or deaccession in terms of the City's overall goals, the collection of public art as a whole and cost issues. In cases of relocation or deaccession, the committee will contact the artist of the work where possible and take their input into consideration.

For pieces to be relocated, the Public Art Committee will recommend a new location. For pieces to be removed from the City collection, the Public Art Committee will make a recommendation on documenting the work and the most respectful manner of transferring the piece back to the artist, selling the work, or if no other option is available, destroying the work.

Commissioning of New Work

Artist selection process:

When the City wishes to commission a new work of public art, and funds for the work are identified, City staff will work with the Public Art Committee to establish an Artist Selection Panel specific to the commissioned work.

The Artist Selection Panel will be coordinated by City staff, and will include at least one member of the Cultural Commission and one member of the Public Art Committee. A stakeholder from the neighborhood where the art is to be placed is also recommended. At least one member of the Artist Selection Panel will be a professional artist.

City staff will work with the Public Art Committee to write a Request for Qualifications (RFQ), including a description of the project, eligibility parameters, a budget and timeline, submission requirements and any other specifics of the project. The RFQ may be publicized by the City of Vancouver, or posted on a site such as CaFÈ, CallForArtists.org,

etc. Artists will submit a letter of interest, resume and work samples relevant to the project.

The Artist Selection Panel will review the submissions, and reduce the applicant pool to a short list of finalists for interviews. An artist can be selected after the interviews. Alternatively, the process may have the finalists submit proposals for the project in order to be better understand the artistic direction. The artists will create better proposals if they can spend the time understanding the community and context of the work. This may be appropriate for a highly visible project.

In some cases, artists may be selected through an invitational list of recommended artists, particularly if there are specific aspects of the project that require a targeted discipline or expertise.

The recommendation for the selected artist will be presented to the Public Art Committee and the Cultural Commission, including a description of the process.

Public Input

Meetings of the Public Art Committee and the Cultural Commission will be open to the public, and efforts will be made by the City to notify affected parties and the general public of meeting time and place, and key agenda items.

Approvals

Based on the work of the Public Art Committee, the Cultural Commission will make recommendations to the City Council for approval.

Maintenance

The City is responsible for the maintenance of the public artworks, including routine inspection and care for artwork, such as cleaning and applying protective surface coatings as needed. In the case of aging, flaws, or vandalism, a reasonable effort will be made within funds available to return artwork to its original condition and integrity.

CULTURAL COMMISSION

Below are recommendations for revising the scope of the Cultural Commission.

Role & Authority

The purpose of the Cultural Commission as stated in Vancouver Municipal Code (VMC Section 2.88) reflects a volunteer-driven culture, arts and heritage program with little to no dedicated staff at the City. As such, tremendous responsibility is put on the shoulders of volunteers who lack the time and resources to execute what have been very ambitious plans in the past.

In comparable cities that have invested in professional staff for culture, arts and heritage, much of the responsibilities bestowed upon volunteers in Vancouver's municipal code is reserved for staff.

This plan recommends that the purpose of the Cultural Commission be updated in municipal code to focus broadly on growing support and awareness of culture, arts and heritage across the city generally in an advisory role, and limit specific responsibilities and decision making to two critical programs.

First, the Cultural Commission should direct a restored Cultural Grant Program, helping to define grant criteria, and awarding grants to recipients (subject to availability of funds).

Second, the commission should appoint a Public Art Committee, which may include Cultural Commission members, to review and make recommendations to the Cultural Commission on proposed donations, acquisitions, relocations or deaccession of City-owned public art.

Meeting Frequency

Similar to the current scope of purpose of the Cultural Commission, the meeting frequency requirements reflect a

volunteer-only culture, arts and heritage program at the City. Current code stipulates that the Cultural Commission must meet at least monthly.

This plan recommends, instead, that minimum meeting frequency be set at quarterly to allow participation by some of the City's busiest, but most effective advocates, and retain the language that allows the commission to hold additional meetings it determines necessary or desirable.

Composition & Service Terms

The Cultural Commission is currently set at 11 members in municipal code, and appoints members to three-year terms, with shortened one- and two-year terms for some members for initial appointments to the commission to achieve staggered terms over time.

This plan recommends that these terms of service, and staggered terms, should remain in place, as they are generally aligned with best practices in non-profit board service, which also typically comprises volunteer members.

Looking to comparable cities with successful culture, arts and heritage programs, there was no particular size of commission that was deemed more effective than another. Therefore, this plan recommends the size of this commission be set at a maximum number, rather than a set number, to allow flexibility in appointments should the mayor and City Council deem that the Cultural Commission is effective at a size smaller than 11.

Nowhere in current code does it indicate that members must represent specific constituencies within the culture, arts and heritage disciplines, and this plan recommends that remain the same.

Nearby cities with successful programs indicated that members do not represent specific constituencies and instead advocate

on behalf of the entire cultural community.

Selection & Removal

Members of the Cultural Commission are appointed by the mayor, subject to confirmation by the City Council in current code. This approach solicits the interest and support of both the legislative and executive branch, though it could also provide a forum for disagreement if the mayor and council are not aligned.

Comparable cities had a mixed approach to appointment; in some cities, the mayor made these appointments, in other it was left to the council.

The plan recommends changing this selection process to award the responsibility to one or the other, but not both, branches of government. This recommendation is rooted not so much in the appointment of members, but in the removal of them.

This plan recommends that current code for removal of members be changed. Current code stipulates that Cultural Commission members may only be removed for 1) misconduct; or 2) missing more than three meetings.

Comparable cities instead have members of their commission serve at the pleasure of the mayor or council (whoever appoints). This allows the City to be nimble in responding to ineffective members, ensuring the most effective commission possible to support the City's broader goals of growing support and awareness of culture, arts and heritage across the city.





STAFF REPORT NO. 052-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 4/16/2018
5/21/2018

Subject: Street vacation of approximately 2,303 square feet of partially improved alley right-of-way associated with the alley connecting Washington Street and Main Street, located between West 27th and West 28th Streets.

Key Points:

- Right-of-way vacation of approximately 2,303 square feet of partially improved alley right-of-way associated with the alley connecting Washington Street and Main Street, located between West 27th and West 28th Streets;
- There are existing utilities within the proposed vacation area;
- Staff recommends full compensation be required for the vacated area.

Objective: To grant a street vacation for a portion of partially improved alley right-of-way associated with the alley connecting Washington Street and Main Street, located between West 27th and West 28th Streets.

Present Situation: Staff has received a request from the Kessid Church to vacate a portion of partially improved alley right-of-way associated with the alley connecting Washington Street and Main Street, located between West 27th and West 28th Streets. The right-of-way is specifically located within Block 3 of “Steel’s Addition,” in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian.

The pending site improvements on the applicant’s properties will include construction of an ADA-compliant elevator enclosure on the external face of the existing church building. The applicant’s architect explored all location options for the elevator and concluded that the only viable location is on the south face of the building, immediately adjacent to the alley. The elevator enclosure will extend into the alley right-of-way, thus requiring the proposed right-of-way vacation.

The alley right-of-way currently provides secondary property access and public vehicular circulation between Washington Street and Main Street. The west segment of this alley provides rear property access to two (2) existing residential lots with single-family homes (2701 and 2711 Washington Street). This segment of the alley right-of-way will not be vacated, and will remain unchanged.

The portion of the alley right-of-way to be vacated begins approximately 150 feet east of Washington Street and extends approximately 155 feet westward to Main Street. This right-of-way contains approximately 15 feet of paved alley surface, an 8-inch sewer main, and a 2-inch water main.

Six (6) parcels adjoin the right-of-way to be vacated. All of these adjoining parcels are owned by the applicant. Pursuant to VMC 11.05.130, the property associated with a vacated street shall belong to the abutting property owners, one-half to each. Since the applicant owns all adjoining parcels, the entirety of the right-of-way to be vacated will be transferred to the applicant.

