

City of Vancouver Climate Strategy

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

December 14, 2020
Aaron Lande, Senior Policy Analyst
City Manager's Office

Presentation Overview

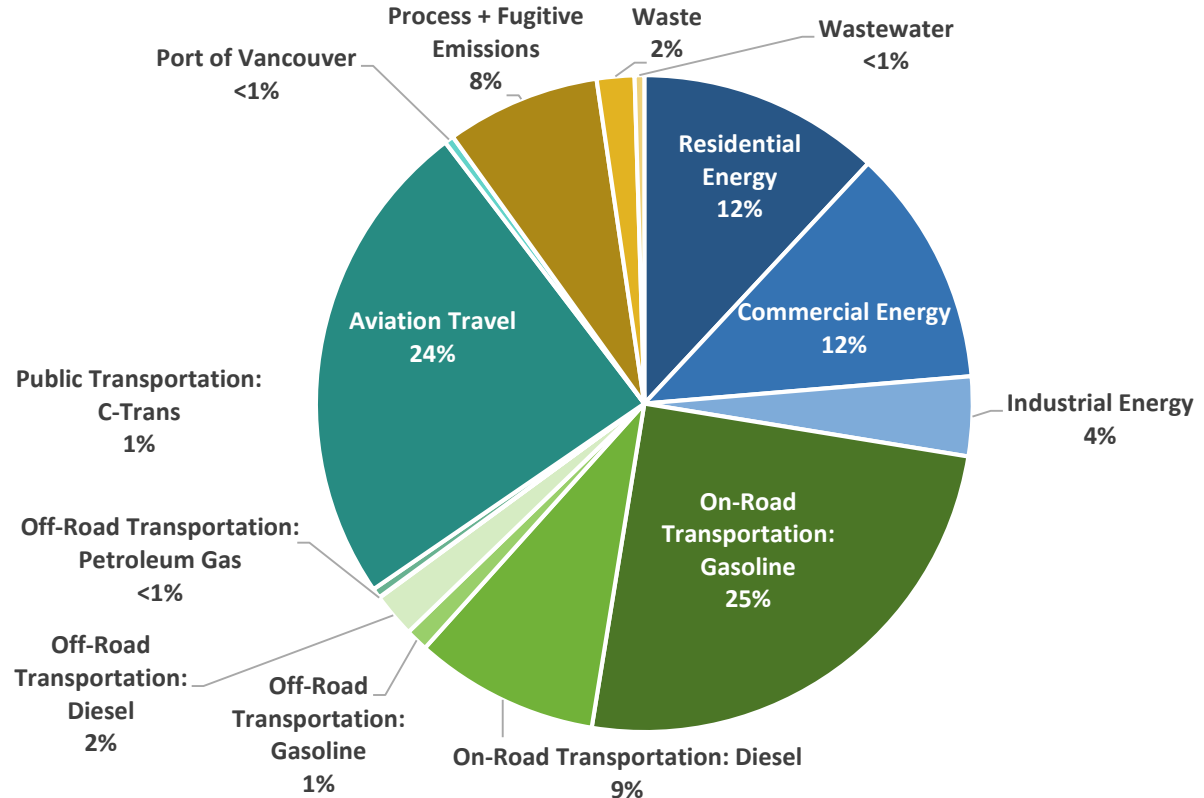
- Recap of 1st climate strategy workshop on November 23rd
 - Four suggested emission reduction targets
- Results of community climate survey
- Potential process approach





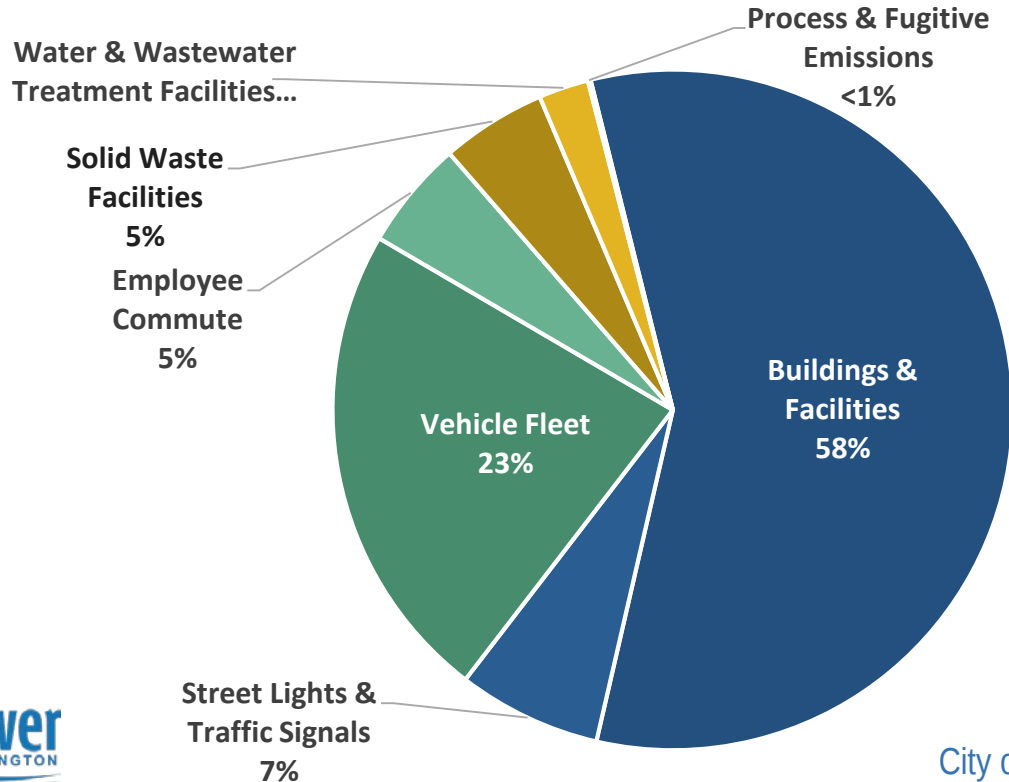
Our Carbon Footprint: 2019 Community Snapshot

- **14% reduction**
since 2007





Our Carbon Footprint: 2019 Municipal Snapshot





Emissions Reduction Targets: Basic

Communitywide

- 50% emissions reduction by 2030
- 80% emissions reduction by 2050

Municipal Operations

- 50% emissions reduction by 2030
- 80% emissions reduction by 2050

Example Strategies

Transportation & Land Use • Incentivize electric vehicles (EVs)

Buildings & Energy • Increase energy efficiency

Water & Natural Systems • Encourage water & natural resource conservation



Emissions Reduction Targets: Stretch

Communitywide

- 50% emissions reduction by 2030
- Carbon neutrality by 2050

Municipal Operations

- 50% emissions reduction by 2030
- Carbon neutrality by 2050

Example Strategies

Transportation & Land Use • Incentivize alternative transportation & accelerate EV adoption

Buildings & Energy • Support state-level action to generate electricity with 100% renewable sources

Water & Natural Systems • Preserve tree canopy



Emissions Reduction Targets: Bold

Communitywide

- 80% emissions reduction by 2035
- Carbon neutrality by 2045

Municipal Operations

- 80% emissions reduction by 2030
- Carbon neutrality by 2040

Example Strategies

Transportation & Land Use

- Incentivize alternative transportation & EVs
- Prioritize dense development (reduce VMT)

Buildings & Energy

- Work with Clark PUD to procure renewable energy ahead of CETA mandates

Water & Natural Systems

- Expand tree canopy
- May require minimal carbon offsets



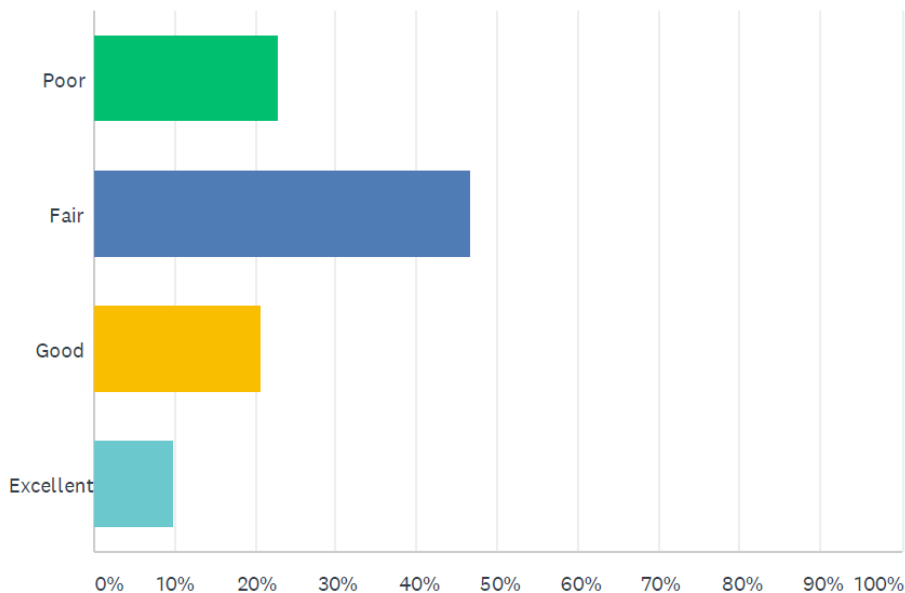
Emissions Reduction Targets: Leading Edge

Communitywide*	Municipal Operations*
• 80% emissions reduction by 2030 • Carbon neutrality by 2040	• 80% emissions reduction by 2025 • Carbon neutrality by 2035
Example Strategies	
Transportation & Land Use	• Aggressively incentivize alternative trans. & EVs • Implement development codes & policies w/ specific standards (avg. VMT)
Buildings & Energy	• Rapidly invest in large-scale renewable • Generate energy and store surplus
Water & Natural Systems	• Expand tree canopy & increase carbon storage in soil • May require moderate carbon offsets

Climate Strategy Community Survey

Q2 How is Vancouver doing on sustainability and climate action? Please select one.

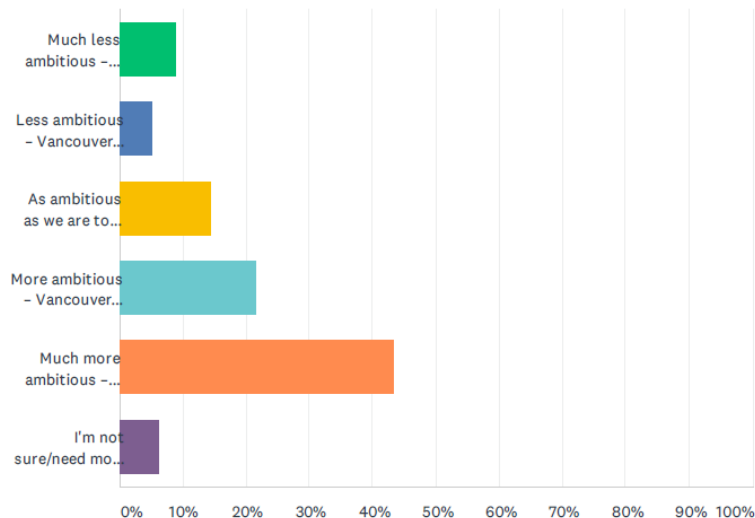
Answered: 481 Skipped: 94



Climate Strategy Community Survey

Q3 When you think about taking action on sustainability or climate change, how ambitious do you want Vancouver to be? Currently, the City of Vancouver's goal is to reduce total greenhouse gas (GHG) emissions (i.e., carbon pollution) each year. Between 2007 and 2019, Vancouver reduced emissions approximately 14%. Sustainability actions are implemented across the City, but they currently are not organized into a cohesive plan.

Answered: 489 Skipped: 86



Potential Process Approach

- Narrow range of options
- Consultant/staff high-level analysis of potential strategies
- Council workshop to review strategies – Q1 of 2021
- Council resolution to set emission reduction targets
- Consultant presents final list of recommended strategies





Emissions Reduction Targets Options

Basic

Communitywide	Municipal Operations
• 50% by 2030 • 80% by 2050	• 50% by 2030 • 80% by 2050

Stretch

Communitywide	Municipal Operations
• 50% by 2030 • Carbon neutrality by 2050	• 50% by 2030 • Carbon neutrality by 2050

Bold

Communitywide	Municipal Operations
• 80% by 2035 • Carbon neutrality by 2045	• 80% by 2030 • Carbon neutrality by 2040

Leading Edge



Communitywide	Municipal Operations
• 80% by 2030 • Carbon neutrality by 2040	• 80% by 2025 • Carbon neutrality by 2035

Discussion

VANCOUVER
CITY HALL

Aaron Lande, Senior Policy Analyst

360-487-8612

Aaron.Lande@cityofvancouver.us



DATE: November 30, 2020

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

FROM: Keith Jones, Senior Planner

RE: Development Agreement- Vancouver Clinic at Columbia Palisades

Purpose

Brief Council on applicant's proposed Development Agreement for recently constructed Vancouver Clinic at Columbia Palisades.

Background

Columbia Palisades is a master-planned development located at a former quarry at 192nd Avenue and SR-14. The master plan was approved by Council in 2016. The master plan is 82 acres of which 52 acres are developable including 30 acres of commercial, 17 acres of residential and 5 acres of park land. Vancouver Clinic is the first commercial development to be constructed within the master plan. The project includes the recently constructed 26,000 square foot clinic and a future 30,400 square foot addition.



Current Proposal:

The master plan does not have a development agreement. The applicant has submitted a development agreement for the Vancouver Clinic site to achieve the following:

- Reserves traffic capacity for clinic's Phase II expansion (1,098 average daily trips (ADT), 73 AM peak hour trips, 109 PM peak hour trips)
- Acknowledges the \$2,000 per PM trip proportionate share fee, for improvements to the SR-14/SE 192nd Ave interchange, will be paid by the applicant at time of building permit.
- Establishes a covenant stating that the zoning code required minimum 0.5 floor area ratio (FAR)¹ can be deferred until future full-build out of the site. The applicant has prepared a concept plan showing full building out would include a second office building and a total of approximately 96,500 square feet.

Next Steps

- January 4, 2021, conduct a Public Hearing to consider a resolution for the agreement

Staff Contact

Keith Jones- Senior Planner

360-487-7887

keith.jones@cityofvancouver.us

Attachment(s):

- Concept Plan
- Draft Development Agreement
- Draft Floor Area Ratio Covenant

¹ **Floor Area Ratio (FAR).** A mathematical expression determined by dividing the total floor area of a building by the total area of the lot. For example, a floor area ratio of 2 to 1 (or 2:1) means that there are 2 square feet of gross floor area for every 1 square foot of lot area.



To request other formats, please contact:
Amanda Delapena

(360) 487-8605 | WA Relay: 711

amanda.delapena@cityofvancouver.us

Exhibit B



Scenario 1A - office ph III

Parcel: 193,104 sf

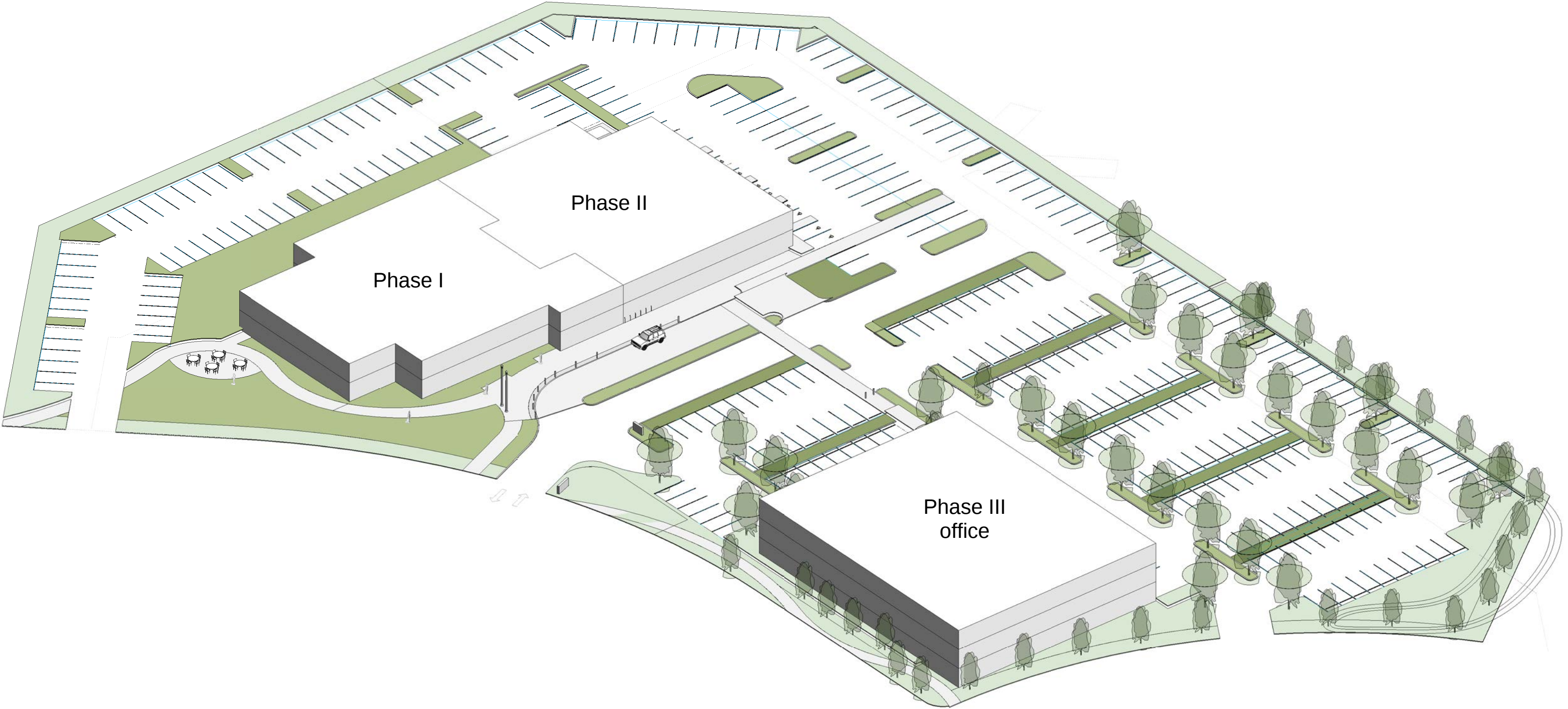
- Phase I and II Building - mob
- 1. 2 -story
 - 2. 26,000 gsf ph I
 - 3. 30,400 gsf ph II
 - 4. Total gsf 56,400
 - 5. 209 required parking stalls
 - 6. F.A.R. = .29

- Phase III Building - office
- 1. 3 - story
 - 2. 46,500 gsf
 - 3. 117 required parking stalls

326 required parking stalls

Total gsf = 96,500 gsf

Total F.A.R. = .5



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1a - office ph III
zgf architects 06-11-2018



Scenario 1B - MOB ph III

Parcel: 193,104 sf

Phase I and II Building - MOB

- 1. 2 - story
- 2. 26,000 gsf ph I
- 3. 30,400 gsf ph II
- 4. total gsf 56,400
- 5. 209 required parking stalls
- 6. F.A.R. = .29

Phase III Building - MOB

- 1. 3 - story
- 2. 46,500 gsf
- 3. 210 required parking stalls

217 surface parking stalls

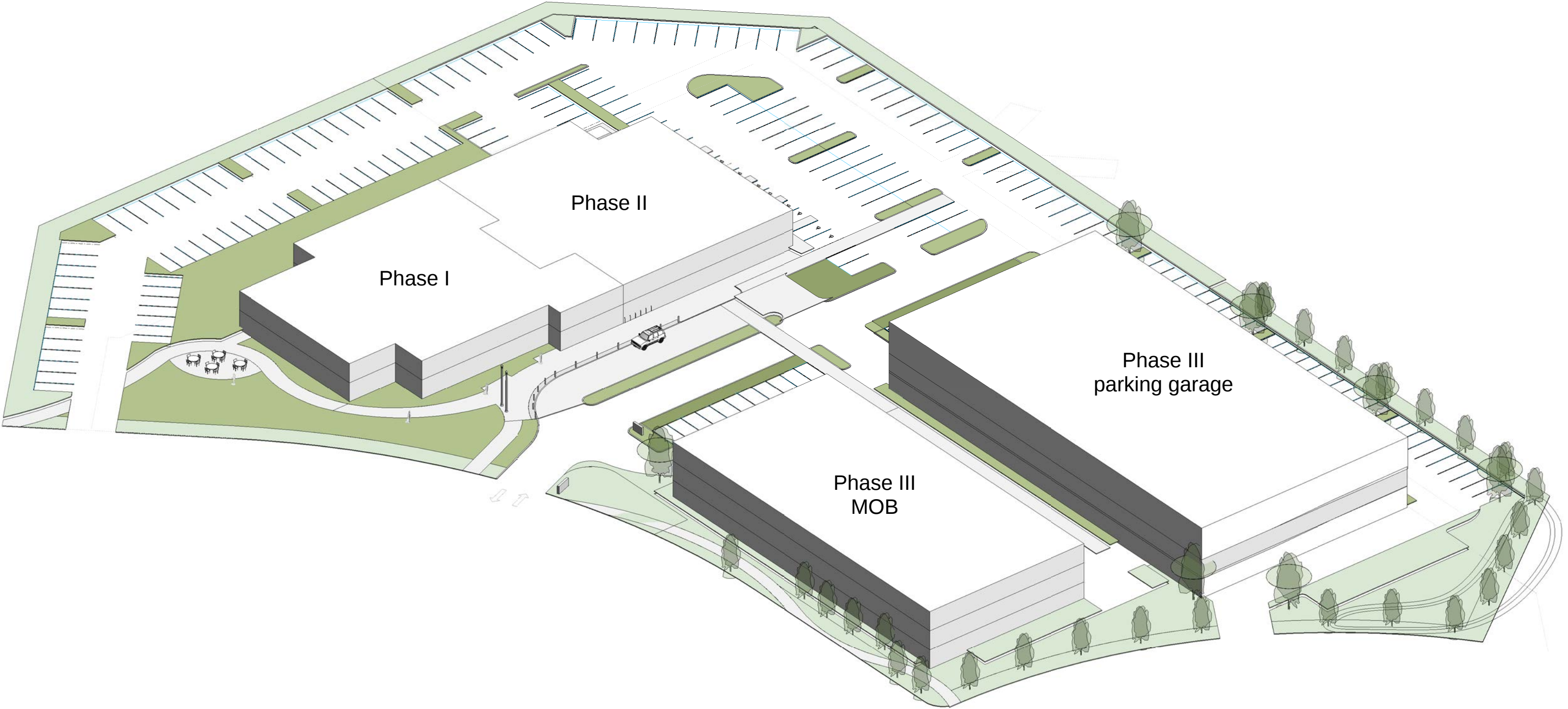
213 parking garage stalls

419 required parking stalls

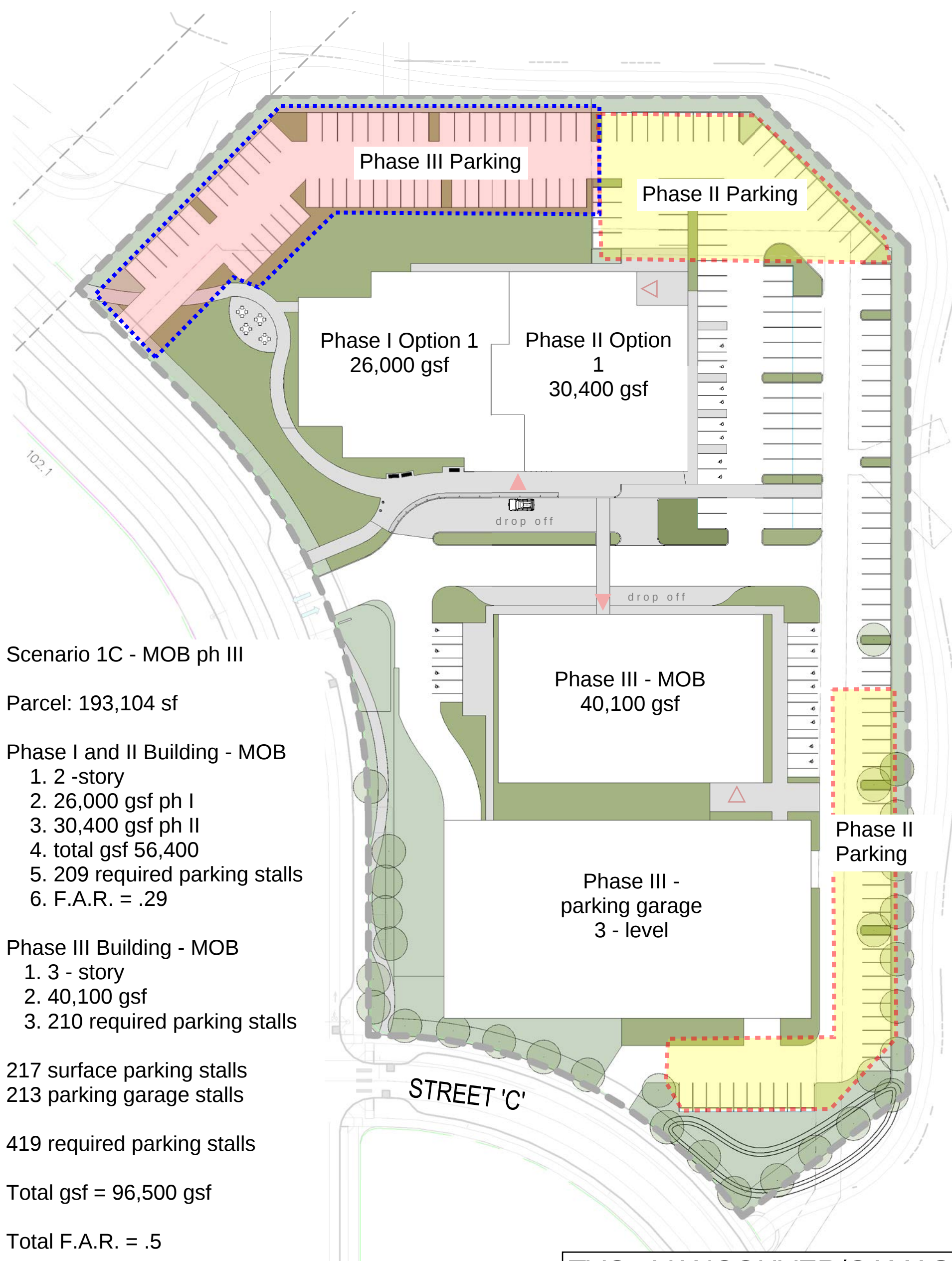
Total gsf = 96,500 gsf

Total F.A.R. = .5

TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1B - MOB ph III
zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1B - MOB ph III
zgf architects 06-11-2018



Scenario 1C - MOB ph III

Parcel: 193,104 sf

Phase I and II Building - MOB

1. 2 -story
2. 26,000 gsf ph I
3. 30,400 gsf ph II
4. total gsf 56,400
5. 209 required parking stalls
6. F.A.R. = .29

Phase III Building - MOB

1. 3 - story
2. 40,100 gsf
3. 210 required parking stalls

217 surface parking stalls

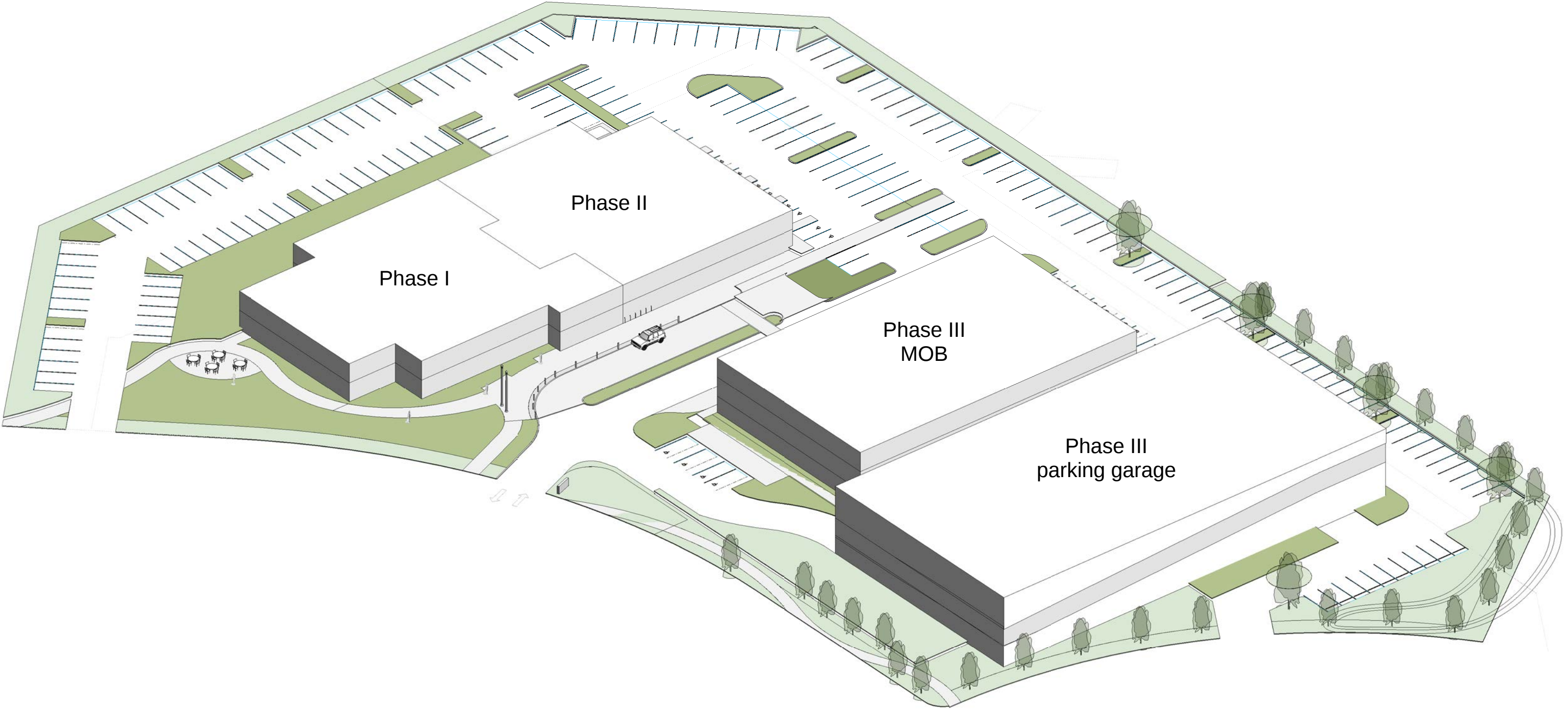
213 parking garage stalls

419 required parking stalls

Total gsf = 96,500 gsf

Total F.A.R. = .5

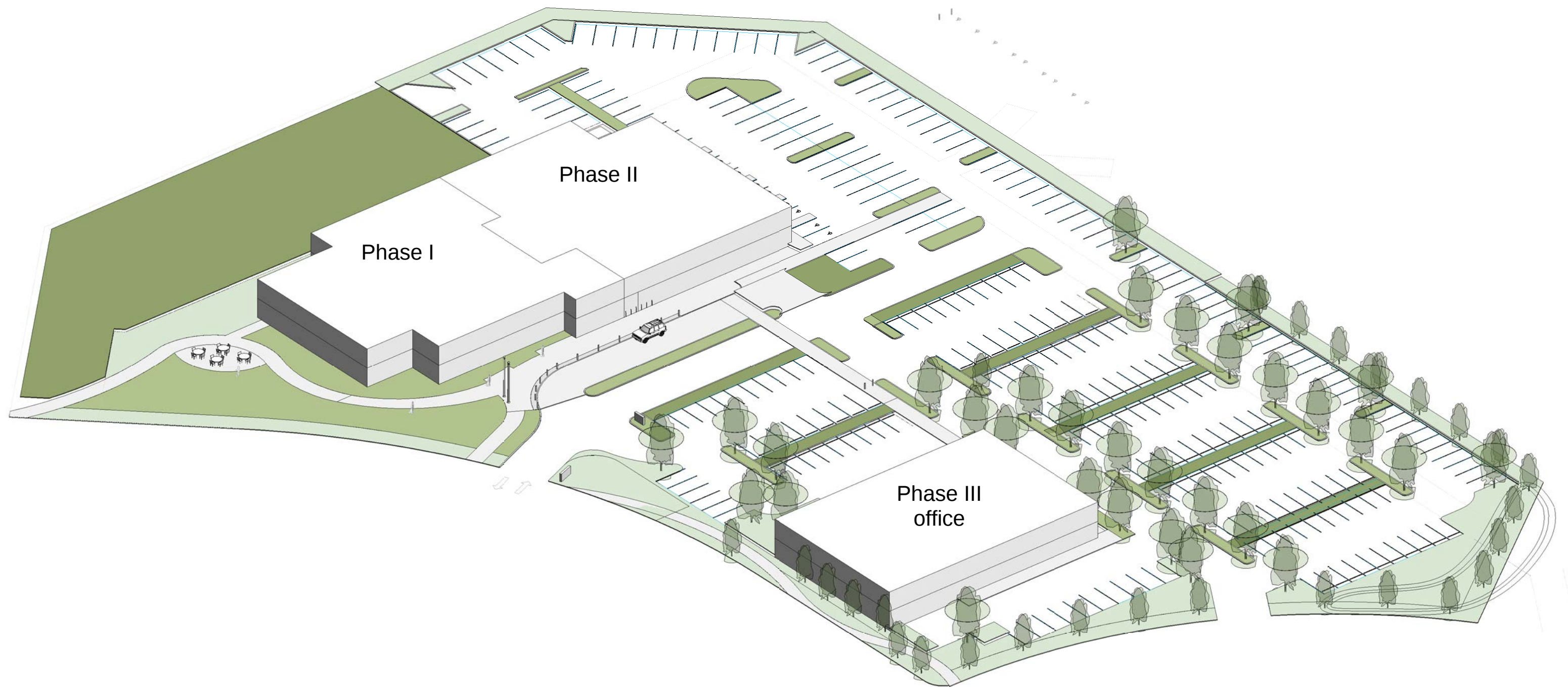
TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1C - MOB ph III
 zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1c - MOB ph III
zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 2A - office ph III
 zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 2A - office ph III
zgf architects 06-11-2018



Scenario 2B - MOB ph III

Parcel: 193,104 sf

Phase I and II Building - MOB

- 1. 2 -story
- 2. 26,000 gsf ph I
- 3. 30,400 gsf ph II
- 4. total gsf 56,400
- 5. 209 required parking stalls
- 6. F.A.R. = .29

Phase III Building - MOB

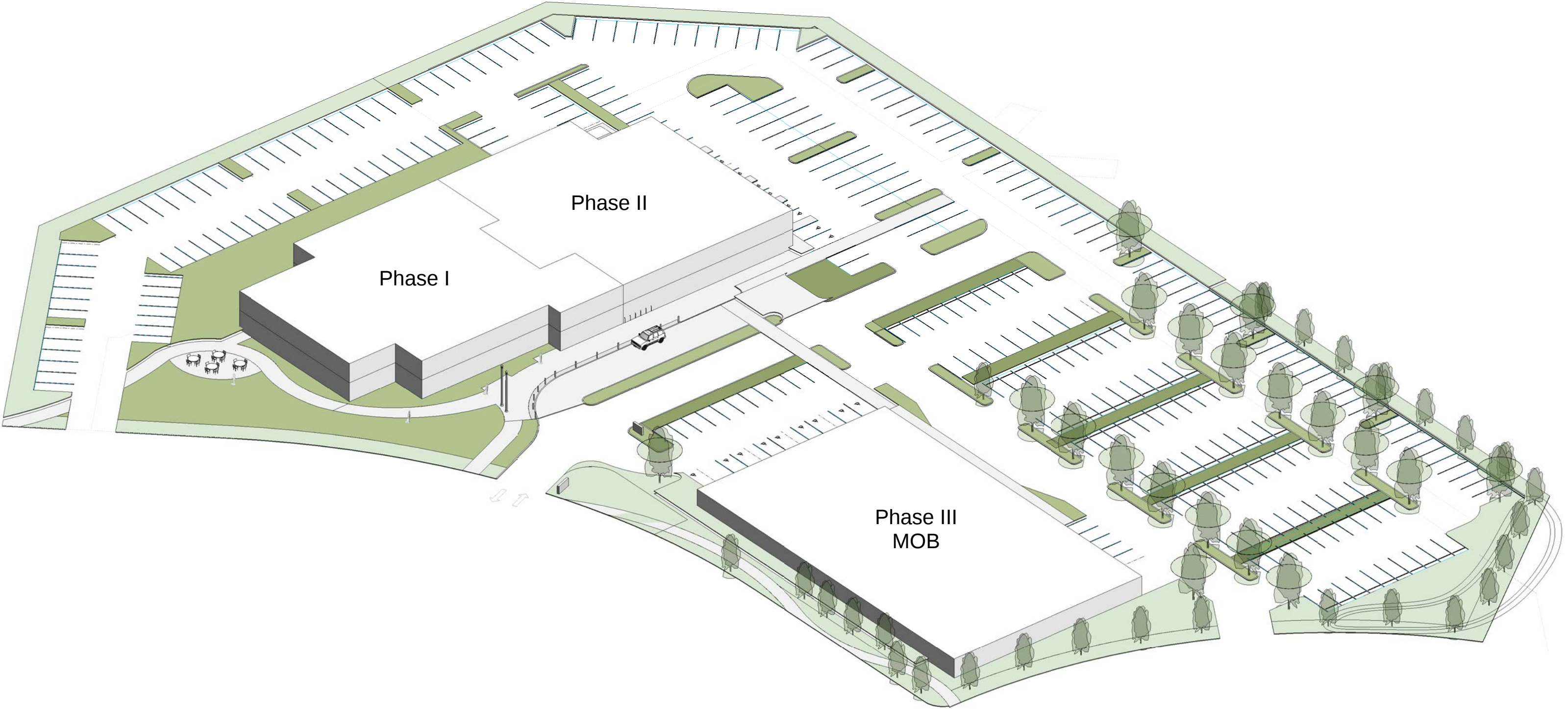
- 1. 1 - story
- 2. 19,000 gsf
- 3. 86 required parking stalls

295 required parking stalls

Total gsf = 75,400 gsf

Total F.A.R. = .39

TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 2B - MOB ph III
zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 2B - MOB ph III
zgf architects 06-11-2018

When Recorded Return to:

**DEVELOPMENT AGREEMENT FOR
THE VANCOUVER CLINIC at COLUMBIA PALISADES**

Grantor(s):	<u>The City of Vancouver and Vancouver Clinic Building, LLC</u>
Grantee(s):	<u>The City of Vancouver and Vancouver Clinic Building, LLC</u>
Legal Description (abbreviated):	<u>Lot 8, Columbia Palisades subdivision</u>
Assessor's Tax Parcel Identification No(s):	986050749
Reference No. of Related Documents:	N/A

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into between the City of Vancouver, a Washington Charter City of the First Class ("City") and Vancouver Clinic Building, LLC, a Washington limited liability company ("Applicant"), collectively the Parties.

RECITALS

- A. The City is a Charter City of the First Class incorporated under the laws of the State of Washington and has the authority to enact laws and enter into agreements to promote the health, safety, and welfare of its citizens and thereby to control the use and development of property within its corporate limits.
- B. In 2016, the City Council approved the Columbia Palisades Master Plan. Lot 10 of the Master Plan is identified for office use.
- C. In 2017, the Vancouver Hearing Examiner approved a preliminary subdivision for Columbia Palisades. (PRJ-145594/LUP-58874). On April 19, 2019, Columbia

Palisades Corp. recorded the Columbia Palisades final plat. Lot 10 of the Master Plan is designated as Lot 8 in the final plat.

- D. Vancouver Clinic Building, LLC owns Lot 8 of the Columbia Palisades subdivision, comprised of Assessor's Tax Parcel 986050749 ("the Property"). The Property is legally described in **Exhibit A**. The Covenants, Conditions and Restrictions for Columbia Palisades – Commercial reserve Tract J of Columbia Palisades for the use of the Owner of Lot 8 for vehicular parking in a surface parking lot.
- E. The Applicant wishes to construct an approximately 50,000 square foot medical clinic in phases with associated parking and maneuvering improvements on the Property and Tract J. The proposed medical office is consistent with the Columbia Palisades Master Plan office use designation.
- F. The City has evaluated the environmental impacts of developing the Property through its review of the Columbia Palisades Master Plan, for which it issued a final mitigated determination of non-significance ("MDNS") on July 11, 2016. The MDNS adequately addresses the impacts of the proposal. As provided in PRJ-160202/LUP-74082, no additional SEPA review is required.
- G. The City has the authority to enter into development agreements with those who own or control property within its jurisdiction pursuant to RCW 36.70B.170-36.70B.210 and Chapter 20.250 VMC.
- H. Pursuant to RCW 36.70B.170 *et. seq.*, a development agreement must set forth the development standards, including mitigation measures, and other provisions that shall apply to, govern, and vest the development of property for the duration specified in the agreement. Consistent with that requirement, the Parties intend that this Agreement specify the regulatory fees and transportation mitigation that will be required for the Applicant to construct the medical clinic contemplated herein.
- I. Pursuant to RCW 36.70B.170 *et. seq.* and VMC 20.250.050, the City Council shall consider the application for approval of a development agreement after holding a public hearing. The City Council held a public hearing on this Development Agreement on _____, 2021.
- J. On _____, 2021 the City Council adopted Ordinance No. _____ approving The Vancouver Clinic at Columbia Palisades Development Agreement.