In addition to the elevator enclosure described above, the pending site improvements on the applicant's properties will include construction of new parking areas and associated vehicular circulation aisles. The proposed circulation aisle on the north side of the block will connect to the dead-end of the remaining alley right-of-way to provide vehicular connectivity to West 28th Street. In addition to normal vehicular traffic, this connection will accommodate trash collection trucks and may also be used as a secondary emergency access corridor. The design of the proposed circulation corridor has been reviewed and approved by the Fire Department and the Solid Waste Division. A public access easement is being provided to protect the proposed circulation connection.

Finally, staff has reviewed the City's Transportation Systems Plan and determined there is no future need for this portion of alley right-of-way. Therefore, vacation of this alley right-of-way will have no adverse impact on the City's transportation assets.

Staff has contacted all utility owners with facilities potentially located within the subject area. The City of Vancouver has utilities within the area of the proposed vacation, including a 2-inch water main and an 8-inch sewer main. As part of the pending site improvements, the applicant will be required to abandon the 2-inch water main and move the 8-inch sewer main. The applicant will reconnect water services to the affected properties as part of the pending site improvements, at the direction of the Water Engineering Division. The applicant will also reconstruct the existing sewer main in a new alignment and dedicate a public utility easement for the construction, repair and maintenance of the new sewer main. There are no other utilities requiring an easement within the area to be vacated.

RCW 35.79.030 and VMC 11.05.120 stipulate provisions for the City to collect compensation for the value of public right-of-way that is vacated. An analysis of the County Assessor's records for properties in the immediate vicinity of the proposed vacation area resulted in an estimated property value equal to \$17.56 per square foot. The total area of the proposed vacation is 2,303 square feet. This results in a total estimated property value equal to \$40,440.

As previously noted, the right-of-way has historically been used to provide public street connectivity and utility services to the immediate area. The alley has been part of a dedicated public right-of-way for 25 years or more, and the vacated area will be utilized by the applicant for expansion of their current use. Therefore, staff recommends the imposition of compensation equal to 100% of the total estimated property value, which is equal to \$40,440. This sum shall be remitted to the City prior to the right-of-way vacation becoming effective.

Advantage(s):

1. Allows the vacated property to be placed on the tax rolls.
2. Allows the applicants to maximize use of the abutting property.

3. Facilitates development of an existing property.

Disadvantage(s): No known disadvantages.

Budget Impact: Any revenue associated with the compensation received for the vacated right-of-way will be deposited into the City of Vancouver's transportation fund.

Prior Council Review: None

Action Requested:

1. On April 16, 2018, adopt a resolution of intent to vacate a portion of public alley right-of-way associated with the alley connecting Washington Street and Main Street, located between West 27th and West 28th Streets, located within Block 3 of "Steel's Addition," in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, and approve ordinance on first reading, setting the date of public hearing for Monday, May 21, 2018.
2. On May 21, 2018, subject to second reading and public hearing, approve the ordinance.

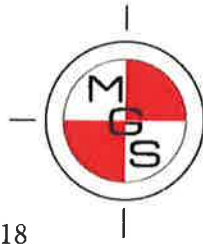
Attachments:

- Exhibit A – Legal Description
- Exhibit B – Site Map Exhibit
- Exhibit C – Overall Vicinity Map
- Resolution
- Ordinance
- Property Value Analysis Memo
- Public Sewer Easement Legal Desc. & Exhibit



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

Exhibit A



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Barden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7802 FAX*

02/21/18



February 21, 2018

EXHIBIT “ ”

PORTION OF ALLEY TO BE VACATED

A portion of a 15.00-foot-wide alley in a portion of Block 3, “Steel’s Addition”, Volume “B” of Plats, page 41, Clark County, Auditor’s Records, in a portion of the Southeast quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

Beginning at a 1/2” iron rod with a yellow plastic cap stamped “Renton 37535” set to mark the Northwest corner of said Block 3, as shown in Book 65 of Surveys, page 104, Clark County Auditor’s Records;

Thence South $87^{\circ}47'44''$ East, along the North line of said Block 3 as shown in said survey for a distance of 133.00 feet;

Thence leaving said North line South $02^{\circ}12'16''$ West, for a distance of 99.62 feet to the North Line of said 15.00 foot-wide alley and the **TRUE POINT OF BEGINNING**;

Thence continuing South $02^{\circ}12'16''$ West, for a distance of 15.00 feet to the South line of said alley;

Thence South $87^{\circ}50'15''$ East along said South alley line, for a distance of 151.06 feet more or less to the Westerly Right-of-Way line of Main Street;

Thence North $20^{\circ}18'23''$ East along said Westerly Right-of-Way line, for a distance of 15.79 feet more or less to the North line of said 15.00 foot-wide alley;

Thence leaving the Westerly Right-of-Way line of Main Street, North $87^{\circ}50'15''$
West along said North Alley Line, for a distance of 155.96 feet more or less to the
TRUE POINT OF BEGINNING.

Contains 2,303 square feet of land, more or less.