AGREEMENT

IN CONSIDERATION OF mutual benefits, the parties agree as follows:

1. Definitions.

1.1 "Agreement" shall mean this Development Agreement.

1.2 "Applicant" shall mean Vancouver Clinic Building, LLC.

- 1.3** “City” shall mean the City of Vancouver.
- 1.4** “Development Regulations” shall include land use, development, zoning, and stormwater plans, policies, codes, and rules.
- 1.5** “Effective Date” shall mean the effective date of Ordinance No. _____, _____, 2021.
- 1.6** “Project” shall have the meaning set forth in Recital E and as described in Section 2 below.
- 1.7** “Property” shall have the meaning set forth in Recital D and as described in Exhibit A.
- 1.8** “Vesting Date” shall mean _____, 2021, which was the date the City Council approved this Development Agreement.
- 1.9** “VMC” shall mean the Vancouver Municipal Code, as adopted by the City.
- 2. Elements of the Proposed Development.** Applicant’s conceptual site plan for the Property, as depicted in **Exhibit B**, is for construction of medical office and general office spaces in phases, together with associated parking and maneuvering requirements on Lot 8 within the Columbia Palisades subdivision. Associated parking may also be located on Tract J. The Conceptual Site Plan is illustrative only.
- 2.1 Use Allowed Outright.** The Property is located in the Riverview Gateway Mixed Used (“RGX”) zoning district. A medical clinic is allowed outright in the RGX zone. VMC Table 20.430.030-1.
- 2.2 Phases.** The Applicant intends initially to construct a two-story approximately 26,000 square foot medical clinic. The second phase is planned for approximately 30,400 square feet.
- 3. Transportation Impact Fees.** The Applicant has paid the transportation impact fee for Phase I based on 26,000 square feet of medical office.
- 4. Concurrency.**
- 4.1 TAZ.** The Property is located in Transportation Analysis Zone (“TAZ”) 395, 192nd Avenue Corridor (SR 14 to NE 18th Street). The Level of Service (“LOS”) standard is 10 mph average peak hour travel. This corridor is a Category 1 corridor, operating well above the adopted level of service.
- 4.2 Reservation of Capacity.** A development agreement may reserve capacity in the transportation system for the proposed development’s trip generation. VMC 20.50.040.C. The City shall reserve capacity for the Applicant for Phase II of the medical clinic totaling 30,400 square feet generating 1,098 weekday daily trips, 73 AM weekday peak hour trips and 109 weekday PM peak hour trips for the term of this Development Agreement.

4.3 Voluntary Agreement. The SR-14 westbound ramp/SE 192nd Avenue intersection is currently operating at a failing level-of-service (LOS F). The City retained a traffic engineering consultant to define a benefit area and develop a proportionate share mitigation methodology to fund the mitigation of the intersection LOS. The methodology identified a unit cost per trip to be assessed for new weekday PM peak hour trips traveling through the intersection generated by development of \$2,000/new weekday PM peak hour trip. Prior to the issuance of a building permit for Phase II, the Applicant shall pay its proportionate share fee in an amount not to exceed \$2,000/new weekday PM peak hour trip for that building. The agreement to make this proportionate share payment is entered into voluntarily pursuant to RCW 82.02.020. Its PM peak hour trips will be calculated using ITE Code 720 (Medical Office).

- 5. Complete Mitigation of Transportation Impacts.** The payment of transportation impact fees and the voluntary agreement discussed in Section 4.3 mitigate the direct impacts that have been identified as a consequence of the Project. No additional mitigation of transportation impacts may be required.

6. Effective Date, Recording and Term of Agreement.

6.1 Effective Date. This Agreement shall go into effect on the Effective Date.

6.2 Recording. Pursuant to RCW 36.70B.190 and VMC 20.250.060, the Applicant shall record this Agreement with the Clark County Auditor's Office at Applicant's cost. The Agreement shall not be recorded until after the Effective Date.

6.3 Term. This Agreement shall continue in full force and effect for a period of ten (10) years from the Effective Date, unless terminated pursuant to Subsection 8.3 below.

7. Effect/Vesting.

7.1 Effect of Agreement/Vesting. Except as modified by this Agreement, and as set forth in Subsections 7.2 and 7.3 below, the Project shall be subject only to those Development Regulations in effect on the Vesting Date, and shall comply with such Development Regulations. In approving the Vesting Date, the City expressly modifies the timing of vesting that is otherwise specified in VMC 20.210.110.

7.2 Subsequently Enacted Development Regulations. Development of the Project shall not be subject to an amendment to the Development Regulations or to new Development Regulations adopted by the City.

7.3 Exceptions to Vesting. Project Vesting is subject to the following exceptions:

7.3.1 Uniform Codes. Requirements of the International Building Code, or any other similar uniform code as may be approved by the State Building Code Council and adopted by the City, shall apply to development of the Property, including, but not limited to, electrical, mechanical, fire, plumbing, property maintenance, residential, earthquake, and similar uniform construction codes in effect on the date that a complete application for the particular construction or building permit is submitted to the City.

7.3.2 Public Health and Safety. The City reserves the authority to impose new or different regulations on the development of the Property to the extent required by serious threat to public health and safety.

7.3.3 Review Procedures. Procedures for review of permit applications, including City application and permit review fees.

7.3.4 Stormwater Regulations. Vesting does not apply to City, state, or federal stormwater regulations which are generally applicable throughout the City.

8. General Provisions.

8.1 Authority. The City and Applicant each represents and warrants that it has the respective power and authority, and is duly authorized to execute, deliver, and perform its obligations under this Agreement. The parties intend this Agreement to be interpreted to the full extent authorized by law as an exercise of the City's authority to enter into such agreements.

8.2 Covenants Running with the Land/Assignment. The Conditions, covenants, and benefits set forth in this Agreement shall run with the land, and every purchaser, assignee or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be entitled to the benefits of this Agreement, for the duration of the Agreement, unless this agreement is terminated pursuant to Subsection 8.3 below. Applicant may sell the Property or assign its rights and obligations under this Agreement without the consent of the City. Applicant shall give City written notice of such sale or assignment within thirty (30) days after closing or after assignment of this Agreement.

8.3 Termination. Nothing in this Agreement obligates Applicant to construct the Project. This Agreement shall expire and be of no further force and effect if: (a) Applicant does not execute this Agreement; (b) Applicant provides written notice that it does not intend to construct the Project; (3) subsequent applications for the Project are not approved; or (4) this Agreement or subsequent applications are appealed, and such appeals are not resolved in favor of approval and on terms and conditions satisfactory to Applicant. Otherwise, this Agreement may only be terminated upon the mutual agreement of the parties.

8.4 Modifications. This Agreement may be modified only by written agreement of the parties hereto.

8.5 No third party beneficiary. This Agreement is made and entered into for the sole protection and benefit of the parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

8.6 Integration. This Agreement and its exhibits represent to the entire agreement of the parties with respect to the subject matter hereof. The exhibits to this Agreement are incorporated into this Agreement by this reference as if fully set forth.

8.7 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action shall lie in Clark County Superior Court.

8.8 Severability. If any provision of this Agreement, or the application thereof to any person, place, or instance, shall be held by a court of competent jurisdiction to be invalid, unenforceable, or void, then: (a) this Agreement shall thereafter be modified to implement the intent of the parties to the maximum extent allowable under law; and (b) the remainder of the Agreement and such provisions as applied to other persons, places, and circumstances shall remain in full force and effect.

8.9 Attorneys' Fees. In the event any litigation or dispute resolution process is instituted to interpret or enforce any provision of this Agreement or with respect to any dispute relating to this Agreement, the prevailing party shall be entitled to recover from the losing party reasonable attorneys' fees, expert fees, litigation expenses, and associated costs, including those incurred at trial and on appeal.

8.10 Effect of Recitals. The recitals set forth above are a material part of this Agreement and are fully incorporated herein.

IN WITNESS WHEREOF, this Agreement has been entered into by the City and _____.

DATED this _____ day of _____, 202__.

VANCOUVER CLINIC BUILDING, LLC

CITY OF VANCOUVER

By: _____

By: _____

Its: _____

Eric Holmes, City Manager

Approved as to form:

Jonathan Young, City Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the _____ of THE CITY OF VANCOUVER, a municipal corporation organized and existing under the laws of the State of Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2021.

Notary Public

Residing at _____

Commission expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the _____ of Vancouver Clinic Building, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2021.

Notary Public

Residing at _____

Commission expires: _____

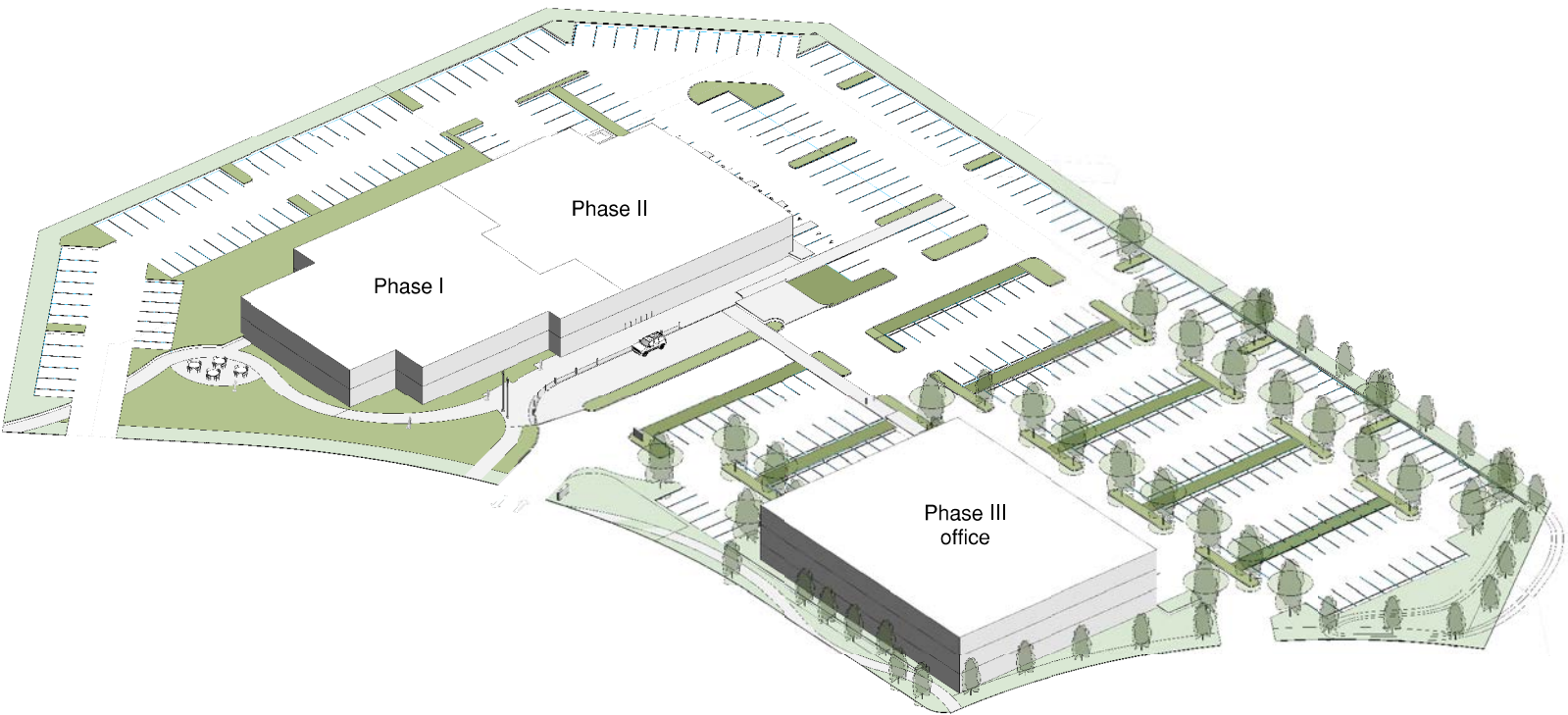
Exhibit A: Legal Description of Property

Lot 8, Columbia Palisades subdivision, Clark County Washington, Tax Parcel No. 986050749.

Exhibit B: Conceptual Site Plan



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1A - office ph III
 zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1a - office ph III
zgf architects 06-11-2018

When Recorded Return to:

**COVENANT FOR
THE VANCOUVER CLINIC at COLUMBIA PALISADES**

Grantor(s): Vancouver Clinic Building, LLC

Grantee(s): The City of Vancouver

Legal Description (abbreviated): Lot 8 and Tract J, Columbia Palisades subdivision

Assessor's Tax Parcel Identification No(s): 986050749

Reference No. of Related Documents: Insert Recording No. of Dev. Agreement

THIS COVENANT ("Covenant") is made and effective this ____ day of _____, 2021 by Vancouver Clinic Building, LLC, a Washington limited liability company ("Clinic") to the City of Vancouver, a Washington Charter City of the First Class ("City").

RECITALS

- A. The Clinic owns Lot 8 of the Columbia Palisades subdivision, comprised of Assessor's Tax Parcel 986050749 ("the Property"). The Property is legally described in **Exhibit A**. The Covenants, Conditions and Restrictions for Columbia Palisades – Commercial reserve Tract J of Columbia Palisades for the use of the Owner of Lot 8 for vehicular parking in a surface parking lot.
- B. The Clinic wishes to construct a medical clinic in phases with associated parking and maneuvering improvements on the Property and Tract J.
- C. Following a public hearing, the City and the Clinic entered into a development agreement on _____, 2021. The Development Agreement is recorded under Clark County Recording No. _____.
- D. The purpose of this Covenant is ensure that development of the Property is consistent with the minimum floor area ratio required by the Vancouver Municipal Code. The City Council approved this Covenant concurrently with its approval of the Development Agreement.

COVENANT

Vancouver Clinic Building, LLC covenants and agrees on behalf of itself and its successors and assigns as follows:

1. Definitions.

- 1.1** “City” shall mean the City of Vancouver.
- 1.2** “Clinic” shall mean Vancouver Clinic Building, LLC.
- 1.3** “FAR” shall mean floor area ratio.
- 1.4** “Project” shall have the meaning set forth in Section 2 below.
- 1.5** “Property” shall mean the property described in **Exhibit A**.

2. Elements of the Proposed Development. Clinic’s site plan for the Property, as depicted in **Exhibit B**, is for construction of medical office and general office spaces in phases, together with associated parking and maneuvering requirements on Lot 8 within the Columbia Palisades subdivision. Associated parking may also be located on Tract J.

3. FAR. VMC 20.680.030 requires a minimum FAR of 0.5.

3.1 The Property is 193,104 square feet in size according to the final plat recorded in Book 312 of Plats, Page 32, records of Clark County, Washington. The overall development of the Property shall provide a minimum 96,552 square feet floor area of buildings or 0.50 square foot per 1.0 square foot of site area. This minimum FAR may be satisfied through phased development of the Property.

3.2 The Clinic intends initially to construct a two-story approximately 26,000 square foot medical clinic. Attached as **Exhibit B** is a Conceptual Site Plan showing how 96,552 square feet of building area can be achieved through the development of subsequent phases. The Conceptual Site Plan is illustrative only. Alternative site plans may be used to achieve a FAR of 0.5 so long as the FAR is achieved at buildout of the Property.

4. General Provisions.

4.1 Authority. The Clinic represents and warrants that it has the power and authority, and is duly authorized to execute, deliver, and perform its obligations under this Covenant.

4.2 Covenant Running with the Land/Assignment. This Covenant shall run with the land, and every purchaser, assignee or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this Covenant, and shall be entitled to the benefits of this Covenant.

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the _____ of Vancouver Clinic Building, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2021.

Notary Public

Residing at _____

Commission expires: _____

Exhibit A: Legal Description of Property

Lot 8 and Tract J, Columbia Palisades subdivision, Clark County Washington, Tax Parcel Nos. 986050749 and 9860050810.

Exhibit B: Conceptual Site Plan



Scenario 1A - office ph III

Parcel: 193,104 sf

Phase I and II Building - mob

1. 2 - story
2. 26,000 gsf ph I
3. 30,400 gsf ph II
4. Total gsf 56,400
5. 209 required parking stalls
6. F.A.R. = .29

Phase III Building - office

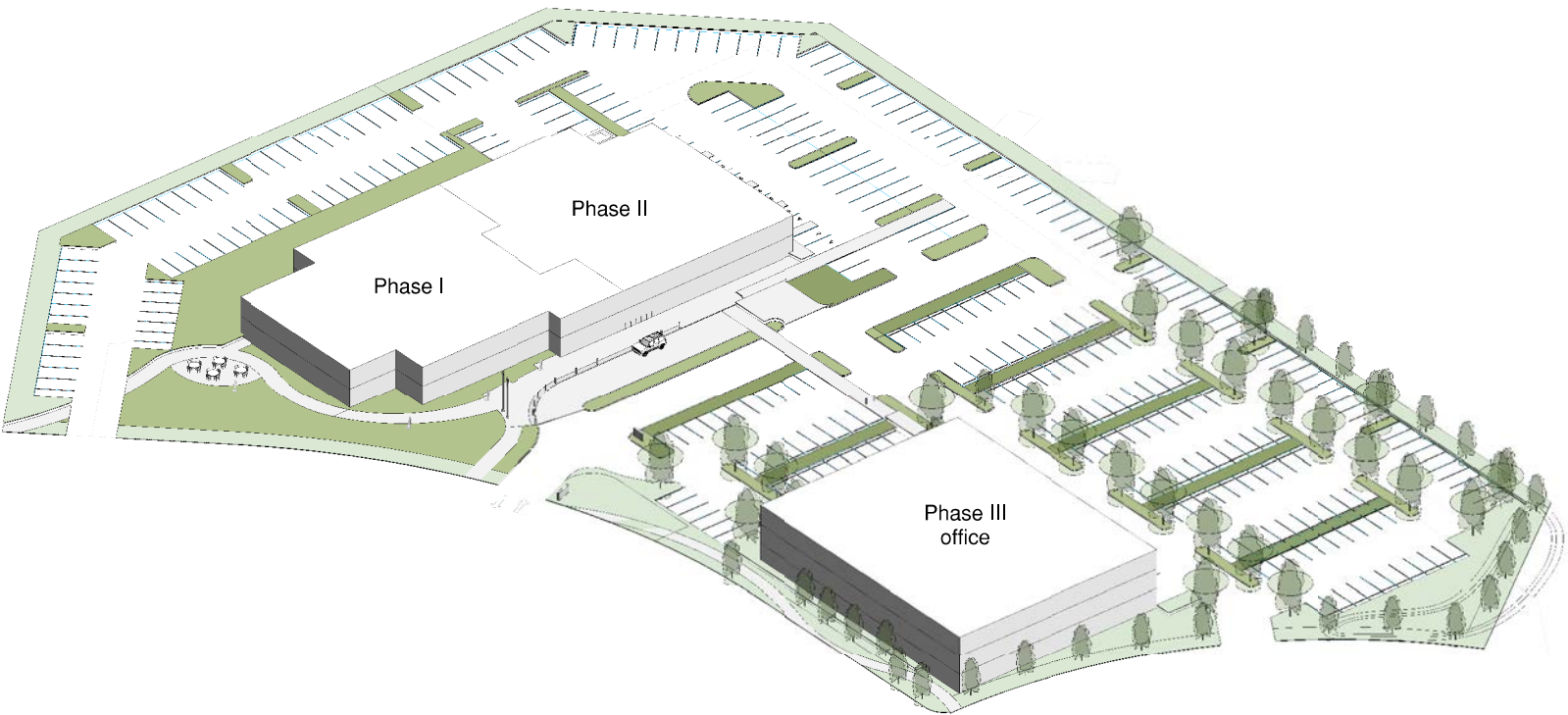
1. 3 - story
2. 46,500 gsf
3. 117 required parking stalls

326 required parking stalls

Total gsf = 96,500 gsf

Total F.A.R. = .5

TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1A - office ph III
 zgf architects 06-11-2018



TVC - VANCOUVER/CAMAS
F.A.R. SCENARIO 1a - office ph III
zgf architects 06-11-2018

The background of the slide features a photograph of Vancouver City Hall, a modern building with a curved glass facade and brick accents. The words "VANCOUVER CITY HALL" are visible on the building's exterior. In the foreground, there is a large, vibrant basket of pink and purple flowers, likely petunias, which are slightly out of focus. A semi-transparent dark grey banner is overlaid across the top half of the image, containing the main title and location information in white text.