Exhibit B

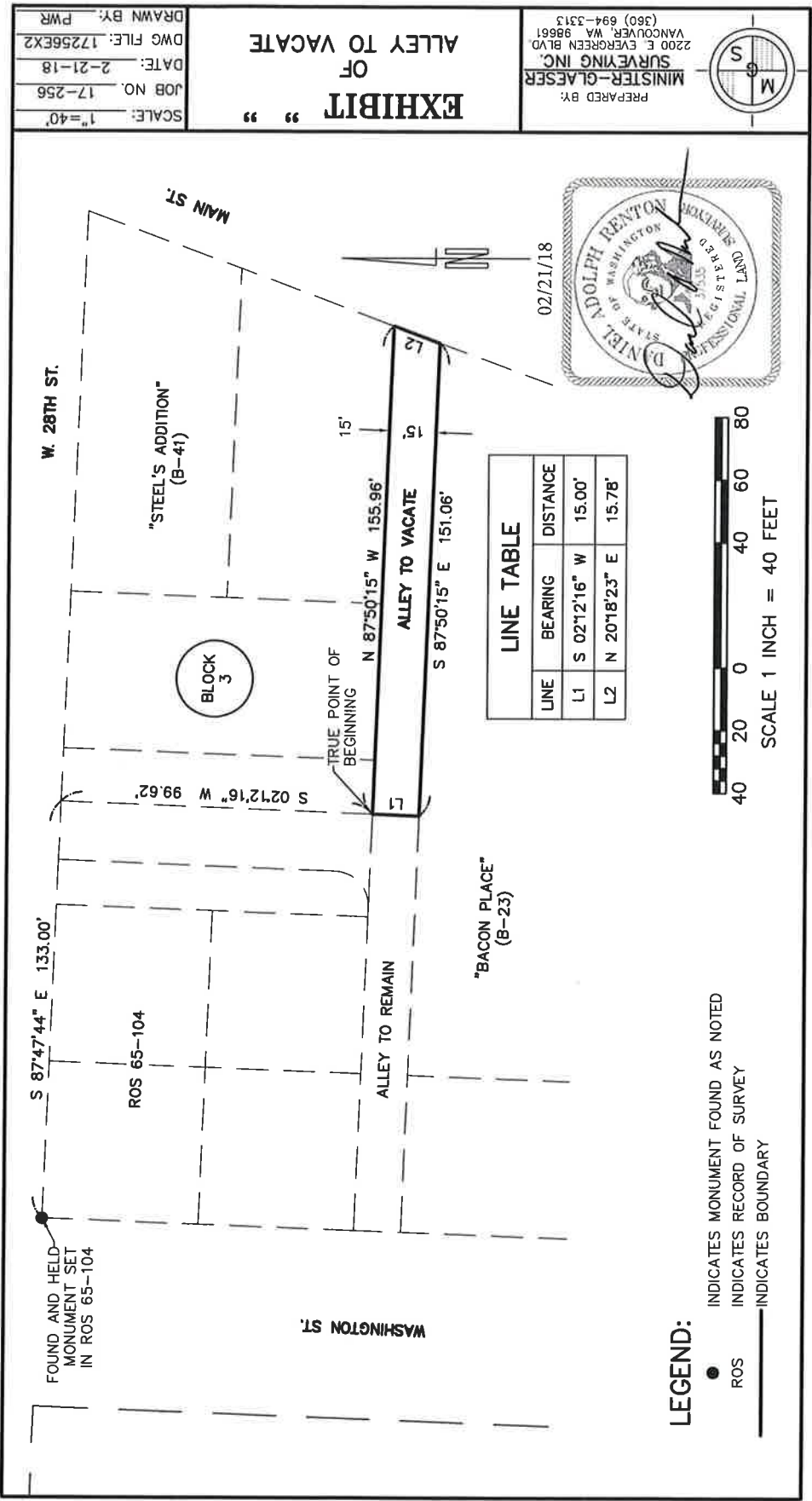
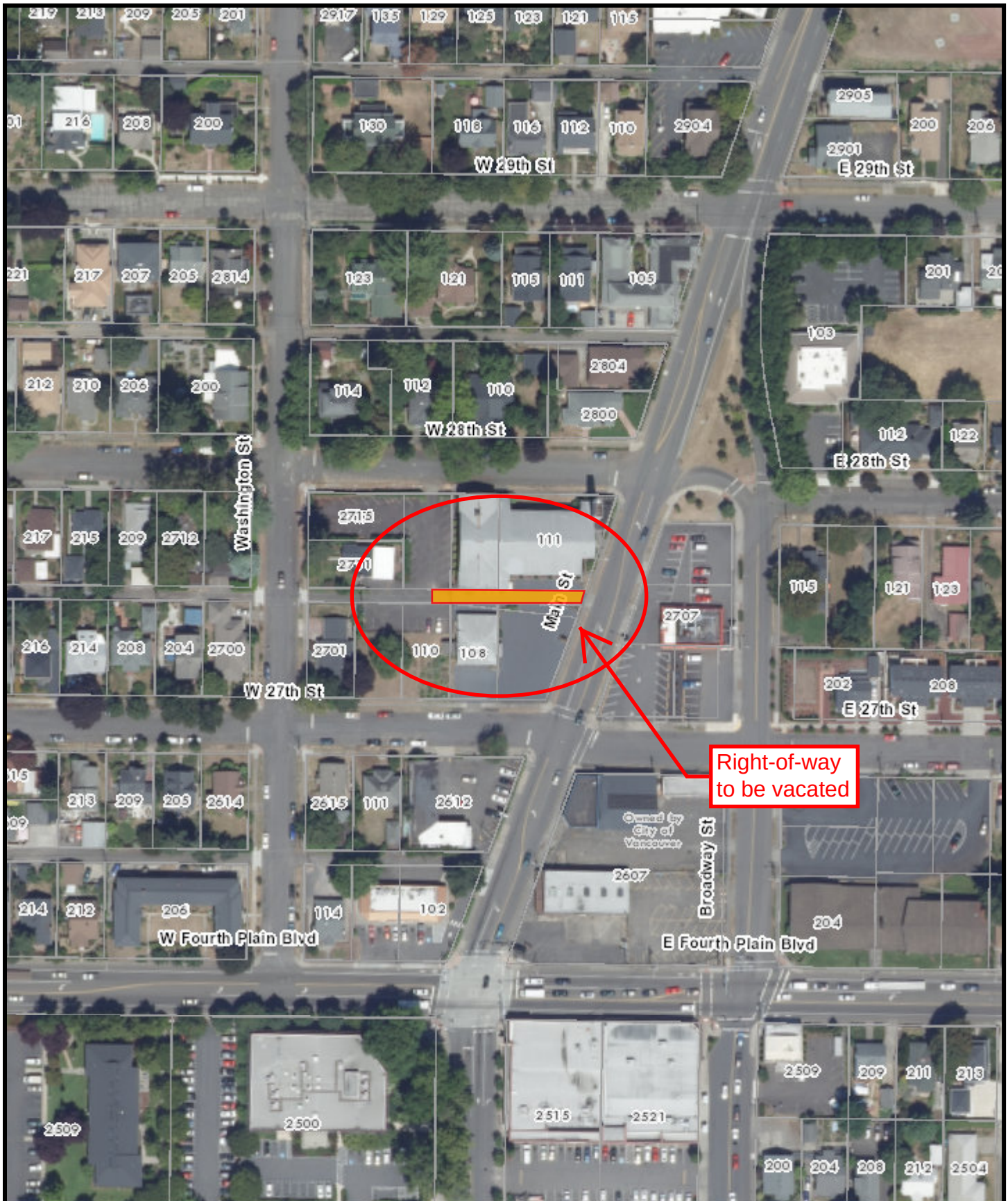


Exhibit C - Overall Vicinity Map



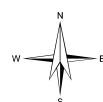
System Utility Map



RUS / PAC

Taxlot #:

1 inch = 200 feet



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

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

04/16/18

RESOLUTION NO. _____

A RESOLUTION fixing May 21, 2018 as the date for a public hearing on a proposal to vacate a portion of a public right-of-way associated with the alley connecting Washington Street and Main Street, between West 27th and West 28th Streets, located within Block 3 of “Steel’s Addition,” in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington.

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. As recommended in SR-_____, City Council, pursuant to VMC 11.05.040 and RCW 35.79.010, hereby initiates procedures to vacate a portion of the right-of-way of the alley connecting Washington Street and Main Street, between West 27th and West 28th Streets.

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

Section 3. On May 21, 2018 at the hour of 7:00 p.m. in the Council Chambers in City Hall, 415 West 6th Street, Vancouver, Washington, is fixed as the time and place for public hearing on said proposed street vacation.

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

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

Anne McEnery-Ogle, Mayor

Attest:

Approved as to form:

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

E. Bronson Potter, City Attorney

04/16/18
05/21/18

ORDINANCE NO. _____

AN ORDINANCE vacating a portion of the right-of-way associated with the alley connecting Washington Street and Main Street, between West 27th and West 28th Streets, located within Block 3 of “Steel’s Addition,” in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington; providing for an effective date.

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. City Council initiated a vacation proceeding for a portion of the public right-of-way associated with the alley connecting Washington Street and Main Street, between West 27th and West 28th Streets, located within Block 3 of “Steel’s Addition,” in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington. As recommended by Staff Report No. _____, Council adopted Resolution M-_____ and set the date of public hearing for May 21, 2018 at 7:00 p.m. The City Clerk caused the notices of the public hearing to be posted and published as required by law.

At the time and place set for hearing, the hearing was held. City Council considered the reports and information provided at the public hearing and found that:

1. A vacation of the right-of-way will better serve the public;

2. The right-of-way is not currently no longer needed for public access and changes are not likely to occur in the future requiring the need for the right of way; and

3. There are no objections to the vacation sufficient to deny its approval.

Based on the foregoing, the City Council determined to vacate the property as described in Section 2 of this ordinance subject to the following:

A. The City has contacted utility owners and found that all public utility facilities within the area of right-of-way to be vacated will be moved from the right-of-way and protected with separate easements. Therefore, the City will not retain any easements under or over any portion of the vacated area.

B. The area of right-of-way to be vacated consists of approximately 2,303 square feet.

C. RCW 35.79.030 and VMC 11.05.120 stipulate provisions for the City to collect compensation for the value of public right-of-way that is vacated. An analysis of the County Assessor's records for properties adjacent to the proposed vacation area resulted in an estimated property value equal to \$17.56 per square foot. The total area of the proposed vacation is 2,303 square feet. This results in a total estimated property value equal to \$40,440. Prior to the effective date of this ordinance, the applicant shall remit \$40,440 to the City as compensation for the vacated property.

Section 2. The following street area to be vacated is described herein in the legal description and map exhibit attached hereto and incorporated herein as Exhibits "A" and "B".

Section 3. Effective date. This ordinance shall go into effect five days after the applicant has fulfilled the requirements stipulated in Section 1.C of this ordinance.

Read first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED by the following vote:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018.

Anne McEnerny-Ogle, Mayor

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE vacating a portion of the right-of-way associated with the alley connecting Washington Street and Main Street, between West 27th and West 28th Streets, located within Block 3 of “Steel’s Addition,” in the Southeast Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington; providing for an effective date.