Development Agreement

Vancouver Clinic @ Columbia Palisades



December 14, 2020
Vancouver City Council Workshop

Keith Jones, Senior Planner

Presentation Overview

- Objective: Review Proposed Development Agreement
- Prior Council Approval: 2016 Master Plan for Columbia Palisades

Site Location



Site Plan



Development Agreement Summary

- **Reserves traffic capacity for Phase II**
(1,098 average daily trips (ADT), 73 AM peak hour trips, 109 PM peak hour trips)
- **Proportionate share fee**
SR-14/SE 192nd Ave interchange (\$2,000 PM Peak Trip)
- **Floor Area Ratio covenant**
Allows minimum 0.5 Floor Area Ratio (FAR) to be deferred to future development
- **Vests development regulations**

Next Steps/Timeline

- January 4, 2021 – Council Hearing

Questions and Discussion

- Keith Jones, Senior Planner
- Keith.jones@cityofvancouver.us (360) 487-7887



Staff Report 184-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 12/14/2020

SUBJECT Award of grant funds from the PEG Capital Support Fund

Key Points

- Under the terms of the City's cable franchise agreement with Comcast, \$1.00 per month per residential cable subscriber is collected and can be used for grants to support capital equipment purchases by the designated Public, Education and Government (PEG) access providers.
- The City Council is being asked to approve \$329,745.56 in grants to TV ETC and \$114,643.00 to CVTV.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

The franchise agreements between the City of Vancouver, Clark County and Comcast Corporation provide for a capital contribution in the amount of \$1/month per subscriber for support of Public, Education, and Government (PEG) access and monthly transport costs for public I-NET users. This contribution may only be awarded to designated access providers and iNET users.

The Vancouver Educational Telecommunications Consortium ("TV ETC"), the Designated Access Provider for Education and Clark/Vancouver Television ("CVTV"), the Designated Access Provider for Government submitted applications for PEG capital support funds under the requirements established by the City/County Telecommunications Commission ("Commission"). In total, thirteen proposals were received totaling \$448,592. Estimated funds available for distribution in 2020 are approximately \$600,000. The grant applications were reviewed by outside technical experts and the PEG Committee, a subcommittee of the Commission.

The Telecommunications Commission through Resolution 2020-03 (attached) recommends that Vancouver City Council award PEG Capital Support Funding as follows:

Applicant	Total Amount Requested	Total Amount Funded
TV ETC	\$333,949.32	\$329,745.56
CVTV	\$114,643.00	\$114,643.00
Total PEG Access Capital Grant Funds	\$448,592.32	\$444,388.56

Advantage(s)

1. Provides capital funds which will enhance local access programming on the Vancouver/Clark County Comcast Cable system.
2. Awards funds consistent with the requirement of the cable television franchise agreements with Comcast.
3. Provides a tangible community benefit consistent with objectives of the Telecommunications Commission.

Disadvantage(s)

None

Budget Impact

The PEG Capital Support Fund has approximately \$600,000 available for distribution in 2020. An appropriation for the proposed grant awards is included in the PEG Capital Support Fund, 2019-2020 biennial budget. Remaining unallocated funds will be carried forward for future grant awards.

Prior Council Review

None

Action Requested

On December 14, 2020, adopt a resolution, under the terms of the interlocal agreement between the City of Vancouver and Clark County, awarding from the PEG Capital Support Funds of \$329,745.56 to TV ETC and \$114,643.00 to CVTV. (Note: Under the terms of the Interlocal agreement between the City and the County, both Councils must approve the grants for funds to be awarded.)

Aaron Lande, Senior Policy Analyst, 360-487-8612

ATTACHMENTS:

- ▣ Council resolution
- ▣ Telecommunications Commission Resolution

12/14/20

RESOLUTION NO. _____

A RESOLUTION relating to cable television and to the award of Public, Educational and Governmental (“PEG”) capital contribution funds to The Vancouver Educational Telecommunications Consortium (“TV ETC”) and Clark Vancouver Television (“CVTV”) respectively, the designated educational and government access providers for the City of Vancouver.

WHEREAS, the PEG Capital Support Fund, has funds available and appropriated for the purpose of financing PEG capital purchases by designated access providers; and

WHEREAS, the Vancouver/Clark County Telecommunications Commission (“Commission”) adopted criteria for award and administration of PEG capital grants; and

WHEREAS, after review of applications for PEG capital grant awards from TV ETC, and CVTV, the Commission recommended in Resolution 2020-003 to Vancouver City Council an award from the PEG Capital Support Fund of \$329,745.56 to TV ETC and \$114,643.00 to CVTV for purchase of certain capital expenditures; and

WHEREAS, the City of Vancouver and Clark County entered into an interlocal agreement whereby the City administers PEG capital grants, but all grants will require approval by both the City and County Councils.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

RESOLUTION - 1

Section 1. As recommended in the City/County Telecommunications Commission Resolution 2020-003 attached hereto as Exhibit “A”, TV ETC and CVTV are hereby awarded grants to be paid from funds appropriated from the PEG Capital Support Fund for the capital purchases described as follows:

Applicant	Total Amount Requested	Total Amount Funded
TV ETC	\$333,949.32	\$329,745.56
CVTV	\$114,643.00	\$114,643.00
Total PEG Access Capital Grant Funds	\$448,592.32	\$444,388.56

Section 2. Award of the grants described in Section 1 is conditioned upon:

- A. Approval of such grants by the Clark County Council; and
- B. Compliance by TV ETC and CVTV with the PEG grant guidelines and criteria set forth in Vancouver/Clark County Telecommunications Commission Resolution 2020-003.

Section 3. The City Manager or his designee is authorized to execute on behalf of the City all necessary agreements with TV ETC and CVTV to ensure compliance with the terms of the grant.

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

RESOLUTION - 2

ADOPTED at regular session of the Council of the City of Vancouver, on this 14th day of
December, 2020.

Anne McEnemy-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Jonathan Young, City Attorney

Attachment: Exhibit “A” – Telecommunications Commission Resolution 2020-003

RESOLUTION - 3

City/County Telecommunications Commission

RESOLUTION 2020 – 03

Regarding Recommendations to Award PEG Capital Support Funds to Designated Access Providers TV ETC and CVTV

Section 1. Findings

- 1.1 Under the terms of the cable television franchise agreements between the City of Vancouver (“City”), Clark County (“County”) and Comcast of Washington V, LLC (“Comcast”) adopted June 2013, funding is available to support Public, Educational and Governmental (“PEG”) Access capital costs and monthly transport costs by public users related to the Institutional Network (“iNET”).
- 1.2 As stated in Section 9.9 “Support for Access Capital Costs” of the franchise, “During the term of this Agreement, Grantee (Comcast) shall provide for a maximum of one dollar (\$1.00) per month, per Residential Subscriber (the “Capital Contribution”) for Public, Educational and Governmental (“PEG”) Access capital.
- 1.3 The City/County Telecommunications Commission (“Commission”) is authorized under Section 5.19.300 of the Vancouver Municipal Code and under Clark County Code 36.12.160 to administer Ordinances and any Franchise granted pursuant to the implementation of Franchise compliance procedures.
- 1.4 The Commission’s authorized duties, pursuant to the codes mentioned in Section 1.3 of this Resolution, include “To have primary responsibility for advising the City and County regarding public, educational and governmental access programming including the development of processes for the selection of designated access providers, and for evaluating their performance, for assigning and designating access channels, for allocating access funds and for making written reports and recommendations to the City and County Councils.”
- 1.5 The Commission Chair appointed a subcommittee of the Commission to review applications from Designated Access Providers and present recommendations to the Commission, which if approved by the Commission, are forwarded to the Vancouver City Council and Clark County Council for review and action.
- 1.6 The Vancouver Educational Telecommunications Consortium (“TV ETC”), the Designated Access Provider for Education and Clark/Vancouver Television (“CVTV”), the Designated Access Provider for Government submitted applications to the Commission for PEG Capital Support Fund consideration.
- 1.7 Grant applications were reviewed by the PEG Committee in concert with outside experts who reviewed the applications from a technical perspective. The PEG Committee also met with each designated access provider to review the proposals.

- 1.8 The Committee presented their recommendations and findings to the Commission in the **Recommendations for the 2020 PEG Capital Support Grants** (Exhibit A) exhibit attached hereto. Estimated funds available for distribution in 2020 are approximately \$600,000.00. The Commission reviewed and approved the recommendations and findings of the PEG Committee as outlined in the report.

NOW, THEREFORE BE IT RESOLVED:

Section 2.

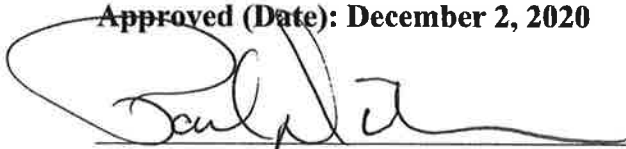
- 2.1 The Commission recommends, barring any substantial issues raised by the City and County governing boards, and upon signing the required PEG Capital Grant agreements, that TV ETC and CVTV be awarded PEG Capital Support Funds as follows:

Applicant	Total Amount Requested	Total Amount Funded
TV ETC	\$333,949.32	\$329,745.56
CVTV	\$114,643.00	\$114,643.00
Total PEG Grant Funds	\$448,592.32	\$444,388.56

The City/County Telecommunications Commission, through this Resolution, adopts the findings and recommendations contained herein and as outlined in Exhibit A: **Recommendations for the 2020 PEG Capital Support Grants**

- 2.2 The Commission directs staff to forward this Resolution and finalized copies of the **Recommendations for the 2020 PEG Capital Support Grants** to the Vancouver City Council and the Clark County Council, as well as to the applicants.
- 2.3 The Commission recommends that the Vancouver City Council and Clark County Council award funds to TV ETC and CVTV as outlined in this Resolution.

Approved (Date): December 2, 2020



Paul Dicker, Chair, City/County Telecommunications Commission

Exhibit "A" – Recommendations for the 2020 PEG Capital Support Grants

CITY • COUNTY

CABLE TELEVISION OFFICE

TO: CITY/COUNTY TELECOMMUNICATIONS COMMISSION

FROM: PEG COMMITTEE
Paul Hunter, Chair
Doug Green
Eric Hale

DATE: November 24, 2020

SUBJECT: Recommendations for the 2020 PEG Capital Support Grants

Purpose of the PEG Capital Grant Program:

The purpose of the PEG Capital Support Fund, established under the 1997 cable franchise agreement and renewed in the 2013 cable franchise agreement, is to promote the use and availability of local programming by providing capital support for equipment and facilities for use by the public, education, and local government for the benefit of Vancouver/Clark County cable television subscribers. Comcast collects a “PEG fee” of \$1 per month per cable subscriber which is remitted to the City and County to support this purpose. PEG funds may also be used for costs related to the use of the Institutional Network (iNET) as provided in the franchise agreement.

Grant Proposal Evaluation:

Grant proposals for the current round of funding were due by October 9, 2020. Thirteen proposals were received totaling \$448,592.32 in requests: one (1) from CVTV and twelve (12) from TV ETC. There is \$600,000.00 available for PEG grants this year.

Grant applications were reviewed by the PEG Committee in concert with outside experts who reviewed the applications from a technical perspective. The PEG Committee also met with each of the applicants to review the proposals.

PEG Capital Grant Program: Recommended Projects for 2020

The Committee asked for clarification on equipment needs and uses on several of the grants. Two of the Evergreen School District applications are focused on additional equipment for their new headquarters facility. The other applications included equipment to expand the offerings at various district schools. Also, based on the recommendations by the technical reviewers, Vancouver Public Schools slightly altered their approach to equipment needs for the new TV studio, resulting in a slight increase in the funds requested.

With these grant awards, there is approximately \$155,611.44 remaining in the PEG fund for future grant distribution. The PEG Committee is recommending the following funding for approval by the Telecommunications Commission:

Serving the citizens of Vancouver and Clark County since 1982

P.O. Box 1995 | Vancouver, WA 98668-1995 | 360-487-8702 | Fax: 360-487-8625 | www.cvtv.org

Grant Applications *	Requested	Recommended
TV Studio (Vancouver School District)	\$89,163.34	\$89,192.60
Columbia River High School Studio (Vancouver School District)	\$23,707.08	\$23,707.08
Skyview High School Auditorium (Vancouver School District)	\$31,162.83	\$31,162.83
Hudson' Bay High School Mobile Unit (Vancouver School District)	\$13,602.03	\$13,602.03
New ASC Control Room/IP Production (Evergreen School District)	\$69,093.21	\$65,076.99
New Studio Upgrades (Evergreen School District)	\$36,234.76	\$36,234.76
High School Video Production Upgrades (Evergreen School District)	\$17,823.58	\$17,823.58
Live Event Wireless (Evergreen School District)	\$17,232.35	\$17,232.35
High School DSLR update (Evergreen School District)	\$5,478.44	\$5,478.44
Live Event Broadcasting (Battle Ground School District)	\$21,171.25	\$21,171.25
Playback Updates (TV Etc.)	\$4,002.82	\$4,002.82
Video Equipment Upgrades (TV Etc.)	\$5,277.63	\$5,060.83
Mobile Production Unit Upgrade – Phase 1 (CVTV)	\$114,643.00	\$114,643.00
Total PEG Access Capital Grant Funds	\$448,592.32	\$444,388.56

Applicant	Total Amount Requested	Total Amount Funded
TV ETC	\$333,949.32	\$329,745.56
CVTV	\$114,643.00	\$114,643.00
Total PEG Access Capital Grant Funds	\$448,592.32	\$444,388.56

*PEG Grant Applications are available on file at the City/County Cable Television Office.



Staff Report 185-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 12/14/2020

SUBJECT Property exchange between the City of Vancouver and the Vancouver School District (VSD) sites known as Shumway Park and the Vancouver School of Arts and Academics (VSAA)

Key Points

- Shumway Park is a small, 0.44-acre neighborhood park located at 3014 F Street.
- This property is adjacent to VSAA and blends with school property to create a neighborhood park managed under an interlocal agreement. VSD approached the City to review the original site plan for the VSAA expansion and discuss potential impacts to the adjoining park. Through this collaboration, a new plan was conceived that created a new park configuration without any reduction in park acreage that helped VSD respond to neighborhood concerns regarding neighborhood traffic congestion by providing over-standard parking capacity and improve on-site circulation to facilitate student drop-off and pick-up. The areas identified for the property exchange (Attachment A) are of equal size, each being 3,397 square feet, with no monetary exchange involved in the transaction.
- The proposed property exchange is between two governmental agencies where no monetary compensation is involved, and the parcels being swapped are of equal size and value. Accordingly, the proposed transfer is subject to RCW Chapter 39.33 and RCW 43.09.210, rather than the Surplus and Disposition process contained in VMC Chapter 3.30.
- The Parks and Recreation Advisory Commission recommended approval of the property exchange in a public meeting on Monday, November 23, 2020.

Strategic Plan Alignment

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

Goal 10, Objective 10.1: Lend the City's support, as appropriate, to assist with the success of community projects.

The proposed land exchange retains the size and integrity of the park property yet provides more

frontage and exposure to the adjoining neighborhood. The proposed land exchange agreement would facilitate VPS's expansion to serve more students, continue to complement community recreational opportunities, and support a long history of successful interagency partnership.

Equity, Climate Action and Safety Policies:

Equity: The park and school property reconfiguration continue public access to outdoor park and open space amenities and ensures ADA access between the park and school track and open space area.

Climate Action: There will be no net loss in land area or tree canopy on the park ownership.

Safety: The proposed property reconfiguration provides consistent fencing and security measures for students and park users.

Present Situation

VSAA is undergoing significant expansion as well as corresponding parking capacity needs. VSD approached the City to discuss the project in 2019 and a revised site plan including a like-for-like property exchange proposal was agreed upon to provide a better parking solution for VSD to address neighborhood concerns regarding traffic congestion while retaining the size and function of Shumway Neighborhood Park. The boundary adjustment replaces VPS's original proposal that located school parking on three sides of the current park ownership by relocating parking down-slope and west of the park to provide more visible connection to the adjoining neighborhood along F Street. Both parties support the equal area property exchange and believe the reconfiguration will result in minimal changes, if any, in park function.

The VSAA project in its total scope has gone through a land use application review process and the contractor, Woodburn Construction, has pulled a building permit to begin work on the school building and grounds. At this time, a condition of the building permit is that no work will be done in the park area until this property exchange is approved by City Council. The pending exchange agreement as well as the site plan will ensure that public access to the adjoining school "track and open space" area will continue in perpetuity. The track area is scheduled to be replaced with a walking path, including access from the park on the north with ADA ramp accommodations, as well as from the southern park boundary.

The property is classified as a neighborhood park in the parks inventory and consists of a small playground, gazebo and several picnic tables. All amenities, with the exception of one picnic table will remain undisturbed by the property exchange. The one impacted picnic table will be replaced by VSD at a preferred location identified by the neighborhood association when the parking lot construction is completed. The park will remain open and available to the public during construction.

While Chapter 3.30 of the Vancouver Municipal Code establishes a uniform policy and procedure governing the disposition of real property that is surplus to the needs of the City, there are several exceptions to the application of this chapter. VMC 3.30.020(B)(3) provides, in part, that "intergovernmental transfers that are subject to RCW Chapter 39.33 [and] RCW 43.09.210" are not subject to the requirements of VMC Chapter 3.30. The proposed property exchange is between two governmental agencies where no monetary compensation is involved, and the

parcels being swapped are of equal size and value, situated in the same location. Accordingly, the proposed transfer is subject to RCW Chapter 39.33 and RCW 43.09.210, instead of the City's disposition and sale process contained in VMC Chapter 3.30.

Vancouver School District was the lead agency for the State Environmental Policy Act (SEPA) for this project. Following the proposed property boundary realignment, a revised checklist and Notice of Application were circulated to include the revised site plan proposal. No comments were received regarding the park realignment component, and no appeals were submitted. The district found that the proposal would not result in probable significant adverse environmental impacts provided that specified mitigation measures were employed. A Mitigated Determination of Nonsignificance (MDNS) was issued on May 13, 2020, including a requirement for VSD to work with the City to support provision of recreational opportunities and connectivity between Shumway Park and open space on the District's property.

The Parks and Recreation Advisory Commission heard presentations on the proposal on two occasions. The first presentation and discussion were at the regular meeting on November 18, 2020. At that time, the PRAC called a special meeting, completed on November 23, 2020, to ensure they could hear the neighborhoods comments regarding the property exchange. The meeting concluded with PRAC forwarding a recommendation to City Council to approve the property exchange between the City and Vancouver School District.

Advantage(s)

1. The proposed property involved in the land exchange does not alter the usability of the park and assists VSD to address the numerous public comments regarding traffic congestion on neighborhood streets, particularly during student drop off and pick up times. The revised plan allows for additional parking and on-site circulation to help move traffic off the neighborhood streets.
2. The pending property exchange agreement ensures that the park parcel remains the same size with the same features, and continues public access to the school track and open area west of the park.
3. The property the City is receiving from VSD will be restored to the quality of the current park property, including seeding and irrigation, dead tree removal, sidewalk repairs and replacement of trees as needed.
4. Additionally, screening is provided between the park and the parking lots and future street trees can be added if the neighborhood desires.

Disadvantage(s)

There are no changes to the park usability or amenities.

Budget Impact

There is no budget impact involved with this property transaction.

Prior Council Review

Briefing memo provided to Council, dated November 23, 2020, and update memo dated December 7, 2020.

Action Requested

Approve the real property exchange agreement with Vancouver Public Schools and authorize the City Manager to execute the same.

Julie G. Hannon, Parks and Recreation Director, 360-487-8309

ATTACHMENTS:

- ▣ Property Exchange Agreement
- ▣ Exhibit A - Land Exchange Legal Description
- ▣ Exhibit B - Final Parcel Configuration
- ▣ Landscape Plan

**Agreement
Real Property Exchange
Between
Vancouver Public Schools and the City of Vancouver**

This Real Property Exchange Agreement (hereinafter "Agreement") is made and entered into this _____ day of December, 2020, by and between Vancouver School District #37 (hereinafter "District"), Clark County, Washington, a public school district, and the City of Vancouver, a municipal corporation (hereinafter "City"), collectively referred to as the "Parties", for and in consideration of the mutual promises and performances set forth herein.

RECITALS

The City of Vancouver is the owner of Shumway Park, approximately nineteen thousand three hundred one (19,301) square feet, situated in the City of Vancouver on Parcel #16510000 and legally described in **Exhibit A**, (attached hereto and incorporated herein by reference and referred to as "Parcel A").

The District is the owner of the Vancouver School of Arts and Academics (hereinafter "VSAA") campus, comprised of approximately four hundred nineteen thousand four hundred eighty three (419,483) square feet, situated in the City of Vancouver, on parcel #11254000 and #16525000 and legally described in **Exhibit A** (attached hereto and incorporated herein by reference and referred to as "Parcel B").

In June 2000, the Parties entered into an interlocal agreement providing for Shumway Park to be jointly maintained and developed with unused open space at VSAA for the mutual benefit of the City, the District and the neighborhood.

The District proposes a site reconfiguration and a facility expansion of VSAA, located at 3101 Main Street, Vancouver, Washington to encompass a portion of Shumway Park to accommodate increased parking needs. In exchange, the City will acquire a portion of District's Parcel B.

The City and the District are exchanging an area of **Exhibit A** at a 1:1 ratio. The exchanged area of the City Parcel A is three thousand four hundred twenty-three (3,423) square feet, and the exchanged area of the District Parcel B is three thousand four hundred twenty-three (3,423) square feet.

Based on the foregoing, and in consideration of the promises and performances set forth below, the Parties agree as follows:

AGREEMENT

- 1. Conveyance.** The District agrees to exchange an area of Parcel B to the City on the closing date for and in consideration of the City's conveyance to the District of an area of Parcel A, as shown on the attached **Exhibit B**.
- 2. Boundary Line Adjustment.**
 - i. The District shall submit to the City a proposed Boundary Line Adjustment (hereinafter referred to as "BLA") application for the adjustment of existing property boundaries, pursuant to VMC Chapter 20.310, prior to Closing. The District shall take commercially reasonable steps to facilitate approval of the BLA application to create the final parcel configuration as shown in **Exhibit B**.
 - ii. The District's failure to obtain BLA approval shall not be a default under this Agreement, unless such failure results from District's failure to use commercially reasonable efforts to file the BLA application and pursue BLA approval.

3. Exchange Value. The Parties agree that the fair market value of the exchanged areas of Parcel A and Parcel B are reasonably equivalent and each exchanged parcel is deemed to be fair and reasonable consideration for the other.

4. Grant of Easement.

- i. The District conveys and quit claims to the City a perpetual and nonexclusive easement for ingress, egress and access (the "Easement") over and across portions of the District's property and around the perimeter of parcels legally described in the attached **Exhibit B**. The easement is granted, for the use of the City, invitees, guests and others of the general public, the right to come on the premises to utilize the easement, it being the intention of the Parties that such persons have free access to, upon, and over the easement for ingress and egress purposes.
- ii. The City shall not use or allow the use of the Easement Area for any use other than as specifically granted under this Agreement, unless otherwise agreed to in writing by the Parties, including but not limited to erecting improvements or allowing any other structures, fixtures, or items to block or otherwise create a physical barrier within the Easement Area. The City shall not take any action that would impair the District or District's authorized users' ability to traverse the easement area.
- iii. The District, its successors, assigns, employees, contractors, agents, guest, invitees, and permittees reserves the right to use the Easement Area for any purpose not inconsistent with the rights granted herein, including but not limited to, ingress, to egress from and access to the District's property.

5. Condition of Title.

- i. Title to the exchanged area of Parcel A shall be conveyed by the City to the District free of encumbrances or defects except: 1) existing easements not inconsistent with the District's intended use; and 2) building or zoning regulations or restrictions.
- ii. Title to exchanged area of Parcel B shall be conveyed by the District to the City free of encumbrances or defeats except: 1) existing easements not inconsistent with City's intended use; and 2) building or zoning regulations or restrictions.
- iii. Each Party shall be required to pay and discharge all monetary encumbrances against their respective parcels prior to the closing date.

6. Conveyance of Title. Title to each exchanged area shall be conveyed by statutory warranty deed, free of encumbrances or defects except those disclosed as general exceptions and standard special exceptions.

7. Possession. Shall occur at the official approval of the building permit by the City.

8. Property Conveyed As Is. Both Parties offer to convey their respective parcels in their "as is" condition, except as provided in Section 9 (Restoration). Neither Party makes any representations or warranties of any kind regarding the condition of the land or any improvement thereon. Without, in any way, limiting the generality of the directly preceding sentence, the Parties make no representation or warranties regarding the condition of either parcel or suitability for the intended development purposes. Notwithstanding the foregoing, both Parties represent and warrant that to the best of their knowledge, without inquiry or investigation, there are no hazardous or dangerous substances on, under, around or released from their respective parcels and/or improvement (if any) thereon.

- 9. Restoration.** The District, through separate agreement with its contractor, agrees to restore the exchanged portion of Parcel B to a condition consistent with the City's intended use for a neighborhood park, including restoration of lawn, sidewalk, landscaping and tree work, replacement/relocation of the impacted picnic table and irrigation installation.
- 10. Interlocal Agreement.** Upon closing, if necessary, the Parties mutually agree to amend the interlocal agreement, dated June 12, 2000, between the City of Vancouver and the Vancouver School District No. 37 for the development, public use and maintenance of the property at the Vancouver School of Arts and Academics.
- 11. Closing.** The property exchange shall close within thirty (30) days of the second Party's approval of this agreement, provided however, closing shall occur on or before December 31, 2020 (the "closing date" or "closing").
- 12. Costs and Expenses.** Except as expressly provided for herein, each Party shall be responsible for payment of their own costs and expenses incurred in conjunction with this transaction.
- 13. Assignment.** This Agreement may not be assigned without the prior written consent of the other Party.
- 14. Entire Agreement.** This Agreement supersedes any and all agreements between the Parties hereto regarding the subject property which are prior to the time of this Agreement. Neither the City nor the District shall be bound by any statement, understanding, agreement, promise, representation or stipulation, express or implied, that is not expressly stated herein.
- 15. Conduct Before Closing.** Between the date of this Agreement and the closing date, the Parties shall each maintain the parcels in good condition and repair.
- 16. Time.** Time is of the essence in fulfilling and effectuating the terms of this Agreement.

VANCOUVER SCHOOL DISTRICT

Signature Date

Printed Name/Title

Approved as to Form:

Marilee Scarbrough, General Counsel
Vancouver School District

CITY OF VANCOUVER

Signature Date

Printed Name/Title

Approved as to Form:

Jonathan Young, Attorney
Vancouver, Washington

Exhibit "A"

LEGAL DESCRIPTION

VPS-22

EXCHANGE AREA 1

November 10, 2020

Page 1 OF 1

A tract of land lying over a portion of Auditor's File No. 9807020115, Clark County records, being also a portion of Lot 2, Block C of the plat of "North Coast Company Addition", Book A of Plats, Page 35, Clark County records, being also a portion of Lots 2, and 3, Block 29 of the plat of "Vancouver Heights", Book B of Plats, Page 19, located in the Southeast One-Quarter of the Northeast One-Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Washington, being more particularly described as follows:

Commencing at the 1/2" iron pipe at the southwest corner of Lot 4, of said plat of "Vancouver Heights"; thence North 02°18'21" East, along the west line of said Lot 4 and Lot 3 of said plat of "Vancouver Heights", 60.00 feet to the northwest corner of Auditor's File No. 5679133 D, Clark County records, being also the southwest corner of said Auditor's File No. 9807020115, a 1/2" iron pipe bears South 39°18'46" East 0.95 feet, and the **TRUE POINT OF BEGINNING** of this description; thence, continuing along said west line of Lot 3, North 02°18'21" East 40.22 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831" at the southeast corner of Lot 2 of said plat of "North Coast Company Addition"; thence North 87°30'40" West 38.39 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831" at the southwest corner of said Lot 2; thence North 02°20'57" East, along the west line of said Lot 2, being also the west line of said Auditor's File No. 9807020115, 13.75 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831"; thence, leaving said west line, South 87°30'40" East 91.56 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831"; thence South 02°18'21" West 53.96 feet to a point on the south line of said Auditor's File No. 9807020115; thence North 87°30'40" West, along said south line, 53.18 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 3,397 square feet more or less.

This legal description along with the basis of bearings thereof was prepared based on Washington State Plane Coordinate System - South Zone NAD(83)(2011)(EPOCH 2010.00) U.S. Survey Feet.

Exhibit "A"

LEGAL DESCRIPTION

VPS-22

EXCHANGE AREA 2

November 10, 2020

Page 1 OF 1

A tract of land lying over a portion of Auditor's File No. 5679133 D, Clark County records, being also a portion of Lots 3, and 4, Block 29 of the plat of "Vancouver Heights", Book B of Plats, page 19, located in the Southeast One-Quarter of the Northeast One-Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Washington, being more particularly described as follows:

Commencing at the 1/2" iron pipe at the southwest corner of Lot 4 of said plat of "Vancouver Heights", being also the southwest corner of said Auditor's File No. 5679133 D; thence South 87°30'40" East, along the north right of way of East 30th Street, 53.18 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831", said point being the **TRUE POINT OF BEGINNING** of this description; thence, leaving said north right of way, North 02°18'21" East 60.00 feet to a point on the north line of said Auditor's File No. 5679133 D, being also a point on the south line of Auditor's File No. 9807020115, Clark County records; thence South 87°30'40" East 56.62 feet to a point on the west right of way of East F Street; thence South 02°18'21" West, along said west right of way, 60.00 feet to the southeast corner of said Auditor's File No. 5679133 D, being also a point on the north right of way of East 30th Street; thence, along said right of way, North 87°30'40" West, 56.62 feet to the TRUE POINT OF BEGINNING of this description.

Containing 3,397 square feet more or less.

This legal description along with the basis of bearings thereof was prepared based on Washington State Plane Coordinate System - South Zone NAD(83)(2011)(EPOCH 2010.00) U.S. Survey Feet.

Exhibit "A"

LEGAL DESCRIPTION

VPS-22

RESULTANT TRACT 1

November 10, 2020

Page 1 OF 1

A tract of land lying over a portion of Auditor's File No. 9807020115 and Auditor's File No. 5679133 D, Clark County records, being also a portion of Lot 2, Block C of the plat of "North Coast Company Addition", Book A of Plats, Page 35, Clark County records, being also a portion of Lots 2, 3, and 4, Block 29 of the plat of "Vancouver Heights", Book B of Plats, Page 19, located in the Southeast One-Quarter of the Northeast One-Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Washington, being more particularly described as follows:

Commencing at the 1/2" iron pipe at the southwest corner of Lot 4 of said plat of "Vancouver Heights", being also the southeast corner of said Auditor's File No. 5679133 D; thence South 87°30'40" East, along the north right of way of East 30th Street, 53.18 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831", said point being the **TRUE POINT OF BEGINNING** of this description; thence, leaving said north right of way, North 02°18'21" East 113.96 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831"; thence North 87°30'40" West 91.56 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831", being a point on the west line of said Auditor's File No. 9807020115, being also a point on the west line of Lot 2 of said plat of "North Coast Company Addition"; thence North 02°20'57" East, along said west line, 86.38 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831", being also the northwest corner of said Auditor's File No. 9807020115 and the northwest corner of said Lot 2; thence South 87°30'40" East, along the south right of way of East 31st Street, 148.12 feet to a 30mm (1-5/32") Berntsen BP1P (copper disk with centerpunch) marked "PLS 52831", being the northeast corner of said Auditor's File No. 9807020115 and a point on the west right of way of East F Street; thence, along said right of way, South 02°18'21" West 200.35 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831" at the southeast corner of said Auditor's File No. 5679133 D, being also a point on the north right of way of East 30th Street; thence, along said right of way, North 87°30'40" West, 56.62 feet to the TRUE POINT OF BEGINNING of this description.

Containing 19,251 square feet more or less.

This legal description along with the basis of bearings thereof was prepared based on Washington State Plane Coordinate System - South Zone NAD(83)(2011)(EPOCH 2010.00) U.S. Survey Feet.

Exhibit "A"

LEGAL DESCRIPTION

VPS-22

RESULTANT TRACT 2

November 10, 2020

Page 1 OF 1

A tract of land lying over a portion of Auditor's File No. 9807020115 and Auditor's File No. 5679133 D, Clark County records, being also a portion of Lot 2, Block C of the plat of "North Coast Company Addition", Book A of Plats, Page 35, Clark County records, being also a portion of Lots 2, 3, and 4, Block 29 of the plat of "Vancouver Heights", Book B of Plats, Page 19, located in the Southeast One-Quarter of the Northeast One-Quarter of Section 22, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Washington, being more particularly described as follows:

BEGINNING the at the 1/2" iron pipe at the southwest corner of Lot 4 of said plat of "Vancouver Heights", being also the southwest corner of said Auditor's File No. 5679133 D; thence North 02°18'21" East, along the west line of said Auditor's File No. 5679133 D, 100.22 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831" at the southeast corner of Lot 2 of said plat of "North Coast Company Addition"; thence North 87°30'40" West 38.39 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831" at the southwest corner of said Lot 2; thence North 02°20'57" East, along the west line of said Lot 2, being also the west line of said Auditor's File No. 9807020115, 13.75 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831"; thence, leaving said west line, South 87°30'40" East 91.56 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831"; thence South 02°18'21" West 113.96 feet to a 5/8" iron rod with an orange plastic cap stamped "PLS 52831", being a point on the north right of way of East 30th Street; thence, along said right of way, South 87°30'40" East 53.18 feet to the point of BEGINNING of this description.

Containing 6,588 square feet more or less.

This legal description along with the basis of bearings thereof was prepared based on Washington State Plane Coordinate System - South Zone NAD(83)(2011)(EPOCH 2010.00) U.S. Survey Feet.

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

LOT 2 BLOCK C, NORTH COAST COMPANY ADDITION, AND BLOCK 29, VANCOUVER HEIGHTS
LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF
SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON
SURVEYED: SEPTEMBER, 2020

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO COMPETE A BOUNDARY LINE ADJUSTMENT BETWEEN THOSE CERTAIN TRACTS OF LAND DESCRIBED BY AUDITOR'S FILE NO. 5679133 D AND AUDITOR'S FILE NO. 9807020115, CLARK COUNTY RECORDS.

BASIS OF BEARINGS

THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM - SOUTH ZONE NAD(83)(2011)(EPOCH 2010.00) U.S. SURVEY FT.

ROADWAY LOCATIONS

EAST F STREET

THE CENTERLINE OF EAST F STREET WAS DETERMINED BY HOLDING THE FOUND BOLT AT THE CENTERLINE OF EAST 32ND STREET AND EAST F STREET. THIS BOLT HAD BEEN HELD PREVIOUSLY BY BOOK 55 PAGE 115, CLARK COUNTY SURVEY RECORDS. I THEN HELD THE CENTERLINE OF EAST F STREET TO A POINT 30.00 FEET PARALLEL AND PERPENDICULAR TO THE FOUND 1/2" IRON PIPE SET PER BOOK D PAGE 137 AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST F STREET AND EAST 31ST STREET. I THEN HELD RECORD 30 FEET FROM THE ESTABLISHED CENTERLINE TO ESTABLISH THE RIGHT OF WAY OF EAST F STREET.

EAST 30TH STREET

THE INTERSECTION OF EAST 30TH STREET AND EAST F STREET WAS DETERMINED BY HOLDING RECORD DISTANCE PER BOOK D PAGE 137 FROM THE ESTABLISHED INTERSECTION OF EAST F STREET AND EAST 32ND STREET. I THEN HELD THE CENTERLINE OF EAST 30TH STREET TO A POINT 30.00 FEET PARALLEL AND PERPENDICULAR TO THE FOUND 1/2" IRON PIPE SET PER BOOK D PAGE 137 AT THE SOUTHWEST CORNER OF SAID AUDITOR'S FILE NO. 5679133 D. I THEN HELD RECORD 30 FEET FROM THE ESTABLISHED CENTERLINE TO ESTABLISH THE RIGHT OF WAY OF EAST 30TH STREET.

EAST 31ST STREET

THE CENTERLINE OF EAST 31ST STREET WAS HELD PARALLEL TO THE ESTABLISHED CENTERLINE OF EAST 30TH AS SHOW ON RECORD OF SURVEY BOOK D PAGE 137 AND 30.00 FEET SOUTHERLY FROM THE FOUND 1/2" IRON PIPE SET PER BOOK D PAGE 137 AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST F STREET AND EAST 31ST STREET.

PROPERTY LINES

AUDITOR'S FILE NO. 5679133 D

THE SOUTH LINE I HELD TO THE ESTABLISHED NORTH RIGHT OF WAY OF EAST 30TH STREET. THE EAST LINE I HELD TO THE ESTABLISHED WEST RIGHT OF WAY OF EAST F STREET. FOR THE NORTH LINE I HELD 60 FEET PARALLEL TO THE NORTH RIGHT OF WAY OF EAST 30TH STREET PER AUDITOR'S FILE NO. 5679133 D. FOR THE WEST LINE I HELD THE 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID AUDITOR'S FILE NO. 5679133 D AND PARALLEL TO THE WEST RIGHT OF WAY OF EAST F STREET.

AUDITOR'S FILE NO. 9807020115

THE NORTH LINE I HELD TO THE SOUTH RIGHT OF WAY OF EAST 31ST STREET. I THEN HELD THE EAST LINE TO THE WEST RIGHT OF WAY OF EAST F STREET. I HELD THE SOUTH LINE TO THE ESTABLISHED NORTH LINE OF AUDITOR'S FILE NO. 5679133 D. FOR THE MOST SOUTHERLY WEST LINE I HELD THE EXTENSION FROM THE ESTABLISHED WEST LINE OF AUDITOR'S FILE NO. 5679133 D RECORD DISTANCE FROM THE FOUND 1/2" IRON PIPE PER BOOK D PAGE 137. I THEN HELD THE MOST NORTHERLY SOUTH LINE PARALLEL TO THE ESTABLISHED RIGHT OF WAY OF EAST 30TH STREET. THEN I HELD THE FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF LOT 2, NORTH COAST CO. ADDITION, AND THE 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF THE PROPERTY SURVEYED ON BOOK D PAGE 137 AS THE WEST LINE OF THE NORTH COAST CO. ADDITION AND THE WEST LINE OF AUDITOR'S FILE NO. 9807020115.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20____

AT _____ M., IN BOOK _____ OF SURVEYS, AT PAGE _____

AT THE REQUEST OF HARPER HOUF PETERSON RIGHELLIS INC.

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

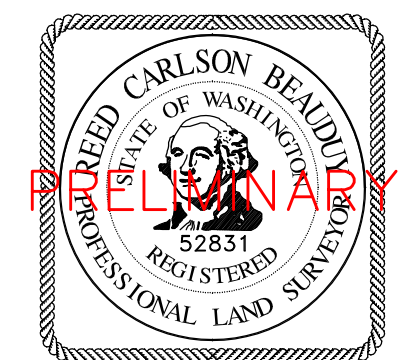
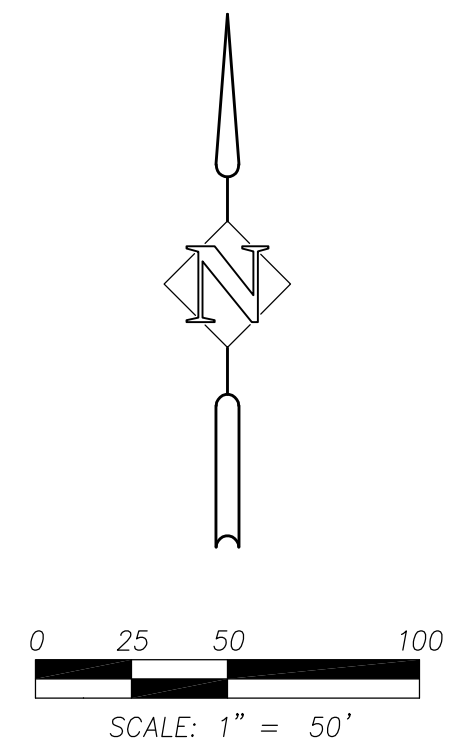
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF VANCOUVER PUBLIC SCHOOLS IN SEPTEMBER 2020.