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



MEMORANDUM

DATE: March 27, 2018

TO: File – Kessid Church alley Right-of-Way Vacation

FROM: Eric Hahn, P.E. – Transportation Development Review

SUBJECT: **Property Value Analysis and Compensation Review**

The purpose of this memorandum is to summarize the analysis completed by staff to determine property values and compensation requirements for the proposed vacation of a public street right-of-way associated with the alley located at the Kessid Church property. RCW 35.79.030 and VMC 11.05.120 stipulate provisions for the City to collect compensation for the value of public right-of-way that is vacated.

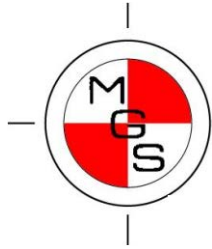
An analysis of the County Assessor's records for properties adjacent to the proposed vacation area resulted in an estimated property value equal to **\$17.56 per square foot**. The analysis is as follows:

Parcel No.	Parcel Size (SF)	Current Assessed Value	
		(Land Value)	Cost/SF
9940000	10,700	\$128,400	\$12.00
9950000	5,212	\$62,500	\$11.99
9960000	5,062	\$60,700	\$11.99
9970000	5,000	\$118,369	\$23.67
9980000	5,000	\$114,950	\$22.99
9508000	5,096	\$61,200	\$12.01
9506000	5,000	\$60,000	\$12.00
9504000	4,994	\$114,844	\$23.00
9500000	5,000	\$114,950	\$22.99
9465000	5,000	\$114,950	\$22.99
Average Cost/SF			\$17.56

The total area of the proposed vacation is 2,303 square feet. At full value, this results in a total estimated property value equal to **\$40,440**.

The right-of-way has historically been used to provide public street connectivity and utility services to the immediate area. The City has provided minimal maintenance of this alley right-of-way, most of the paving and maintenance has been performed by the applicant. However, the alley has been part of a dedicated public right of way for 25 years or more. Therefore, staff recommends the imposition of compensation

equal to 100% of the total estimated property value, which is equal to \$40,440. This sum shall be remitted to the City prior to the right-of-way vacation becoming effective.



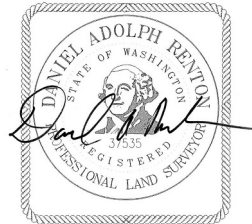
MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

March 21, 2018

03/21/18

EXHIBIT “_”



SEWER EASEMENT

A 15.00 foot-wide sewer easement in a portion of Block 3, “Steel’s Addition”, Volume “B” of Plats, page 41, and a portion of Block 6, “Bacon Place”, Volume “B” of Plats, page 23, Clark County, Auditor’s Records, in a portion of the Southeast quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

Beginning at a 1/2” iron rod with a yellow plastic cap stamped “Renton 37535” set to mark the Northwest corner of said Block 3, as shown in Book 65 of Surveys, page 104, Clark County Auditor’s Records;

Thence South 02°05’37” West, along the West line of said Block 3 as shown in said survey, for a distance of 114.72 feet to the South line of a 15.00-foot-wide alley;

Thence South 87°50’15” East along said South line, for a distance of 118.78 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said South line South 13°47’23” East, for a distance of 23.96 feet;

Thence South 87°43’53” East, for a distance of 124.51 feet;

Thence North 63°31’10” East, for a distance of 36.54 feet, more or less to the Westerly Right-of-Way line of Main Street;

Thence North 20°18’23” east along said Westerly line, for a distance of 21.91 feet;

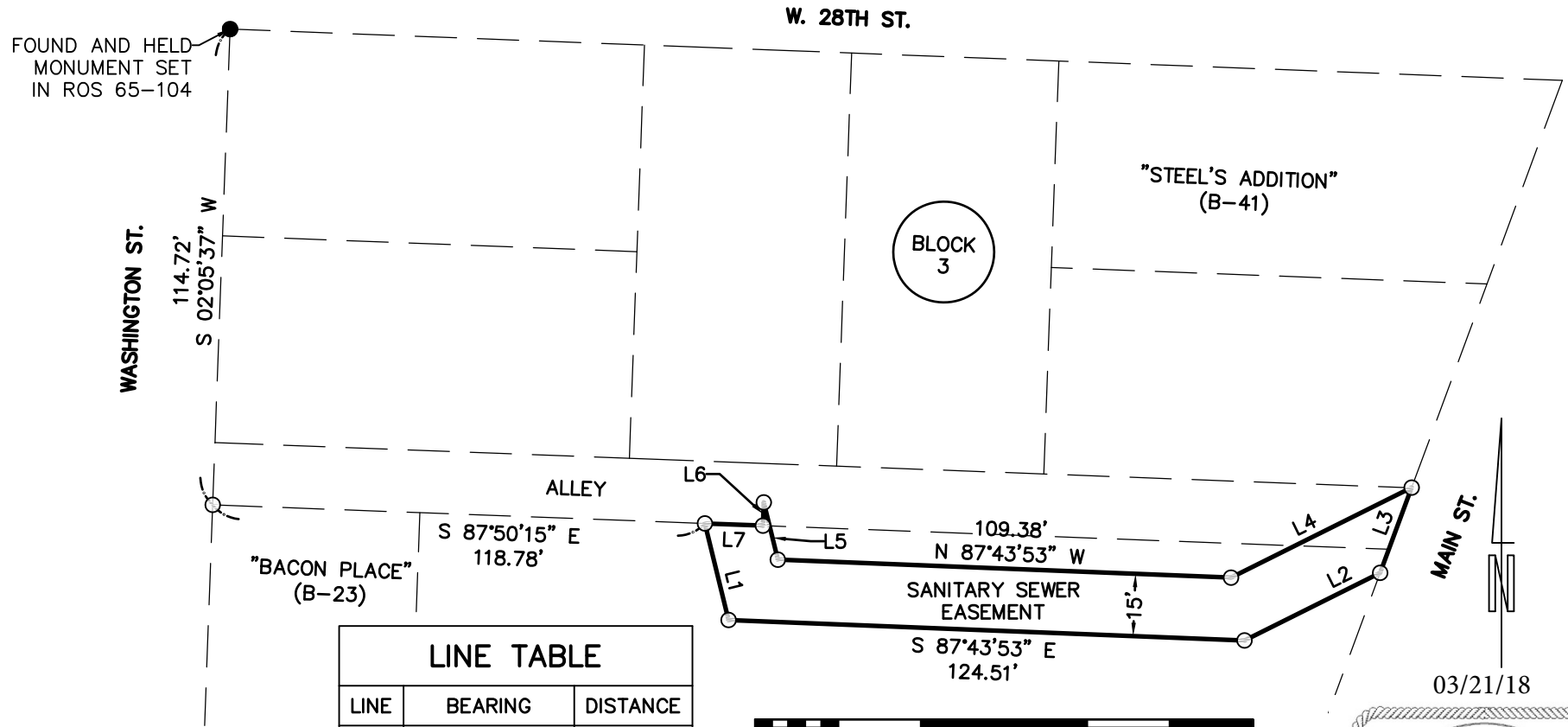
Thence leaving said Westerly line South 63°31’10” West, for a distance of 48.67 feet;

Thence North $87^{\circ}43'53''$ West, for a distance of 109.38 feet;

Thence North $13^{\circ}47'23''$ West, for a distance of 14.21;

Thence South $02^{\circ}12'16''$ West, for a distance of 5.60 feet to the South line of said 15.00-foot-wide alley;

Thence North $87^{\circ}50'15''$ West along said South line, for a distance of 14.00 feet to the **TRUE POINT OF BEGINNING**.

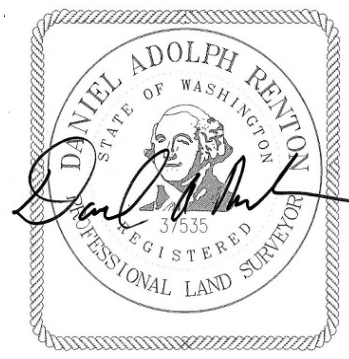


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°47'23" E	23.96'
L2	N 63°31'10" E	36.54'
L3	N 20°18'23" E	21.91'
L4	S 63°31'10" W	48.67'
L5	N 13°47'23" W	14.21'
L6	S 02°12'16" W	5.60'
L7	N 87°50'15" W	14.00'



SCALE 1 INCH = 40 FEET

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ROS INDICATES RECORD OF SURVEY
 - INDICATES BOUNDARY



SCALE: 1"=40'

JOB NO. 17-256

DATE: 3-21-18

DWG FILE: 17256EX4

DRAWN BY: DAR

” ”

EXHIBIT

OF A

SANITARY SEWER EASEMENT

PREPARED BY:

MINISTER-GLAESER

SURVEYING INC.