REED CARLSON BEAUDUY
PLS 52831

DATE

REFERENCE SURVEYS LEGEND:

- ###-##-# - MEASURED DISTANCE
- (###-##-#)(#) - RECORD DISTANCE PER REFERENCE NUMBER (BELOW)
- ###-##-#(##) - MEASURED AND RECORD DISTANCE PER REF. NO. (BELOW)
- (1) - RECORD INFORMATION PER RECORD OF SURVEY BOOK D PAGE 137
- (2) - RECORD INFORMATION PER STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 5679133 D
- (3) - RECORD INFORMATION PER RECORD OF SURVEY BOOK 30 PAGE 94



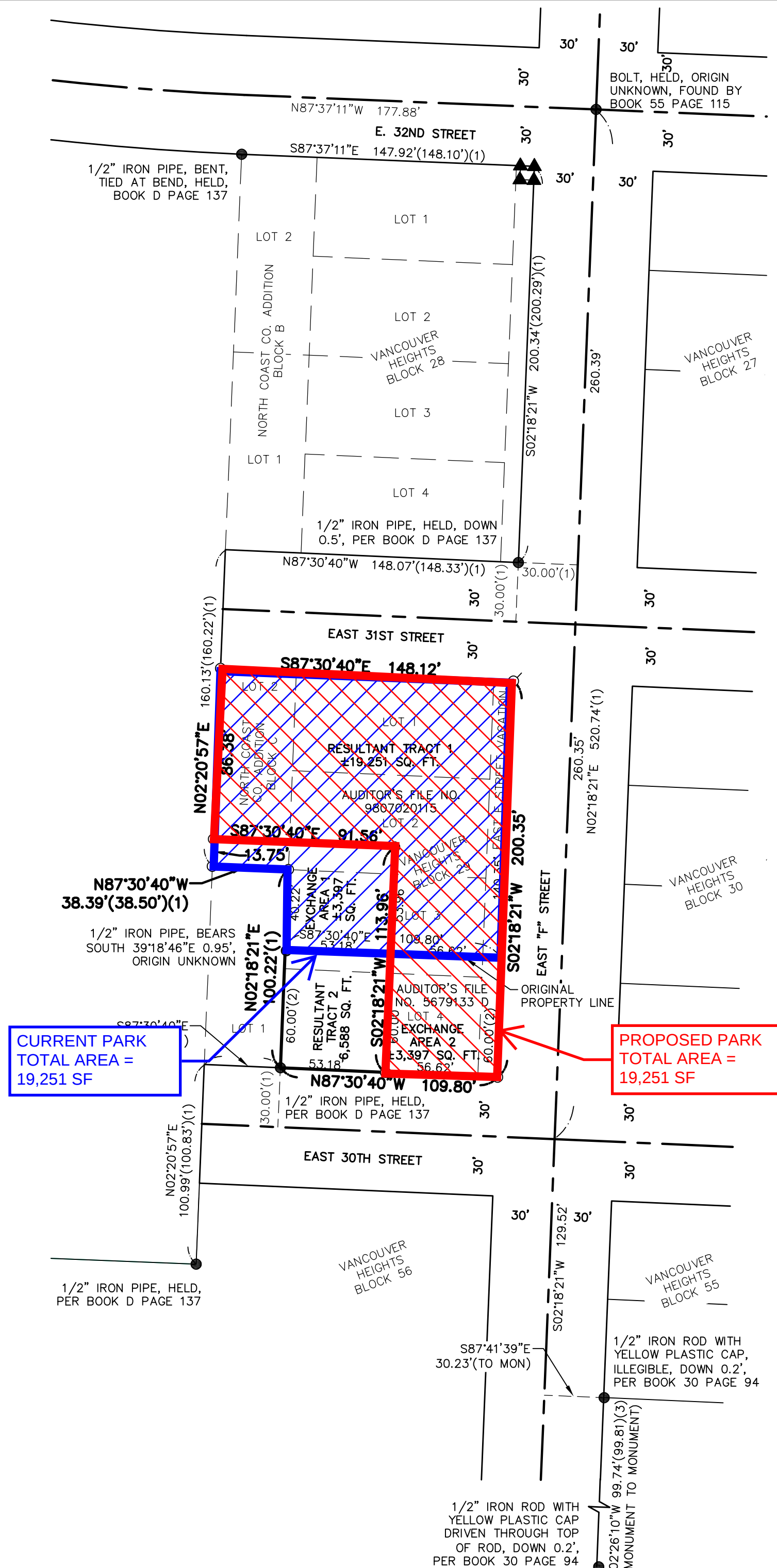
MONUMENT LEGEND:

- - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
- ▲ - FOUND 5/8" IRON ROD STAMPED "PLS 32448" PER BOOK 55 PAGE 115.
- - SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "PLS 52831" ON _____
- ⊗ - SET 30mm (1-5/32") BERNTSEN BP1P (COPPER DISK WITH CENTERPUNCH) MARKED "PLS 52831"

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

1104 Main Street, Suite 100, Vancouver, WA 98660
phone: 360.750.1131 www.hhpr.com fax: 360.750.1141

SHEET 1 OF 1 TEB 11/09/2020 VPS-22



Shumway Park Landscape Plan





Staff Report 186-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 12/14/2020
12/21/2020

SUBJECT 2020 Second Supplemental Budget

Key Points

- Budget adjustments are made each year to reflect changes in revenues and expenditures that occur after the biennial budget is adopted.
- This supplemental budget is mostly administrative in nature. It includes a total increase in the City's 2020 appropriation of \$18.2 million.

Present Situation

The second supplemental of 2020 includes mostly administrative items, such as accounting true-ups and dissolution of several funds that are no longer needed.

The recommended expenditure appropriation increases for the City's Operating and Capital funds included in the 2020 Second Supplemental Budget total \$18.2 million. All of the increase in appropriation is on the operating side; the recommended changes in the Capital budget and supporting transfers offset each other. The net impact on all City resources is a decrease of \$5.9 million; the net impact on the General Fund is a \$0.3 million increase.

The total Operating budget appropriation change in the General, Street and Fire funds represents an increase of \$0.3 million. The remaining \$17.9 million increase relates to changes in other funds.

Adjustments to the General, Street and Fire funds include an increase of \$0.2 million for the 2017-19 Citywide Cost Allocation Plan true-up entry and minor other items.

The remaining appropriation increase relates to changes in other operating City funds. Major changes are summarized below:

- Additional budget appropriation for the 2017-19 Citywide Cost Allocation Plan True-Up resulting in a \$7.2 million dollar adjustment largely due to a change in accounting representation that differed from prior years.

- Increase in the appropriation of the City's Self-Insured Health Fund of \$6.2 million, due to payment of several very large medical claims. A large portion of that amount, approximately \$4.2 million, has been reimbursed by the City's stop/loss insurance carrier.
- Additional budget appropriation of \$1.5 million added to the School District Impact Fee Fund due to a stronger construction economy than originally budgeted. This increase is fully offset by the revenue from developers.
- Increase of \$1.0 million in the Risk fund appropriation adjusting for a \$0.5 million increase in the cost of City's insurance premiums and \$0.5 million for unemployment insurance to be fully reimbursed by the CARES grant for pandemic-related leaves.
- Increase of \$0.4 million in the Grounds & Facilities Fund for increased costs related to pandemic-related janitorial services, increases in security contract rates, increases in natural gas and electrical/lighting supplies and mold testing at the City's Fire Stations.
- Increase of \$0.4 million in the Tennis Center Fund to record the USTA's expenses for the year.

The total net Capital Budget appropriation of \$0.02 million (including internal transfers) is included in the Second Supplemental of 2020. Expenditures by project are outlined in Attachment C to the ordinance. Following are some of the changes to projects included in the Supplemental:

- Parks capital projects totaling \$0.4 million for:
 - True-up of three projects; Columbia Waterfront Trail, First Place Park Playground Improvements and Clearmeadows Park Development all to be funded with parks impact fees.
- A reduction of \$0.8 million in the Surface Water Management operating fund cash transfer to the capital fund to closer represent the support expected to fund capital projects.
- Appropriation to transfer the remaining \$0.2 million to the Transportation Capital Fund from the TIF – I205/Mill Plan Overlay fund. An appropriation to transfer \$0.2 million from the 2011 Transportation Bond Capital fund to Transportation Capital Fund. Both funds are being closed at the end of 2020.

Advantage(s)

1. The proposed budget adjustments will ensure that the City remains in compliance with state statutes that require all City expenditures to have an appropriation approved by ordinance.
2. Appropriations are provided for important City programs, services, and capital projects.

Disadvantage(s)

Proposed supplemental recommends spending a net amount of \$6.3 million across all funds.

Prior Council Review

None

Action Requested

On Monday, December 14, 2020, approve ordinance on first reading, setting date of second reading and public hearing for Monday, December 21, 2020.

Natasha Ramras, Chief Financial Officer, 360-487-8484

ATTACHMENTS:

- ▣ Ordinance
- ▣ Attachment A - Changes in appropriation by fund
- ▣ Attachment C - Changes in Capital projects

12/14/20
12/21/20

ORDINANCE M-_____

AN ORDINANCE relating to the 2019-2020 Biennial Budget and making various appropriations in various funds; declaring an emergency.

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Supplemental appropriations are needed to meet certain necessary expenditures to be incurred in 2019-2020 which were not and could not reasonably have been foreseen at the time of adoption of the 2019-2020 Budget. As required by RCW 35.34.120, there is hereby set forth in summary form the total adjustments of expenditure appropriations for each separate fund adjusted and the aggregate totals for all such funds combined, as set forth in Attachment "A" of this ordinance. Attachment "C" outlines specific capital projects included in the 2019-2020 City of Vancouver Capital Budget.

Section 2. Parks & Recreation Special Revenue Fund (fund number 134), created via ordinance M-2871, and recommended in staff report No. 082-90, is no longer needed and is hereby dissolved. The TIF - I205/Mill Plain Overlay Fund (fund number 166), created via ordinance M-3201, is no longer needed and is hereby eliminated. The 2011 Bond Capital Fund - Waterfront (fund number 324), created via ordinance M-3982, is no longer needed and is hereby eliminated.

ORDINANCE - 1

Section 3. As reported in SR No. _____ the appropriations made in this ordinance are necessary to meet certain necessary expenditures that will be incurred in 2019-2020 which were not and could not reasonably have been foreseen at the time of adoption of the 2019-2020 Budget; an emergency is hereby declared, and this ordinance shall go into effect immediately upon final passage.

Read first time:

Ayes: Councilmembers

Nay: Councilmembers

Absent: Councilmembers

Read second time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

ORDINANCE - 2

Jonathan Young, City Attorney

ORDINANCE - 3

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to the 2019-2020 Biennial Budget and making various appropriations in various funds; declaring an emergency. Supplemental appropriations are needed to meet certain necessary expenditures to be incurred in 2019-2020 which were not and could not reasonably have been foreseen at the time of adoption of the 2019-2020 Budget; providing for an immediate effective date.

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

ORDINANCE - 4

Budget Appropriation by Fund**2020 Second
Supplemental****Operating Budget****General, Street, and Fire Funds**

Street Fund	645
Street Funding Initiative - Operating Fund	265,941
Total General, Street, and Fire Funds	266,586

Special Revenue Funds

CED Grants	71,997
Parkhill Cemetery Improvement Fund	2,118
Parks & Recreation Special Revenue Fund	33,100
Emergency Ambulance Services Contract Admin Fund	34,531
Impact Fees - School Districts	1,449,585

Enterprise Funds

Water Utility Fund	234
Building Inspection Fund	6,996
Tennis Center Fund	407,401

Internal Service Funds

Equipment Services Operations Fund	290,757
Computer Repair & Replacement	60,534
Grounds and Facilities Services Fund	661,033
Self-Insured Worker's Comp & Liability Fund	1,013,824
Internal Administrative Services Fund	7,552,192
Self-Insured Health Insurance Fund	6,329,005

Total Other Funds Expense Budget	17,913,307
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Total Operating Expense Budget	18,179,893
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Capital Budget**Capital Project Funds**

Parks Construction Fund (Capital Projects only)	41,945
Drainage Construction Fund	32,101
Water Construction Fund	236,782
Total Capital Project Funds	310,828

Budget Appropriation by Fund**2020 Second
Supplemental****Capital Funding Transfers Supporting COV Capital Projects Budget**

TIF - I-205/Mill Plain Overlay	200,000
PIF - Acq & Dev District 3	32,000
PIF - District A	2,105
PIF - District C	7,840
2011 Transportation Bond Capital Fund	150,000
Surface Water Management Fund	(800,000)
SCIP Fund	120,619

Total Transfers for Capital	(287,436)
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Total Capital Expense Budget	23,392
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Total Operating and Capital Expense Budget	18,203,285
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CAPITAL PROJECTS BY DEPARTMENT2020 Second
Supplemental**PARKS CAPITAL PROJECTS**

First Place Park Playground	32,000
Columbia Waterfront Trail Development	2,105
Clear Meadows Park	7,840

Total Parks Capital Projects	41,945
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SURFACE WATER CAPITAL PROJECTS

Interfund Charges	32,101
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Total Drainage Capital Projects	32,101
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WATER CAPITAL PROJECTS

Interfund Charges	236,782
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Total Water Projects	236,782
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CAPITAL PROJECTS SUMMARY

Parks	41,945
Surface Water	32,101
Water	236,782

Total Capital Projects	310,828
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Staff Report 187-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 12/14/2020
12/21/2020

SUBJECT Fall 2020 Comprehensive Plan and Zoning Code Map and Text Changes

Key Points

- One Comprehensive Plan and zoning map designation change, one Comprehensive Plan text change, and nine zoning code text changes were recommended by the Planning Commission in October and reviewed by the City Council at a November 16 workshop.
- At the November 16 workshop, two of the recommended zoning code changes, regarding allowance of off-street parking beyond 300 feet for developments in the downtown area and reduction of the notice period for Type III applications, were identified by the Council as needing further discussion. At a second workshop on December 7, Council requested both issues undergo additional development and review before further consideration.
- At the November 16 workshop, the Council also identified a third potential change regarding pronouns that had not been previously considered, which was also reviewed at the December 7 workshop.
- A potential fourth new code change identified by Council at the November 16 workshop regarding impact fee timing and vesting issues was determined to be premature to consider at this time, but will be evaluated in 2021.

Strategic Plan Alignment

N/A

Present Situation

Council is requested to review and make final determinations on the proposed map corrections and text changes (see attached Ordinance A):

Comprehensive Plan/Zone Map Amendment – Gregory Landing

Change designations from Commercial/CC to Urban High Density/R-22 on a 2.6-acre undeveloped property at 7401 NE 18th Street. The Planning Commission unanimously recommended approval at a public hearing on October 27, finding that the application

demonstrated there is sufficient existing commercial development and land in the surrounding area, and the proposed change would allow for likely future development of attached 3-4 bedroom townhomes which would expand rental opportunities for families in the area. Citywide there were 533 acres of vacant or underutilized commercial land in 2018 according to Clark County modeling data. One person testified at the Planning Commission hearing requesting more information about community benefits and how to ensure they are realized by future development that occurs following zone changes.

Comprehensive Plan Text Amendment

Amend Appendix E of the Comprehensive Plan to adopt by reference the 2021-2030 Parks, Recreation, and Natural Areas Capital Facilities Plan. The Planning Commission unanimously recommended approval at an October 13 public hearing for which no public testimony was received. The Parks Capital Facilities Plan has also been recommended by the Parks and Recreation Advisory Committee. It will become part of the overall update of the Parks Comprehensive Plan in 2022.

Zoning Code Text Amendments

Six changes were unanimously recommended by the Planning Commission at an October 13 public hearing, with no public testimony received. These are changes to floodplain standards and related definitions; changes to decision making procedures and conditional use permit standards to recognize electronic application submittals; changes to Planned Development standards to fully incorporate changes made in 2019; and changes to footnotes in the single family, commercial and industrial zoning use tables.

Council has also reviewed removal of outdated pronouns in the zoning code (see attached Ordinance B), and is requested to amend VMC Title 20 in 36 locations to eliminate references to “his” in describing the role of Planning Director or Planning Official; to be replaced with the title of the official being referenced or gender neutral they/them pronouns as appropriate.

Advantage(s)

1. The rezone from CC to R-22 would allow for likely future development of attached 3 and 4-bedroom townhomes, which would expand rental opportunities for families in the general vicinity, in an area that already contains ample commercial uses and commercially zoned land.
2. The adoption by reference of the Parks Capital Facilities Plan supports continued future planning for needed parks and open space.
3. The adoption of code change amendments would update City floodplain standards as required by the Washington Department of Ecology, and update other standards to recognize electronic submittal, follow-up on similar changes made in 2019, and correct errors.
4. Eliminating outdated pronoun usage would result in more inclusive standards.

Disadvantage(s)

The rezone would remove developable commercial land and lessen associated economic activity, but the site represents approximately one half of one percent of citywide inventories.

Budget Impact

No significant impacts anticipated

Prior Council Review

- November 16, 2020, workshop. The workshop memorandum includes links to the full Planning Commission record.
- December 7, 2020, follow-up workshop on three Zoning Code text amendments

Action Requested

On Monday, December 14, 2020, approve ordinances on first reading, setting date of second readings and public hearing for Monday, December 21, 2020.

Bryan Snodgrass, Principal Planner, 360-487-7946

ATTACHMENTS:

- ▢ Ordinance A
- ▢ Ordinance B

12/14/20
12/21/20

ORDINANCE NO. M _____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Vancouver Comprehensive Plan and zoning map designations for property at 7401 NE 18th Street, tax lot 29378002; text of Vancouver Comprehensive Appendix E; and Vancouver Municipal Code 20.150, 20.210, 20.245, 20.410, 20.430, 20.440, 20.740, and 20.915; providing for severability; and establishing an effective date.

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

WHEREAS, the Vancouver Planning Commission reviewed the proposed changes at duly advertised work sessions on September 8, and October 13, 2020, and duly advertised public hearings on October 13 and 27, 2020, and at those hearings, in consideration of cumulative impacts of all the proposed Comprehensive Plan changes, voted to recommend approval of the Comprehensive Plan and zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 16, a first reading of the proposed ordinance on December 14, and a public hearing on December 21 2020, following which the Council agrees with the Planning Commission recommendations for changes addressed herein; and

WHEREAS, the cumulative environmental impacts of the proposed 2020 Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the

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State Environmental Policy Act. Notices of Determinations of Non-significance (DNS) were issued on September 23, 2020 for the proposed Comprehensive Plan and zoning text changes, and no SEPA comments or appeals were received; and

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

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff reports for the October 13 and October 27, 2020 public hearings, are hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan Map Amendment. The Vancouver Comprehensive Plan Land Use Map, established as part of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended to change the Comprehensive Plan Land Use Map designation on 7401 NE 18th St , Tax Lot # 29378002 from Commercial to Urban High Density.

Section 3. Zoning Code Map Amendments. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended on 7401 NE 18th Street, Tax Lot # 29378002 from CC to R-22.

Section 4. Comprehensive Plan Text Change. Vancouver Comprehensive Plan 2011-2030 Appendix E, Other Plans and Documents adopted by Reference, Item 1, 7th bullet, last adopted by Ordinance M-4147, is amended as follows:

ORDINANCE - 2

Section 5. Zoning Code Text Changes.

A. VMC 20.150., which was adopted by Ordinance M-3643, and last amended by M-4179, is amended as follows.

- **20.150.040A Meanings of Specific Words and Terms A through D.**

Alteration of Watercourse. *Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.*

Areas of Special Flood Hazards. *Lands in the flood plain subject to a 1% or greater chance of flooding in any given year. Designations on Flood Insurance Rate Maps always include the letter A. Also referred to as "Frequently Flooded Areas." "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".*

Area of Shallow Flooding: *A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.*

Arterial. *Any principal arterial, minor arterial, or collector arterial streets.*

ASCE 24. *The most recently published version of ASCE 24, flood resistant design and construction, published by the American Society of Civil Engineers.*

- **20.150.040B Meanings of Specific Words and Terms E through H.**

Elevated Building. *For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.*

Elevation Certificate. *An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).*

Essential Facility (applies in Frequently Flood Areas). *This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.*

Existing Manufactured Home Park or Subdivision (applies in Frequently Flood Areas). *A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.*

Expansion to an Existing Manufactured Home Park or Subdivision (applies in Frequently Flood Areas). The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land area from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

Flood Elevation Study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps and the water surface elevation of the base flood.

Floodplain Administrator. The community official designated by title to administer and enforce the floodplain management regulations.

Flood-Proofing. A combination of structural and nonstructural additions, changes or adjustments to properties and structures which are subject to flooding, primarily for the reduction or elimination of flood damage to properties, water, sanitary facilities, structures, and contents of buildings in the flood hazard area. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

Floodplain or Flood Prone Area. Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than ~~one foot~~ a designated height. Also referred to as "Regulatory Floodway."