2200 E. EVERGREEN BLVD.

VANCOUVER, WA 98661

(360) 694-3315

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:

\$ **1,404,705.12** this 16th day of April 2018.

MAYOR



AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
April 3 - April 9	Accounts Payable Checks (see attached)	\$ 1,403,655.53
April 3 - April 9	Visa Refunds (see attached)	\$ 1,049.59
April 3 - April 9	Payroll Checks (see attached)	\$ -
TOTAL		\$ 1,404,705.12

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
119392	03-Apr-2018	376.59	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** WEEKLY CLAIMS INVOICE, WEEK 5 OF MARCH
119393	03-Apr-2018	148,663.85	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS INVOICES, WEEK 4 OF MARCH
119394	05-Apr-2018	19,789.66	BANK OF AMERICA	***WIRE*** UTILITY POSTAGE IMPREST ACCT FOR MAR 2018 - UTILITIES
119395	09-Apr-2018	1,395.30	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** WEEKLY CLAIMS FOR HEALTH SMART WEEK 1 OF APRIL
119396	09-Apr-2018	169,058.36	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS FOR BC, WEEK 1 OF APRIL
119397	09-Apr-2018	16,755.34	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS FOR BC, WEEK 5 OF MARCH
119398	09-Apr-2018	35,997.62	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING / MESSAGE ID: 40034275
589653	04-Apr-2018	8,421.10	ABM ON-SITE SERVICES WEST INC	SUMMARY: JANITORIAL SERVICES
589654	04-Apr-2018	950.66	ADK ELECTRIC INC	PERMIT WITHDRAWN 17801 SE 6TH
589655	04-Apr-2018	110.20	ADT LLC	PERMIT WITHDRAWN
589656	04-Apr-2018	1,003.91	ADVANCE STORES CO INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
589657	04-Apr-2018	85.12	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 03/06/18 - FIRE STATION 5
589658	04-Apr-2018	94.90	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 FIRE MEDICAL CLAIMS
589659	04-Apr-2018	4,200.00	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
589660	04-Apr-2018	212.45	ARAMARK UNIFORM SERVICES INC	SUMMARY: MAT/TOWEL/COVERALL/UNIFORM CLEANING SERVICES
589661	04-Apr-2018	4,315.68	ARBORSCAPE LTD INC	02/12/18-02/27/18 - PHASE I OF TRIMMING IN ADVANCE OF 2018 PAVING WORK - SE EVERGREEN BLVD/E MILL PLAIN/E FOURTH PLAIN - OP CENTER
589662	04-Apr-2018	162.60	ARONSON SECURITY GROUP	ASG AE HELP DESK LABOR - ADDING SOUTH ENTRY CAMERA - CITY HALL - 02/07/18 - FACILITIES - RECEIPT 133527 BY P NEWTON PER E-MAIL
589662	04-Apr-2018	7,804.80	ARONSON SECURITY GROUP	JOB PDX-14026 - COMMISSION/PROGRAMMING FIRE STATIONS - THRU 03/26/18 - OP CENTER - RECEIPT 133877 BY S TURK PER E-MAIL
589663	04-Apr-2018	605.00	ASIAN REPORTER PUBLICATIONS INC	ON-CALL ARCHITECTURAL ENGINEERING AND ENVIRONMENTAL SERVICES ADVERTISEMENT
589664	04-Apr-2018	131.01	AT&T MOBILITY II LLC	ACCOUNT # 287238238360 - 02/17/18-03/16/18 - IT
589665	04-Apr-2018	2,229.29	AXIOM LUXURY HOMES LLC	PLAN REVIEW FEES OVERSTATED
589666	04-Apr-2018	2,845.54	BDS PLANNING & URBAN DESIGN	18FEB - CULTURE ART AND HERITAGE PLAN - CMO - RECEIPT 133512 BY K PECK PER E-MAIL
589667	04-Apr-2018	96.00	Blaisdell, Mark M	SLI TRAINING, MARCH 2018
589668	04-Apr-2018	72.55	BOBS ELECTRIC	PERMIT WITHDRAWN
589669	04-Apr-2018	13,890.08	BOUND TREE MEDICAL LLC	SUMMARY: MEDICAL SUPPLIES - FIRE
589670	04-Apr-2018	195.13	Brown, Leland Christopher	BOOT REIMBURSEMENT
589671	04-Apr-2018	44.69	Bruesch, Beverly	TRAVEL TO MEETING IN LONGVIEW
589672	04-Apr-2018	220.00	BSK ASSOCIATES	CLIENT VANCO8428 - WO V8C0092 - SAMPLE TESTING SERVICES - PCE & TCE ONLY - 03/06/18 - OP CENTER - RECEIPT 133590 BY M CORRELL PER E-MAIL
589673	04-Apr-2018	100.00	BURTON RIDGE CREEK NEIGHBORHOOD	2018 PARTICIPATION IN RESOURCE CONSERVATION CHALLENGE - SOLID WASTE
589674	04-Apr-2018	1,530.00	CABLE LANGENBACH KINERK & BAUER LLP	ACCR17 - CLIENT 7476 - LEGAL SERVICES - EMPLOYMENT ADVISORY - 12/04/17-12/20/17 - INVOKE VMC 3.05.200(2) - RISK
589675	04-Apr-2018	3,057.67	CADMAN MATERIALS INC	CUST 9408272 - S/O 10066746 - PROD 92253 CSTC - 163.9 TON - OPS CENTER
589675	04-Apr-2018	5,476.93	CADMAN MATERIALS INC	CUST 9408272 - S/O 10066746 - PROD 92253 CSTC - 293.6 TON - OPS CENTER
589676	04-Apr-2018	2,058.00	CALE AMERICA INC	SUMMARY: CALE WEB OFFICE SUPPORT FOR PAY STATIONS - PARKING
589677	04-Apr-2018	610.20	CASCADE RADON INC	JOB 18-C014L - RADON TESTING - 03/06/18 - FIRE ST 7 - 12603 NE 72ND AVE - FACILITIES
589678	04-Apr-2018	814.08	CINTAS CORP NO 2	CUST 3570 - ACCT 035570 - LOC F80 - WO NOT SPECIFIED - EXTINGUISHERS AND INSPECTIONS - EQUIP SERVICES - RECEIPT 133711 BY J CHICK PER E-MAIL