Functionally Dependent Use (applies in Frequently Flooded Areas). A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

Historic Structure (applies in Frequently Flooded Areas). Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

• **20.150.040D Meanings of Specific Words and Terms M through P.**

Mean Sea Level. For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New Manufactured Home Park Or Subdivision (applies in Frequently Flooded Areas). A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

• **20.150.040E Meanings of Specific Words and Terms Q through T.**

Reasonably Safe from Flooding. Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

B. VMC 20.210, last amended by M-3959, is amended as follows:

- **20.210.080.D.** Application for a pre-application conference. ~~To request a pre-application conference, an applicant shall submit the required fee, and 12 sets of the following information:~~ Application - Fees. The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter 20.180 VMC. The planning official may waive submittal requirements upon request if found to be inapplicable to the proposed development:
 1. Completed and signed Pre-application Conference Request form provided by the planning official.
 2. ~~Folded and collated plans of the proposed development drawn to scale, no larger than 24" x 36"~~ Information legible for digital reproduction and clearly marked with the following: project name; vicinity map; scale; north arrow; date; applicant's name, phone and fax numbers; contact person's name, phone and fax numbers.

C. VMC 20.245.030.A, which was adopted by Ordinance M-3643, and last amended by M-3959, is amended as follows.

- 20.245.030.A.** Submission requirements. The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter 20.180 VMC. ~~An applicant for conditional use permit shall submit an application~~ containing the following information:
1. Narrative describing the proposed uses for the site, hours of operation, hours and the frequency of deliveries, and construction schedule.
 2. Drawn to scale site plan, legible for digital reproduction, showing accurate representation of the size and shape of the parcel(s), including easements of any kind, all dimensions, and parcel orientation. Include north arrow.

D. VMC 20.260, which was adopted by Ordinance M-3643, and last amended by M-3840, is amended as follows:

- **20.260.020.B.2.** Higher-Density Residential Zoning Districts. In the R-18, R-22, R-30, and R-35 zoning districts, an applicant with a planned development approval may develop the site to contain a mixture of uses subject to the minimum and maximum density provisions of the underlying zone, as contained in Chapters 20.420.040 VMC, plus ~~5%~~ 15% per the density bonus provisions of 20.260.060 (D) VMC.
- **20.260.060.D.2.** Density bonuses. An applicant for a planned development shall be entitled to an automatic residential density bonus of ~~5%~~ 15% above the maximum density allowed in the underlying base zone on the portions of the site devoted to housing.
- **20.260.060.B.4.** The Planning Commission or Hearings Examiner can reduce the minimum lot size requirement for attached and detached single family residential uses in planned developments.

E. VMC 20.410, adopted by Ordinance M-3643 and last amended by M-4255, is amended as follows:

- **20.410.030-1 Use Table**

USE	R-2	R-4	R-6	R-9
Single Dwelling, Attached	<u>L18</u>	<u>L18</u>	<u>L18</u>	<u>L18</u>

18 Subject to VMC 20.260.020(B)(1)(a)(2), planned development, ~~and subject to VMC 20.910.050, Zero Lot Line Developments, and VMC 20.920, Infill Developments.~~

- **20.410.040-1**

Minimum and Maximum Densities and Lot Sizes¹

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

F. VMC 20.430, adopted by Ordinance M-3643 and last amended by M-4255 is amended to read as follows:

- **20.430.050A.**

~~CX, CC, and CG Zones.~~ The following special use limitations apply ~~within the CX zone.~~

1. Artisan and Specialty Goods Production uses ~~in CX zone.~~

a. The Artisan and Specialty Goods Production structure shall not encompass more than ten thousand (10,000) square feet of area. The ten thousand (10,000) square feet total shall include all storage areas associated with the manufacturing operation. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit the potential impacts on residential and commercial uses. Upon application the Planning Official may increase the square feet of area by no more than 20% if it is determined that the additional area will not adversely impact neighboring uses and improvements, and will be consistent with the intent of the ~~CX~~ Zoning District.

- **20.430.060.B.2.d.** Development standards shall be as specified in the MX column of Table 20.430.040-2-1

G. VMC 20.440, adopted by Ordinance M-3643, and last amended by Ordinance M-4255, is amended as follows:

20.440.030-1 Use Table

USE	OCI	IL	IH	ECX
Recreational Marijuana Growing or Processing	X	<u>L34</u> <u>36</u>	<u>L34</u> <u>36</u>	X

11 ~~(Reserved for future use)~~ Electroplating and related uses not permitted.

36 Subject to compliance with VMC 20.884, Marijuana Businesses

H. VMC 20.740 which was adopted by Ordinance M-3643, is amended as follows:

• **20.740.090 *Unauthorized Critical Areas Alterations and Enforcement.***

E. Noncompliance in Frequently Flooded Areas. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction be subject to enforcement under Section 20.740.090.A. Nothing herein contained shall prevent the City of Vancouver from taking such other lawful action as is necessary to prevent or remedy any violation.

• **20.740.120 *Frequently Flooded Areas.***

This ordinance shall apply to all special flood hazard areas within the boundaries of the City of Vancouver.

A. Designation.

Frequently Flooded Areas are the Areas of Special Flood Hazards identified by the Federal Insurance Administration and the Federal Emergency Management Agency (FEMA), respectively, in scientific and engineering reports entitled, Flood Insurance Study: Clark County, Washington and Incorporated Areas, Volumes 1 and 2 (Numbers 53011CV001A and 53011CV002A, respectively,) effective September 5, 2012 and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs and their digital version, DFIRMs) and any revisions thereto, are hereby adopted by reference and declared to be part of this ordinance. The Flood Insurance Study (FIS), FIRMs and DFIRMs are available from the Planning Official, 415 West 6th Street, Vancouver, WA 98660. (See VMC 20.150.040 Meanings of Specific Words and Terms for definitions for Areas of Special Flood Hazards, Floodplain, Floodway, and Frequently Flooded Areas.)

~~Portions of channel migration zones located outside areas of special flood hazards are not designated as frequently flooded areas.~~

When base flood elevation (BFE) data has not been provided in frequently flooded areas (Zone A), the Planning Official shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source in order to administer the provisions of this chapter. This best available information for flood hazard area identification shall be the basis for regulation until a new FIRM/DFIRM is issued.

B. Compliance

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

C. Penalties For Noncompliance

See VMC 20.740.090

D. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

E. Interpretation (Not mandatory)

In the interpretation and application of this ordinance, all provisions shall be:

- 1) Considered as minimum requirements;
- 2) Liberally construed in favor of the governing body; and,
- 3) Deemed neither to limit nor repeal any other powers granted under state statutes.

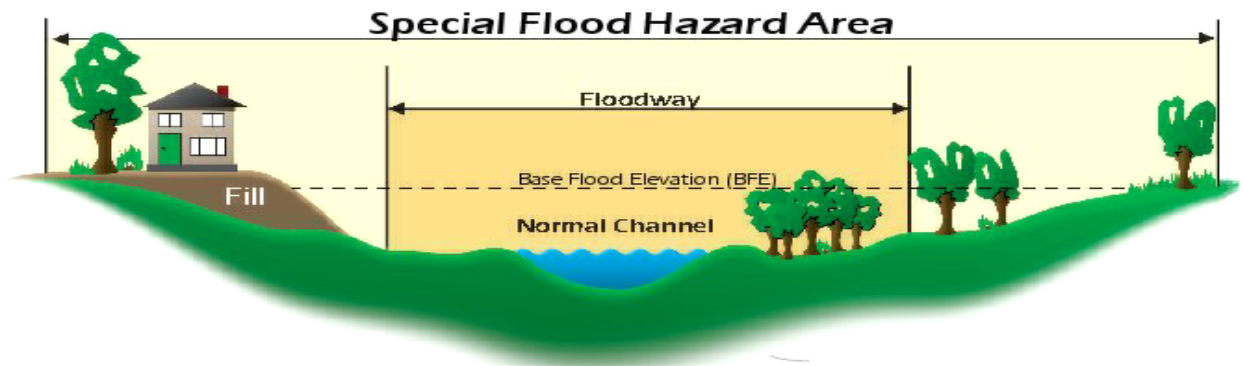
F. Warning And Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Vancouver, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

G. Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

Figure 20.740.120-1. Frequently Flooded Areas/Areas of Special Flood Hazards



Adapted from Floodplain Management: A Local Administrator's Guide to the National Flood Insurance Program, Fifth Edition, FEMA Region 10

H. Designation of the Floodplain Administrator (44 CFR 59.22(b)(1))

The **Land Use Program Manager** is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

1. Duties & Responsibilities of the Floodplain Administrator

Duties of the (Floodplain Administrator) shall include, but not be limited to:

a. Permit Review

Review all development permits to determine that:

1. The permit requirements of this ordinance have been satisfied;
2. All other required state and federal permits have been obtained;
3. The site is reasonably safe from flooding;
4. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 5.4-1 are met;
5. Notify FEMA when annexations occur in the Special Flood Hazard Area.

6. J. Performance Standards. Except as noted, the following standards apply to all structures and development (including but not limited to the placement of manufactured homes, substantial improvement, roads, railroads, trails, dikes, levees, or water, sewer, stormwater conveyance, gas, power, cable, fiber optic or telephone facilities) in all areas of special flood hazards and channel migration zones (CMZs). Additional restrictions apply in the floodway.

7. Anchoring. All new construction including substantial improvements and all types of manufactured homes shall:

a. Be elevated on a permanent foundation and securely anchored to an adequate foundation system to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.

10. Residential Construction (including Manufactured Homes).

c. Elevation

1. BFE Established. The lowest floor (including basement) of new residential structures (including but not limited to reconstruction, substantial improvement, the placement or replacement of all types of manufactured homes) shall be elevated at least 1 foot above base flood elevation. Structures shall be elevated using means other than fill (such as extended foundation or other enclosure walls, piles, or columns) whenever feasible. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.

d. Fully Enclosed Areas Below Lowest Floor. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited unless designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must be certified by a qualified professional (in this case, a registered professional engineer or architect), or must meet or exceed the following minimum criteria:

4. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for automatic entry and exit of floodwaters.

11. Non-Residential Construction. New construction and substantial improvement of any nonresidential structure shall either be elevated (VMC [20.740.120\(C\)\(11\)\(a or b\)](#)) or flood-proofed (VMC [20.740.120\(C\)\(11\)\(c\)](#)):

a. Be Elevated: BFE Established.

1. Have the lowest floor, including basement, elevated at least one foot above the base flood elevation or elevated as required by ASCE 24, whichever is greater; and

2. Meet the same standards for space below the lowest floor as described in [20.740.120\(C\)\(8\)\(d\)](#) and VMC [20.740.120\(C\)\(10\)\(d\)](#) (1-3); and

3. Have mechanical equipment and utilities waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater.

c. Be Flood-proofed. Together with attendant utility and sanitary facilities shall:

1. Be flood-proofed so that below one foot (or more) above the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water or dry flood-proofed to the elevation required by ASCE 24, whichever is greater;

12. Critical Facilities.

a. Critical facilities housing vulnerable populations and emergency services shall be prohibited in the floodway.

b. In areas of special flood hazard except the floodway and in CMZs, construction of new critical facilities shall be prohibited unless the applicant demonstrates that:

1. No feasible alternative site is available; and either:

a. The lowest floor, entrances, egresses, and to the extent feasible access routes are elevated to 3 feet above the base flood elevation or to the elevation of the 500-year flood, whichever is higher ~~lower~~; or

14 Appurtenant Structures (Detached Garages & Small Storage Structures)

For A Zones:

a. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;

2. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;

3. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

4. Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;

5. The appurtenant structure must comply with floodway encroachment provisions in Section 5.4-1;

6. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.2-1 (5).

7. The structure shall have low damage potential,

8. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and

9. The structure shall not be used for human habitation.

b. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1.

c. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

~~14.~~ 15. Alteration of Watercourse.

a. The planning official shall notify adjacent communities and the state coordinating agency, Washington State Department of Ecology, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

b. Alteration or relocation of a watercourse shall be allowed only after:

1. Certification by a qualified professional that the alteration or relocation:

a. Is the only feasible alternative or is part of a restoration project approved by the appropriate state or federal agencies;

- b. Will not diminish the flood-carrying capacity of the watercourse;
 - c. Will not block side channels;
 - d. Will be accomplished using soft armoring techniques wherever possible;
 - e. Will avoid to the extent possible and then minimize and mitigate removal of vegetation including downed woody vegetation; and
 - f. Will not endanger development in the channel migration zone.
2. The applicant provides assurance acceptable to the planning official of maintenance of the relocated channel such that the flood carrying capacity of the watercourse is not diminished.

16 Changes to Special Flood Hazard Area

- a. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate within 180 days of the information being made available, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.
- b. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

I. VMC 20.915.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4223, is amended as follows:

20.915.020.C. For various types of development. For single-family and duplex residential subdivisions and short subdivisions hereinafter approved, the per-lot impact fee shall be calculated at the time of preliminary subdivision- plat or short subdivision plat approval, ~~noted on the face of the final plat,~~ and imposed on a per-lot basis at the time of building permit application.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the

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

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

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

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathon Young, City Attorney

ORDINANCE - 13

SUMMARY

ORDINANCE NO. M _____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Vancouver Comprehensive Plan and zoning map designations for property at 7401 NE 18th Street, tax lot 29378002; text of Vancouver Comprehensive Appendix E; and Vancouver Municipal Code 20.150, 20.210, 20.245, 20.410, 20.430, 20.440, 20.740, and 20.915; providing for severability; and establishing 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).

12/14/20
12/21/20

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Vancouver Municipal Code 20.210, 20.265, 20.320, 20.510, 20.525; 20.690, 20.770, 20.885; 20.890; 20.960; providing for severability; and establishing an effective date.

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

WHEREAS, the Vancouver Planning Commission reviewed the proposed changes at duly advertised work sessions on September 8, 2020, and duly advertised public hearing on October 13, 2020, and at that hearing voted to recommend approval of the zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted duly advertised public work sessions on November 16 and December 7, 2021, a first reading of the proposed ordinance on December 14, and a public hearing on December 21 2020, following which the Council agrees with the Planning Commission recommendations with modifications for changes addressed herein; and

WHEREAS, the cumulative environmental impacts of the proposed 2020 Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determinations of Non-significance (DNS) were issued on September 23, 2020 for the proposed Comprehensive Plan and zoning text changes,

and no SEPA comments or appeals were received; and

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

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff reports for the October 13 public hearing is hereby adopted as the City Council's findings of fact; and

Section 2. Zoning Code Text Changes.

A. VMC 20.210.050.G adopted and last amended by M-3643, is amended as follows:

G. Comment period. The planning official shall allow 14 calendar days after the date of Notice of Application is mailed and published in the paper for individuals to submit comments. Within seven calendar days after the close of the public comment period, the Planning official shall mail to the applicant a copy of written comments, including email communications, timely received in response to the Notice of Application together with a statement that the applicant may submit a written response to the comments of the planning official within 14 calendar days from the date the comments are mailed. The planning official in making ~~his~~ their decision shall consider written comments timely received in response to the Notice of Application and timely written responses to those comments, including e-mail communications, submitted by the applicant.

B. VMC 20.210.060.F adopted and last amended by M-3643, is amended as follows:

F. Comment period. The planning official shall allow 30 calendar days after the date of Notice of Application is mailed and published in the paper for individuals to submit comments. Within seven calendar days after the close of the public comment period, the planning official shall mail to the applicant a copy of written comments, including email communications, timely received in response to the Notice of Application together with a statement that the applicant may submit a written response to the comments of the planning official within 14 calendar days from the date the comments are mailed. The planning official in making ~~his~~ their decision shall consider written comments timely received in response to the Notice of Application and timely written responses to those comments, including e-mail communications, submitted by the applicant.

C. VMC 20.210.080.B.1 adopted by ordinance M-4179 and last amended by M-3643, is amended as follows:

B. Pre-application waivers.

1. A pre-application conference is required for all Type II, Type III and applicant-initiated Type IV applications, and certain Type I applications, unless waived by the planning official. Generally, the planning official may waive the pre-application conference only if they determines that the proposal is relatively simple (e.g., has few, if any, development-related issues), or it involves subsequent phases of an approved development where requirements are known, or an application is substantially similar to a prior proposal affecting substantially the same property, as determined by the planning official. Planning official shall notify affected Neighborhood Associations of proposed development application and copy of pre-

application waiver letter. Pre-application conferences shall not be waived for infill developments, pursuant to Chapter [20.920](#) VMC.

D. VMC 20.210.090 adopted by ordinance M-3931 and last amended by M-3643, is amended as follows

C. *Incomplete application.* If the planning staff member decides the application is not counter-complete, ~~he or she~~ they shall immediately reject the application and identify what is needed to make the application counter-complete.

E. VMC 20.265.030.D, adopted by ordinance M-3959 and last amended by M-3643, is amended as follows:

D. *Appeals.* All final decisions of the Planning Official in regard to design review for projects not subject to a Type II site plan review process may be appealed to the City Council by the property owner or ~~his~~ their agent only. Appeals of design-related decisions for projects that are subject to a Type II site plan review process shall be consolidated with an appeal of the site plan review decision pursuant to [20.210.130](#) VMC. (Ord. M-3959 § 14, 07/19/2010; Ord. M-3643, 01/26/2004)

F. VMC 20.320.060.B adopted by ordinance M-3643, is amended as follows:

B. *Construction prior to final plat approval.*

1. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the director of public works may accept an escrow or other form of security acceptable to the city, in an amount and with conditions satisfactory to ~~him~~

them. The security to the city shall be sufficient to ensure that the actual construction and installation of such improvements occur within a period specified in the agreement by the director of public works and completion of the improvements in accordance with the agreement shall be enforced by the director of public works and/or transportation division manager by appropriate legal and equitable remedies.

G. VMC 20.320.070.A.2.g adopted by ordinance M-4147 and last amended by M-3643, is amended as follows:

g. *Conditions of agreements.*

i. *Short Subdivisions or Subdivisions.* Before the public works and community and economic development directors' approval is certified on the plat of a subdivision, the developer shall either install required improvements and repair any damage to the existing streets or other facilities damaged due to the development of the subdivision, or at the city's discretion execute and file with the city clerk an agreement between ~~himself/herself~~ themselves and the city specifying a period not to exceed two years in which the required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the subdivider.

H. VMC 20.320.070.A.4 adopted by ordinance M-4147 and last amended by M-3643, is amended as follows:

4. *Post-monument-setting bonds.* In lieu of setting interior monuments prior to final plat recording as provided in VMC [20.320.080\(C\)\(2\)](#), the director of public works may accept a

bond in an amount and with surety and conditions satisfactory to ~~him/her~~ them, or other secure method as the director of public works may require, providing for and securing to the city the actual setting of the interior monuments as provided in VMC [20.320.080\(C\)\(2\)](#) and to be enforced by the director of public works by appropriate legal and equitable remedies.

I. VMC 20.510.030.D.4 adopted by ordinance M-4147 and last amended by M-3643, is amended as follows:

4. The Hearings Examiner is authorized to waive ordinances relating to setback distances or encroachment distances on public rights-of-way or parking requirements, or other requirements in the event the same are found by it to be necessary and reasonable for the development of any property so as to conform with the provisions of this Section. The Building Official pursuant to Chapter 11, Laws of 1976, may allow repairs, alterations, and/or additions necessary for preservation, rehabilitation, or continued use of a building which has been designated as a historic structure under this chapter without conformance to all city codes; provided, they shall do so only if they find in writing that the repaired or altered building will be less hazardous, based on life and fire risk, than the existing building. (Ord. M-4147 § 4, 12/07/2015; Ord. M-4034 § 17, 12/03/2012; Ord. M-3959 § 29, 07/19/2010; Ord. M-3777 § 5, 12/04/2006; Ord. M-3643, 01/26/2004)

J. VMC 20.510.060 adopted by ordinance M-3777 and last amended by M-3643, is amended as follows:

Installation plaque criteria. The owner of a designated historic building or site, or the occupant thereof, with the consent of the owner, may at ~~his~~ their own expense install, in addition to any other signs permitted by ordinance, an identification plaque indicating name, date, architect or other appropriate information upon the property, provided that the size, material, design, location and text of such plaque has been first reviewed by the Clark County Historic Preservation Commission with final approval by the Planning Official.

K. VMC 20.520 adopted by ordinance M-3832 and last amended by M-3643, is amended as follows:

B. Amendment of boundaries. The boundaries of the district hereby created shall be deemed amended whenever such boundaries are found by the Planning Official to require reasonable amendment to comply with the new noise impact standards thereafter established; provided, in any case where the Planning Official finds it necessary to so amend such boundaries, ~~his~~ their action may be appealed to the Planning Commission by any affected property owner or prospective purchaser by means of a Type III procedure, as governed by Section [20.210.060](#) VMC.