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
589679	04-Apr-2018	96,171.81	CLARK AND SONS EXCAVATING	2017 MULTIMODAL SAFETY AND ACCESSIBILITY PROGRAM - EST 3 - THRU 03/05/18
589680	04-Apr-2018	27,955.24	CLARK COUNTY	SUMMARY: WORK CREWS - OP CENTER
589681	04-Apr-2018	5,796.60	CLARK COUNTY	CUST 1810 - PUBLIC UTILITY PERMITS - 17FEB - OPS CENTER
589681	04-Apr-2018	2,445.43	CLARK COUNTY	CUST 1811 - JURY FEES - THRU 02/23/18 - BUDGET
589681	04-Apr-2018	59,085.60	CLARK COUNTY	CUST 1814 - ROTSCHY INVOICES FOR SCREEING STREET SWEEPING AT WHATLEY PIT - 16MAY, 16OCT, 17APR, 17MAY - OP CENTER
589681	04-Apr-2018	15.00	CLARK COUNTY	CUST 1817 - FINGERPRINTING SERVICES - 1 EA - 18JAN - CED CODE ENFORCEMENT
589681	04-Apr-2018	15.00	CLARK COUNTY	CUST 1817 - FINGERPRINTING SERVICES - 1 EA - 18JAN - EQUIP SVCS
589681	04-Apr-2018	30.00	CLARK COUNTY	CUST 1817 - FINGERPRINTING SERVICES - 2 EA - 18JAN - FACILITIES
589682	04-Apr-2018	93,766.99	CLARK PUBLIC UTILITIES	SUMMARY: ELECTRICITY
589689				
589690	04-Apr-2018	7,373.90	COLF CONSTRUCTION	SCIP CONTRACTOR PMT
589691	04-Apr-2018	130.00	COLUMBIA LANGUAGE SERVICES INC	02/14/18 - INTERPRETING SERVICES - CDD - RECEIPT 133645 BY B THOMAS PER E-MAIL
589692	04-Apr-2018	154.00	COLUMBIAN PUBLISHING COMPANY	ACCT 263636 - ADVERTISING - 03/09/18-03/15/18 - URBAN FORESTRY
589693	04-Apr-2018	151.11	COMCAST CABLE COMMUNICATIONS INC	ACCT 87781014784358 - CURRENT CHARGES AT 2800 NE STAPLETON RD (PENLINK) - 03/25/18-04/24/18 - VPD
589694	04-Apr-2018	7,988.00	COPIERS NORTHWEST	ACCT 343871-P - MONTHLY COPIER LEASES - MULTIPLE CITY LOCATIONS - 02/15/18-03/14/18 - INFO TECH
589695	04-Apr-2018	204.75	CORPORATE TRANSLATION SVCS INC	CLIENT ID 15540 - INTERPRETER SERVICES - 18FEB - VPD
589695	04-Apr-2018	287.58	CORPORATE TRANSLATION SVCS INC	CLIENT ID 15541 - INTERPRETER SERVICES - 18FEB - HR
589696	04-Apr-2018	317.72	Cranev, Patrick W	AWWA SUSTAINABLE WATER MGMT. CONFERENCE
589697	04-Apr-2018	1,726.81	CUES INC	SO 000648261 - WT081-1 - QTY 4 - OPS CENTER
589698	04-Apr-2018	2,616.98	CYBERSOURCE CORPORATION	18FEB - CREDIT CARD SERVICES - TREASURY - RECEIPTS 133959 (PO 76366)
589698	04-Apr-2018	2,699.67	CYBERSOURCE CORPORATION	AND 133960 (PO 89736) BY C ALLEMANG
589699	04-Apr-2018	2,974.45	DATABAR INC	AND 133936 (PO 89736) BY C ALLEMANG
589700	04-Apr-2018	5,034.80	DATEC INC	ORDER 45711 - #9 RETURN ENVELOPES W/ BLUE STRIPE - UTILITIES
589701	04-Apr-2018	1,815.00	DAVID COREY PHD PC	SO Z18B20902 - GJ MOBILE DOCK (2 EA)/LIND DC POWER ADAPTER (25 EA) - SHIPPED 03/30/18 - INFO TECH - RECEIPT 133996 BY J SCHOESSLER PER E-MAIL
589702	04-Apr-2018	391.10	Davis, James M (Mike)	POST-OFFER EVALUATIONS - 5 EA - THRU 02/27/18 - VPD - RECEIPT 133485 BY A CARMAN
589703	04-Apr-2018	56.03	DESIGN ELECTRIC	FEB. TRAVELS
589704	04-Apr-2018	234.80	DEX MEDIA WEST	DUPLICATE PERMIT
589705	04-Apr-2018	236.78	DSU PETERBILT & GMC INC	ACCT #103505100 - ADVERTISING PARK HILL CEMETERY
589706	04-Apr-2018	7,194.31	ERIC LANCAULT ARCHITECT	ACCT 53317 - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
589707	04-Apr-2018	4,031.75	ESIX SPORESTWEAR INC	01/29/18-02/28/18 - DESIGN/ENGINEERING SERVICES - TASK ORDER 36 - WATERFRONT PARK ELECTRICAL BLDG - OP CENTER/FACILITIES - RECEIPT 134054 BY S TURK PER E-MAIL
589708	04-Apr-2018	120.00	EVERGREEN SHORES NEIGHBORHOOD ASSN	PORT & COMPANY UNIFORMS/PROTECTIVE CLOTHING - OP CENTER
589709	04-Apr-2018	850.00	EXAMWORKS INC	CUST 18BWWHT - MANDATORY INSURER REPORTING - 18MAR - RISK
589710	04-Apr-2018	1,157.16	FIRE SYSTEMS WEST	SUMMARY: EXTINGUISHERS AND AIR COMPRESSOR MAINTENANCE/REPAIRS - OPS CENTER

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
589711	04-Apr-2018	10,999.00	FITCH & ASSOCIATES LLC	FIRE/EMS LEVEL REVIEW/OPERATIONAL ASSESSMENT - 20% DUE UOPN RECEIPT OF DRAFT DATA REPORT - THRU 03/05/18 - FIRE - RECEIPT 133465 BY C NELSON PER E-MAIL
589712	04-Apr-2018	15,435.53	FORTENBERRY & ASSOCIATES INC	RECORDS MANAGEMENT ASSESSMENT - CONSULTING - 02/03/18-02/28/18 - FINANCE
589713	04-Apr-2018	53,073.00	FRIENDS OF TREES	02/10/18 - FORESTRY SERVICES - WEST VANCOUVER PLANTING - URBAN FORESTRY
589714	04-Apr-2018	40.69	FRONTIER COMMUNICATIONS	ACCT 253-014-5765-032404-5 - 03/25/18-04/24/18 - WESTRIDGE PUMP STATION OPS CENTER
589715	04-Apr-2018	839.06	GALLS LLC	ACCT 1001096190 - FIRE UNIFORM - FIRE
589716	04-Apr-2018	941.38	GENUINE PARTS COMPANY	CUST 7970 - 18MAR - PARTS FOR VEHICLE AND EQUIPMENT REPAIRS - EQUIP SERVICES
589716	04-Apr-2018	33.39	GENUINE PARTS COMPANY	CUST 7970 - 18MAR - SHOP SUPPLIES - EQUIP SERVICES
589717	04-Apr-2018	403.20	GLOBAL TRANSPORTATION ENGINEERING CORP	P16-061 - COLUMBIA/MAIN ST FIBER - THRU 02/28/18 - CONSTRUCTION - RECEIPT 133652 BY L PETERSEN PER E-MAIL
589717	04-Apr-2018	135.00	GLOBAL TRANSPORTATION ENGINEERING CORP	PROJ P16-101 - FOURTH PLAIN @ ST JOHNS PED - THRU 02/28/18 - OP CENTER - RECEIPT 133694 BY N KERFOOT PER E-MAIL
589718	04-Apr-2018	426.90	GORDON TRUCK CENTERS	CUST 96056 - 18MAR - PARTS FOR VEHICLE AND EQUIPMENT REPAIR - EQUIP SERVICES
589719	04-Apr-2018	3,521.88	GRAY & OSBORNE INC	PROJ 17226.00 - WATER SYSTEM EMERGENCY PLAN WSWA & WSRP - THRU 03/03/18 - MP ENG - RECEIPT 133740 BY L JONES
589720	04-Apr-2018	30,958.18	HALBERT CONSTRUCTION LLC	SUMMARY: CONSTRUCTION SERVICES
589721	04-Apr-2018	882.50	HART CROWSER INC	PROJ 1599406 - GEOTECHNICAL ENGINEERING SERVICES - KIA/EASTPOINTE SUBDIVISION - THRU 02/23/18 - CED - RECEIPT 133508 PER B THOMAS
589722	04-Apr-2018	12,914.99	HD FOWLER CO	ORDER 05830327 - OPERATING SUPPLIES - OPS CENTER
589723	04-Apr-2018	627.74	Huber, Elaine J.	NASTT CONFERENCE PALM SPRINGS MAR 25-26 2018 - POST TRAVEL
589724	04-Apr-2018	1,970.00	INVINTUS MEDIA INC	SYSTEM MAINTENANCE AGREEMENT/PERSISTENT STREAMING/HOSTING OF CTV WEBSITE - THRU 02/28/18 - MEDIA SERVICES
589725	04-Apr-2018	341.00	Jameson, Kyle R	CDL TEST, PERMIT, AND ENDORSEMENT REIMBURSEMENT
589726	04-Apr-2018	3,250.00	JCI JONES CHEMICALS INC	ORDER 552463 - CHLORINE 150 LB CYLINDERS - 13 EA - OP CENTER
589727	04-Apr-2018	102.00	Johnson, Gerald Alan (Jerry)	CDL ENDORSEMENT REIMBURSEMENT
589728	04-Apr-2018	2,421.90	KEATING BUCKLIN & MCCORMACK INC PS	CLIENT MATTER 1109-00002 - LEGAL SERVICES - COV ADV QUINN - 02/01/18-03/07/18 - RISK
589729	04-Apr-2018	3,938.00	KEITHS SPORTING GOODS INC	ACCR17 OPERATING SUPPLIES - VPD
589730	04-Apr-2018	676.12	Kelley, Janetta L.M.	2018 LSAAW CONFERENCE
589731	04-Apr-2018	198.50	KELLY SERVICES INC	SCHMID, L - ORDER A2342 - W/E 03/25/18 - IT
589732	04-Apr-2018	54.50	Krohling, Karen K	MARCH MILEAGE
589733	04-Apr-2018	1,873.75	LAKEYLAND DBA NORTHWEST SAFETY/CLEAN	NFPA ADVANCED CLEANING/REPAIRS/GENERAL REPAIRS - FIRE
589734	04-Apr-2018	286.66	LANDMARK FORD	ACCT 5294 - PARTS FOR CITY EQUIPMENT - EQUIP SERVICES
589735	04-Apr-2018	3,633.00	LAW OFFICES OF SUSAN DRUMMOND PLLC	FILE VANLU - LEGAL ASSISTANCE - LAND USE ISSUES - THRU 02/22/18 - LAW
589736	04-Apr-2018	1,538.19	LEXIS NEXIS A DIV OF RELX INC	ACCT 424XNVMDX - 18MAR - SUBSCRIPTION SERVICES - LAW
589737	04-Apr-2018	322.00	MACKAY & SPOSITO INC	PROJ 16874 - BIDDLE WAY SANITARY SEWER - THRU 03/03/18 - TRANSPORTATION - RECEIPT 133548 BY L PETERSEN PER E-MAIL
589737	04-Apr-2018	15,942.02	MACKAY & SPOSITO INC	PROJ 16914 - TASK ORDER 2 - COV POST CONST ROS/NE 137TH-138TH AVE - THRU 03/03/18 - CONSTRUCTION - RECEIPT 133646 BY L PETERSEN PER E-MAIL

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
589738	04-Apr-2018	11,987.91	MACKENZIE ENGINEERING INC	PROJ 2160446.00 - VANCOUVER OPERATIONS CENTER - THRU 02/25/18 - FACILITIES - RECEIPT 133766 BY S TURK PER E-MAIL
589739	04-Apr-2018	135.50	MARK IV ENTERPRISES DBA FOLIAGE SERVICES	CUST VANCO - LOCATION VAN-02 - PLANT SERVICE - 18FEB - MP ENG - PO 89671/ RECEIPT 133957 BY N KERFOOT PER E-MAIL
589739	04-Apr-2018	135.50	MARK IV ENTERPRISES DBA FOLIAGE SERVICES	CUST VANCO - LOCATION VAN-02 - PLANT SERVICE - 18MAR - MP ENG - PO 89671/ RECEIPT 133958 BY N KERFOOT PER E-MAIL
589740	04-Apr-2018	1,071.00	MARSHALL & ASSOC INC	ACCT 0015-001 - LIGOL-001 SET-UP/ACTIVATION: OBDII 3030 TELEMATICS DEVICE TYPE - 7 EA - DRS
589741	04-Apr-2018	11,181.68	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC REFUNDS
589815				
589816	04-Apr-2018	886.71	MOBES BUSINESS FORMS INC	# 10 WINDOW ENVELOPES - ALARMS - VPD
589817	04-Apr-2018	1,411.20	MOTUS RECRUITING & STAFFING INTL	MUNSON EMILY - W/E 03/25/18 - PAYROLL WORK DAY PROJ
589818	04-Apr-2018	150.30	MUNNELL AND SHERRILL INC	CUST 3384 - DOC 995945 - OPERATING SUPPLIES - WAREHOUSE
589819	04-Apr-2018	1,304.00	NATES PLUMBING INC	02/26/18 - SERVICE CALL - REPAIR 1" POY LINE TO HYDRANTS - PEARSON AIRPORT - RECEIPT 133632 BY K PECK
589820	04-Apr-2018	225.00	Oldham, Jason A	BOOT ALLOWANCE
589821	04-Apr-2018	186.86	ORION MEDICAL SUPPLY INC	EMT MEDICAL SUPPLIES - FIRE
589822	04-Apr-2018	11,220.00	PACIFIC LIFESTYLE HOMES	TRAFFIC IMPACT FEES S/B PAID WITH CREDITS
589823	04-Apr-2018	798.91	PACIFIC POWER GROUP LLC	ACCR17 - REPAIR ORDER 457818-000 - PERFORM TWO-HR LOAD BANK TEST/INSPECTION SERVICES - MODEL 100ROZJ71 - SER 379611 - TERRACE BOOSTER - 19210 SE 31ST ST - THRU 09/29/17 - OP CENTER - PO 89768/ RECEIPT 134036 BY P NEWTON PER E-MAIL
589823	04-Apr-2018	552.69	PACIFIC POWER GROUP LLC	ACCR17 - REPAIR ORDER 458413-000 - REPLACE SOLENOID ON GENERATOR/INSPECT WIRING - MODEL SR4 - SER 175BH858 - WATER STN 1 - 4201 E RESERVE ST - THRU 10/10/17 - OP CENTER - PO 89768/ RECEIPT 134036 BY P NEWTON PER E-MAIL
589824	04-Apr-2018	52.50	PARKMOBILE USA INC	CUST 832027 - 18FEB - END USER FEES - PARKING
589825	04-Apr-2018	226.41	PATRIOT FIRE PROTECTION INC	PERMIT WITHDRAWN
589826	04-Apr-2018	6,443.75	PAUL LEWIS	VANCOUVER STRONG ANALYTICAL SUPPORT - 11/20/17-02/26/18 - CMO
589827	04-Apr-2018	791.99	PBS ENGINEERING & ENVIRONMENTAL INC	PROJ 0022809.000 - 900 W EVERGREEN BLVD UST DECOMMISSIONING - THRU 02/23/18 - FACILITIES - PO 88434/ RECEIPT 133717 BY S TURK PER E-MAIL
589828	04-Apr-2018	189.20	PEACEHEALTH SOUTHWEST	RENTAL DEPOSIT RETURN 3522
589829	04-Apr-2018	19.48	PETTY CASH CUSTODIAN	LARGE MAILING ENVELOPES FOR SPORTS TEAM PICTURES
589830	04-Apr-2018	32.50	PETTY CASH CUSTODIAN	MICROFIBER TOWELS
589831	04-Apr-2018	928.77	PHYSIO CONTROL INC	ACCT 07176401 - SO S3859915-00 - ELECTRODE REPLACEMENT KIT - 2 EA - SHIPPED 02/20/18 - FIRE
589831	04-Apr-2018	4,963.62	PHYSIO CONTROL INC	ACCT 07176402 - SO C0245691-00 - QUARTERLY MAINTENANCE - 03/07/18-06/06/18 - AGREEMENT DS014743 - FIRE - RECEIPT 133707 BY C NELSON PER E-MAIL
589832	04-Apr-2018	200.00	PLUS FIVE TRIO	03/11/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
589833	04-Apr-2018	9,300.00	POLICE EXECUTIVE RESEARCH FORUM	2018 SENIOR MANAGEMENT INSTITUTE FOR POLICE - CHRIS SUTTER - SESSION 72 - 07/08/18-07/26/18 - VPD
589834	04-Apr-2018	962.81	POTTER WEBSTER CO	SUMMARY: PARTS FOR VEHICLE REPAIR AND EQUIPMENT - EQUIP SERVICES
589835	04-Apr-2018	1,116.50	QUICK CAPTION INC	18FEB - PROVIDE REMOTE BROADCAST CAPTIONING SERVICES - MEDIA SERVICES
589836	04-Apr-2018	6,933.61	QWEST CORP DBA CENTURY LINK	SUMMARY: PHONE SERVICES

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
589838	04-Apr-2018	135.50	RENTOKIL NORTH AMERICA INC	CUST 20766 - MONTHLY PEST CONTROL MAINTENANCE - 03/09/18 - MARSHALL CTR - RECEIPT 133654 BY P NEWTON PER E-MAIL
589839	04-Apr-2018	797.93	SEA WESTERN INC	ORDER 79657 - OPERATING SUPPLIES - FIRE
589840	04-Apr-2018	7.90	SHRED IT USA LLC	ACCT 13630245 - DOCUMENT DESTRUCTION - 03/08/18 - UTILITIES
589841	04-Apr-2018	1,712.50	SIX DEGREES INC	ORACLE ENVIRONMENTAL HEALTH CHECK - 01/09/18-02/12/18 - INFO TECH - RECEIPT 133764 BY S COOLEY PER E-MAIL
589842	04-Apr-2018	5,197.50	SONIA LOPEZ DBA ACTION ONSITE INC	18FEB - INJURY ASSESSMENT TRAINING - OP CENTER - RECEIPT 133557 BY P NEWTON PER E-MAIL
589843	04-Apr-2018	1,170.00	SOUTHWEST OFFICIALS SERVICES INC	03/03/18-03/10/18 - YOUTH BASKETBALL OFFICIATING FEES - PARKS
589844	04-Apr-2018	8,002.64	SUNBELT CONTROLS INC	SUMMARY: MAINTENANCE AGREEMENTS - OP CENTER
589845	04-Apr-2018	3,338.72	SUPERTREES INCORPORATED	VARIOUS PLANTS - 18MAR - WREC
589846	04-Apr-2018	4,455.00	SYSTEM COMMISSIONING CONSULTANTS INC	PROJ: VANCOUVER FIRE STATIONS 1 & 2 - THRU 02/28/18 - FACILITIES - RECEIPT 133721 BY S TURK PER E-MAIL
589847	04-Apr-2018	12,557.00	TEKSYSTEMS	SUMMARY: TEMPORARY STAFFING SERVICES - INFO TECH
589848	04-Apr-2018	1,629.23	TOWING & RECOVERY SERVICES INC	SUMMARY: TOWING SERVICES - VPD
589850	04-Apr-2018	8,548.32	TWO RIVERS TERMINAL LLC	CUST CITVAN - CALCIUM NITRACT SOLUTION - 4003 GAL - OP CENTER
589850	04-Apr-2018	8,569.67	TWO RIVERS TERMINAL LLC	CUST CITVAN - CALCIUM NITRACT SOLUTION - 4013 GAL - OP CENTER
589851	04-Apr-2018	18,757.03	UNITED ELECTRIC LLC	ACCR17 - FUEL STN SERVICES - THRU 12/12/17 - FIRE STNS 4, 6, & 9 - OP CENTER
589852	04-Apr-2018	12.45	UNITED PARCEL SERVICE	18MAR - SHIPPER #856018 - SERVICE CHARGE - OPS CENTER
589853	04-Apr-2018	23.86	UNITED PARCEL SERVICE	18MAR - SHIPPER #8E9480 - SHIPPING CHARGES - MAIL ROOM
589854	04-Apr-2018	10,000.00	UNITED STATES POSTAL SERVICE	POSTAGE METER / METER ACCT NUMBER 0000118261
589855	04-Apr-2018	10,525.50	UNIVERSAL FIELD SERVICES INC	JOB 1483 - CUST 159BF - SE MILL PLAIN BLVD-104TH AVE TO CHKLOV DR PROJECT - 18FEB - TRANSPORTATION/CONSTRUCTION
589856	04-Apr-2018	200.00	VAST DATA CONCEPTS LLC	18MAR - MONTHLY USER FEE - INFO TECH - RECEIPT 133559 BY J SCHOESSLER PER E-MAIL
589857	04-Apr-2018	19,360.57	VERIZON WIRELESS	SUMMARY: WIRELESS SERVICES
589868	04-Apr-2018	590.32	VERIZON WIRELESS SERVICES LLC	ACCT 342019650-00001 - CURRENT CHARGES - 01/24/18-02/23/18 - CONSTRUCTION
589868	04-Apr-2018	590.36	VERIZON WIRELESS SERVICES LLC	ACCT 342019650-00001 - CURRENT CHARGES - 02/24/18-03/23/18 - CONSTRUCTION
589869	04-Apr-2018	50.00	WA STATE BAR ASSOCIATION	WSBA RULE 9 APPLICATION FEE FOR CRIMINAL INTERN JONATHAN DUMAIS
589870	04-Apr-2018	610.00	WA STATE FIRE FIGHTERS APPRENTICESHIP TRUST	BATES TECHNICAL COLLEGE FALL QUARTER 2017 - FIRE
589871	04-Apr-2018	29.85	WA STATE PATROL	ACCT VAN308 - TRAINING REIMBURSEMENT - HAZMAT TRAINING AT WSP ACADEMY - 02/26/18-03/02/18 - VPD
589871	04-Apr-2018	200.00	WA STATE PATROL	ACCT VAN311 - MONTHLY BACKGROUND CHECKS - 18FEB - LAW
589872	04-Apr-2018	511.37	WALTER E NELSON CO	SUMMARY: JANITORIAL SUPPLIES - FIRE & OPS CENTER
589873	04-Apr-2018	4,253.62	WAPITI NW LLC	2018 ANNUAL SERVICE AND INSPECTION - 4 TRAILERS - EQUIP SERVICES
589874	04-Apr-2018	115,351.95	WASTE CONNECTIONS INC	SUMMARY: GARBAGE AND RECYCLING SERVICES
589875	04-Apr-2018	1,350.00	WEBQA, INC	GOVQA FOIA SERVICES - 03/01/17-11/30/18 - FMS & VPD
589876	04-Apr-2018	58,956.39	WHITNEY EQUIPMENT	SO 50595 - PUMP FOR FISHER GROVE PUMP STATION - OPS CENTER
589877	04-Apr-2018	3,208.25	WILCOX & FLEGEL	FUEL FOR FIRE STATION 5 - CONTRACT PO 78486 - EQUIP SERVICES
589877	04-Apr-2018	2,570.95	WILCOX & FLEGEL	FUEL FOR OPS - CONTRACT PO 78486 - EQUIP SERVICES
589878	04-Apr-2018	47,117.40	WILL BURT COMPANY	ORDER MS00059280 - OPERATING SUPPLIES - VPD
589879	04-Apr-2018	10,520.00	WOOLRIDGE PARTNERS 3 LLC	DUPLICATE WATER AND SEWER CHARGES
589880	04-Apr-2018	32.71	WW GRAINGER INC	ACCT 808802698 - PARTS FOR VEHICLE AND EQUIPMENT REPAIR - EQUIP SERVICES
589880	04-Apr-2018	377.69	WW GRAINGER INC	ACCT 808802698 - SHOP SUPPLIES - EQUIP SERVICES
589881	04-Apr-2018	126.56	XPO ENTERPRISE SERVICES INC	WEEKLY POSTAGE SERVICES - THRU 03/03/18 - FINANCE/MAILROOM

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
20001423	09-Apr-2018	14,615.63	CITY OF VANCOUVER	SUMMARY: INFOR CITY PAYMENTS
	SUBTOTAL	1,403,655.53		
VISA	10-Apr-2018	376.34	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 04/03/18 - 04/09/18
VISA	10-Apr-2018	294.00	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 04/03/18 - 04/09/18
VISA	10-Apr-2018	379.25	MISCELLANEOUS	PARKS CLASS REFUNDS - VTC 04/03/18 - 04/09/18
	SUBTOTAL	1,049.59		
	TOTAL	1,404,705.12		

City of Vancouver
Payroll Council Report
April 3, 2018 - April 9, 2018

Check No.	Date	Explanation	Amount
		No payroll this period	

\$