L. VMC 20.525.040 adopted by ordinance M-3643, is amended as follows:

All proposed uses within areas covered by the Office Development Overlay District and which require a conditional use permit shall be subject to the following special standards, which shall serve as criteria for review. The applicant for a conditional use permit, or ~~his~~ their agent, shall demonstrate to the Planning Commission satisfactory compliance with the following requirements:

M. VMC 20.690.030 adopted by ordinance M-4034 and last amended by M-3930, is amended as follows:

D. *Master Planning Required.* All development, including properties with an existing Development Agreement shall be subject to the master plan process contained in VMC [20.690.050](#), Master Planning. Properties applying for an existing use expansion, VMC [20.690.030\(E\)](#) are exempt from the Master Plan Process. The Planning Official may at ~~his or her~~ their discretion exempt or limit master planning process requirements for individual development proposals whose development has no significant area wide infrastructure or land use implications.

N. VMC 20.770.100 adopted by ordinance M-4197 and last amended by M-3642, is amended as follows:

C. *Multifamily Residential, Commercial, Industrial Developments, Conditional Use.* For all soils, vegetation, and trees covered by the tree, vegetation, and soil plan, the maintenance requirement shall apply in perpetuity to developments that are multifamily residential developments in excess of four units, commercial and industrial. The applicant shall execute a covenant in a form agreeable to the city which shall require that the applicant and ~~his~~ their successors comply with the maintenance requirement imposed by this section. The covenant shall be binding on successor property owners and owners' associations. The covenant shall be recorded by the county auditor. The recording fee shall be paid by the applicant.

O. VMC 20.885.050, adopted by ordinance M-3922 and last amended by M-3642, is amended as follows:

A. *Seasonal and special events.* The planning official shall approve, approve with conditions or deny a request for approval of a seasonal or special events use subject to compliance with all of the following criteria:

1. The event occurs for no longer than 30 days in a calendar year on the approved event site;
2. The event is permitted in the underlying zoning district or within the approved event site;
3. The applicant has proof of the property owner's permission to place the event on ~~his/her~~ their property;

4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet ~~his/her~~ their minimum parking requirements, as governed by VMC [20.945.070](#), Parking and Loading;

P. VMC 20.890.040. adopted and last amended by ordinance M-3643 shall be amended as follows:

H.3. Landscape materials shall be selected and sited to produce a hardy and drought-resistant landscape area and approved by the planning official or ~~his~~ their designate.

H.6. The planning official or ~~his~~ their designate may allow the use of landscaping and screening other than that described in subsections [\(H\)\(1\)](#) and [\(H\)\(2\)](#) of this section if the applicant shows the proposed landscaping and screening will achieve at least the same degree of screening provided pursuant to those subsections when viewed from off-site public areas and residences.

N. *Performance bond.* The applicant or facility operator of the facility shall obtain and keep in force throughout the time the facility is located on the site a performance bond payable to the city in the amount of not less than \$1,000 or such other greater amount as found by the planning official or ~~his~~ their designate to be, to cover the estimated reasonable costs of removal of such facility by the city if required pursuant to VMC [20.890.110](#); these include direct and administrative costs associated with demolition, dismantling, removal and disposal of the facility by the city or its contractor. The bond shall be reviewed by the planning official or ~~his~~ their designate every five years to ensure that it is sufficient to cover the costs of removal. Additionally, the applicant or facility operator shall post a separate bond for a two-year period following issuance of approval for the facility, in the amount of not less than

\$1,000 or such greater amount as found by the planning official or ~~his or her~~ their designate to be sufficient to cover the cost of maintaining landscaping and/or screening of the facility.

Q. VMC 20.960 adopted and last amended by Ordinance M-3643, is amended as follows:

20.960.110 Special Sign Districts.

Persons occupying 70 percent or more of the linear street frontage of properties on both sides of the street in any area, may petition the City Council for the formation of a Special Sign District. This might be done for such reasons as to create or maintain an area with a particular ethnic atmosphere, to stimulate a historic period, theater or entertainment area, or other similar purpose. A group of property owners or persons in the right of possession will be chosen by such property owners to comprise an advisory body of the Sign District. This body will draw up the criteria for signs in the District and submit such criteria to the Planning Official for ~~his/her~~ their review and recommendation, and for review and recommendation by the Planning Commission prior to the submittal to Council for approval. Council will instruct the City Clerk to notify all owners or persons in the right of possession within the District, after which the Council may approve the Special Sign District by ordinance. If the criteria for the Special Sign District are approved and become effective, the City shall adopt them by ordinance as regulations of the Sign District. (Ord. M-3868 § 13, 02/25/2008; Ord. M-3643, 01/26/2004)

20.960.160 Issuance – Denial.

B. The Planning Official may, in writing, suspend or revoke a permit issued under provisions of this Chapter whenever the permit is issued on the basis of a misstatement of fact or fraud. When a sign permit is denied by the Administrator, ~~he~~ they shall give written notice of the denial to the applicant, together with a brief written statement of the reasons for the denial. (Ord. M-3643, 01/26/2004)

20.960.190 Commercial Sign Erector's License.

In order to obtain a permit for the erection of a sign in the City (except painted wall graphics), the applicant must have a Washington State Contractors' license under Chapter [18.27](#) RCW, unless ~~he~~ they are going to install a sign upon their own property and is exempted from such requirement by such statute. (Ord. M-3643, 01/26/2004)

20.960.200 License Non-transferable.

No license shall be transferable and no holder of any license issued under this Chapter shall allow ~~his~~ their name to be used by any other party, either for the purpose of doing work or obtaining a permit under the penalty of forfeiting ~~his~~ their license in addition to any fine levied, and the Planning Official is authorized to refuse to issue permits to the holder of any license violating this provision. (Ord. M-3643, 01/26/2004)

20.960.210 Planning Official.

The Planning Official is hereby authorized and directed to enforce and carry out all provisions of this Chapter, both in letter and spirit, with vigilance and with all due speed. The Planning Official is authorized to promulgate regulations and procedures consistent with the purpose of this Chapter. The Planning Official is further empowered to delegate the duties and powers granted to and imposed upon ~~him/her~~ them within this Chapter. (Ord. M-3643, 01/26/2004)

20.960.220 Inspection by Planning Official.

B. *Signs declared unlawful.* The Administrator shall declare any sign unlawful and order its removal if ~~he~~ they find in writing that it endangers public safety by reasons of inadequate maintenance, dilapidation or abandonment. Any such declaration shall state the reasons of the Administrator for stating that the sign constitutes a safety hazard to the general public, and must direct that it be corrected immediately or within a time to be set in such order.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

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

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

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathon Young, City Attorney

ORDINANCE - 15

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Vancouver Municipal Code 20.210, 20.265, 20.320, 20.510, 20.525; 20.690, 20.770, 20.885; 20.890; 20.960; providing for severability; and establishing 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).

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:

\$ 11,872,751.41 this 14th day of December 2020.

MAYOR



AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
December 1 - December 7	Accounts Payable Checks (see attached)	\$ 11,869,187.52
December 1 - December 7	Hansen City Payments (see attached)	\$ 3,563.89
December 1 - December 7	Visa Refunds (see attached)	\$ -
December 1 - December 7	Payroll Checks (see attached)	\$ -
TOTAL		\$ 11,872,751.41

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Manual Wire	No Reference	11/2/2020	115,015.40	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire	No Reference	11/27/2020	371,968.91	State of Washington Department of Revenue	
Supplier Payment	Manual Wire	No Reference	12/1/2020	1,163.44	Athlactron Holding	
Supplier Payment	Manual Wire	No Reference	12/1/2020	33,294.82	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire	No Reference	12/1/2020	4,361.46	Internal Revenue Service	
Supplier Payment	Manual Wire	No Reference	12/1/2020	7,154,679.11	US Bank - Remit-To: US Bank - St Paul	
Supplier Payment	Manual Wire	No Reference	12/2/2020	18,662.95	Bank Of America N.A.	
Supplier Payment	Manual Wire	No Reference	12/2/2020	55,000.00	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire	No Reference	12/2/2020	1,152.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire	No Reference	12/2/2020	18,245.95	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	12/3/2020	636,236.49	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	12/3/2020	936.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire	No Reference	12/3/2020	404,965.33	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire	No Reference	12/3/2020	9,427.76	VSP Vision Care Inc	
Supplier Payment	Manual Wire	No Reference	12/3/2020	184,175.00	Western States Health & Welfare Trust	
Expense Payment	Direct Deposit	EFT-00080698	12/3/2020	123.99	Brittany Bridger	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080699	12/3/2020	225.00	Justin Kelsom	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080700	12/3/2020	140.92	Darrell Kent	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080701	12/3/2020	21.67	Andrew Jeffers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080702	12/3/2020	250.00	Tyler Kraft	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080703	12/3/2020	211.37	Luke Koistinen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080704	12/3/2020	195.00	Gary Allmon	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00080705	12/3/2020	190.77	Derek Olivas	Employee Reimbursement
Supplier Payment	EFT	EFT-00080706	12/2/2020	966.00	Allegiance Benefit Plan Management Inc	
Supplier Payment	EFT	EFT-00080707	12/3/2020	1,682.78	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00080708	12/3/2020	71,762.43	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	EFT	EFT-00080709	12/3/2020	20,089.09	Lynn K Wittwer MD PC	
Supplier Payment	EFT	EFT-00080710	12/3/2020	350.00	Rapid Response Bio Clean	
Supplier Payment	EFT	EFT-00080711	12/3/2020	4,307.03	Lifeline Connections	
Supplier Payment	EFT	EFT-00080712	12/3/2020	24,065.89	Meterereaders LLC	
Supplier Payment	EFT	EFT-00080713	12/3/2020	895,102.60	Tapani Inc	
Supplier Payment	EFT	EFT-00080714	12/3/2020	558.68	McKesson Medical Surgical Inc	
Supplier Payment	EFT	EFT-00080715	12/3/2020	14,661.25	Kennedy Jenks Consultants	
Supplier Payment	EFT	EFT-00080716	12/3/2020	1,496.25	Otak Inc	
Supplier Payment	EFT	EFT-00080717	12/3/2020	131,679.54	Share Inc	
Supplier Payment	EFT	EFT-00080718	12/3/2020	504.00	Rotschy Inc	
Ad Hoc Payment	Check	18403	12/2/2020	141.62	ADK Electric Inc	MPE-287344 refund
Ad Hoc Payment	Check	18404	12/2/2020	20.62	Aleksandr & Natalya Gula	Utility Refunds: 0000007323-03
Ad Hoc Payment	Check	18405	12/2/2020	289.28	Alena Sangiuliano	RES-290425 refund
Ad Hoc Payment	Check	18406	12/2/2020	50.13	Angelika Williams	Utility Refunds: 0000007344-02

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	18407	12/2/2020	78.14	Ariel Martinez	Utility Refunds: 0023090300-08
Ad Hoc Payment	Check	18408	12/2/2020	26.45	Armamdo Espinoza	Utility Refunds: 0011007500-03
Ad Hoc Payment	Check	18409	12/2/2020	279.00	Baker On 4th Plain LLC	Utility Refunds: 0005005701-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	18410	12/2/2020	25.00	Beatrice Domke	refund overpmt parking citation #7202303125
Ad Hoc Payment	Check	18411	12/2/2020	190.90	Bret Young	refund parking permit COV09906
Ad Hoc Payment	Check	18412	12/2/2020	63.23	Campbell,Aaron J and Elizabeth	Utility Refunds: 0138002578-06
Ad Hoc Payment	Check	18413	12/2/2020	4,410.96	Cascade West Development Inc	RES-278865 refund
Ad Hoc Payment	Check	18414	12/2/2020	71.21	Chelsie Shakalia	Utility Refunds: 0000007916-02
Ad Hoc Payment	Check	18415	12/2/2020	40.00	Cynthia/Gene Meyer	refund overpmt alarm Inv #99413607/99418197
Ad Hoc Payment	Check	18416	12/2/2020	20.00	Dana Watson	refund alarm inv #99420306
Ad Hoc Payment	Check	18417	12/2/2020	84.23	Daniel & Michelle Ross	Utility Refunds: 0111043376-03
Ad Hoc Payment	Check	18418	12/2/2020	3,677.47	Dan Tapani Excavating LLC	Inc #22860
Ad Hoc Payment	Check	18419	12/2/2020	38.23	David and Carla Saxon	Utility Refunds: 0091028600-02
Ad Hoc Payment	Check	18420	12/2/2020	64.71	Denise Ziegler	Utility Refunds: 0015049656-03
Ad Hoc Payment	Check	18421	12/2/2020	101.29	Denise Ziegler & Ken Hellweg	Utility Refunds: 0015049656-03
Ad Hoc Payment	Check	18422	12/2/2020	37.07	Dillon Schmierer	Utility Refunds: 0009037500-09
Ad Hoc Payment	Check	18423	12/2/2020	50.00	Egan Deeks	refund citation 7202301182
Ad Hoc Payment	Check	18424	12/2/2020	563.00	GAP Enterprises LLC	Utility Refunds: 0013030620-05
Ad Hoc Payment	Check	18425	12/2/2020	40.54	Gwendolyn Beltran	Utility Refunds: 0018024700-13
Ad Hoc Payment	Check	18426	12/2/2020	42.00	James & Jennifer Lee	Utility Refunds: 0000008863-02
Ad Hoc Payment	Check	18427	12/2/2020	415.00	JAMIELYN SANTOS	VOUCHER 2007995.030
Ad Hoc Payment	Check	18428	12/2/2020	334.99	Janice Estrada	RES-284843 refund
Ad Hoc Payment	Check	18429	12/2/2020	126.00	Jeffrey & Carol Fritsche	Utility Refunds: 0000008170-02
Ad Hoc Payment	Check	18430	12/2/2020	211.00	Jerid E and Aria J Krulish	Utility Refunds: 0000005311-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	18431	12/2/2020	4,624.30	John L McMillan & Stephanie L McMillan	Receipts - SCIP hookup
Ad Hoc Payment	Check	18432	12/2/2020	236.00	Justin Spicer	Utility Refunds: 0000003303-02
Ad Hoc Payment	Check	18433	12/2/2020	79.75	Kathleen Martin	refund parking permit COV05164
Ad Hoc Payment	Check	18434	12/2/2020	85.64	Keith Scheid & Loretta Richardson- Scheid	Utility Refunds: 0006032700-09
Ad Hoc Payment	Check	18435	12/2/2020	200.00	LCG Pence Construction	Utility Refunds: 0000008051-03
Ad Hoc Payment	Check	18436	12/2/2020	616.15	LGI Homes-Washington LLC	RES-290267 refund
Ad Hoc Payment	Check	18437	12/2/2020	734.78	LGI Homes-Washington LLC	RES-290265 refund
Ad Hoc Payment	Check	18438	12/2/2020	110.00	Melanie Mason	refund parking permit COV07419
Ad Hoc Payment	Check	18439	12/2/2020	163.00	MICHAELA CURTIS-JOYCE	VOUCHER 2008161.058
Ad Hoc Payment	Check	18440	12/2/2020	544.00	MICHAELA CURTIS-JOYCE	VOUCHER 2008160
Ad Hoc Payment	Check	18441	12/2/2020	77.11	Mountain Valley Prop Mgmt LLC	Utility Refunds: 0000007269-01
Ad Hoc Payment	Check	18442	12/2/2020	916.52	Mumm Joey D & Mumm Tanna L	RES-289960 refund
Ad Hoc Payment	Check	18443	12/2/2020	58.40	OREGON AIRE INC	MPE-291444 refund
Ad Hoc Payment	Check	18444	12/2/2020	65.00	PCS	0101021 Klotzer
Ad Hoc Payment	Check	18445	12/2/2020	16.11	PCS	Inv #15627 (Jessica Huber; acct #T-4672) negative trust 11/8/20. CLient ID 8075
Ad Hoc Payment	Check	18446	12/2/2020	549.00	RACHEL SLOTTO	VOUCHER 2007994.030
Ad Hoc Payment	Check	18447	12/2/2020	64.73	Reid & Megan Kerr	Utility Refunds: 0000007466-03
Ad Hoc Payment	Check	18448	12/2/2020	10.71	Riyad Karney-Jones and Lorie Thomas	Utility Refunds: 0027013300-04
Ad Hoc Payment	Check	18449	12/2/2020	58.50	Rodney J Conover	refund parking permit COV03852
Ad Hoc Payment	Check	18450	12/2/2020	338.88	Sarah Hixson	Utility Refunds: 0000007981-02
Ad Hoc Payment	Check	18451	12/2/2020	276.04	Siemens Industry Inc	FRI-291308 refund
Ad Hoc Payment	Check	18452	12/2/2020	171.07	Summerfield Homes LLC	Utility Refunds: 0114008652-17
Ad Hoc Payment	Check	18453	12/2/2020	148.10	Tod & Jamie Hadley	Utility Refunds: 0021026000-19
Ad Hoc Payment	Check	18454	12/2/2020	554.43	Tyler Andrew Benak	20201113

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	18455	12/2/2020	144.00	Vanport Mechanical & Fire Sprinklers	MPE-290662 refund
Ad Hoc Payment	Check	18456	12/2/2020	343.45	Waller,Sean C and Tina	Utility Refunds: 0101000170-02
Ad Hoc Payment	Check	18457	12/2/2020	391.93	William Lundgren	ENG-79961 refund
Ad Hoc Payment	Check	18458	12/2/2020	75.00	WILLIAMS SYNDROME ASSOCIATION	Park event refund due to COVID 19 2007875.058
Ad Hoc Payment	Check	18459	12/2/2020	137.40	Willocks,Paul M and Lindsay M	Utility Refunds: 0500001867-02
Supplier Payment	Check	18460	12/2/2020	339.50	Accenture LLP	
Supplier Payment	Check	18461	12/2/2020	674.40	Accurate Corporate Services Inc	
Supplier Payment	Check	18462	12/2/2020	77.80	Advance Stores Company Incorporated - Remit-To: Advance Auto Parts - Atlanta	
Supplier Payment	Check	18463	12/2/2020	4,977.50	AKS Engineering & Forestry LLC	
Supplier Payment	Check	18464	12/2/2020	588.61	A-Line Asphalt Maintenance Inc	
Supplier Payment	Check	18465	12/2/2020	21,992.14	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	18466	12/2/2020	121.80	American Sani-Can	
Supplier Payment	Check	18467	12/2/2020	181.83	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	18468	12/2/2020	1,214.08	Arborscape Ltd Inc	
Supplier Payment	Check	18469	12/2/2020	86.46	AT & T Mobility II LLC	
Supplier Payment	Check	18470	12/2/2020	95.39	Bike Clark County	
Supplier Payment	Check	18471	12/2/2020	1,533.74	Bound Tree Medical LLC	
Supplier Payment	Check	18472	12/2/2020	3,939.26	Cascade Fire Equipment	
Supplier Payment	Check	18473	12/2/2020	637.87	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	18474	12/2/2020	2.50	City of Portland - Remit-To: City of Portland - General AR	
Supplier Payment	Check	18475	12/2/2020	50.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	18476	12/2/2020	254.84	Clark County Title Company	
Supplier Payment	Check	18477	12/2/2020	1,000.00	Columbia Dance	
Supplier Payment	Check	18478	12/2/2020	14,110.00	Columbia Tech Center LLC	
Supplier Payment	Check	18479	12/2/2020	101.10	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	18480	12/2/2020	109.95	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	18481	12/2/2020	288.26	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	18482	12/2/2020	8,091.46	Copiers Northwest	
Supplier Payment	Check	18483	12/2/2020	380.16	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	18484	12/2/2020	333.25	Courier Northwest	
Supplier Payment	Check	18485	12/2/2020	10,168.10	CPS HR Consulting	
Supplier Payment	Check	18486	12/2/2020	3,171.50	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	18487	12/2/2020	80,214.75	Del Sol Inc	
Supplier Payment	Check	18488	12/2/2020	262.00	Dex Media West	
Supplier Payment	Check	18489	12/2/2020	25.29	DSU Peterbilt & GMC Inc	
Supplier Payment	Check	18490	12/2/2020	12,357.60	EKO Masonry Inc	
Supplier Payment	Check	18491	12/2/2020	351.28	Eric Atwell	
Supplier Payment	Check	18492	12/2/2020	6,074.50	Erickson Structural Consulting Engineers	
Supplier Payment	Check	18493	12/2/2020	61,149.64	GGLO Inc	
Supplier Payment	Check	18494	12/2/2020	3,580.00	Griffey Inc	
Supplier Payment	Check	18495	12/2/2020	456.00	H&H Wood Recyclers	
Supplier Payment	Check	18496	12/2/2020	33,456.94	HDR Engineering Inc	
Supplier Payment	Check	18497	12/2/2020	4,583.34	Hispanic Metropolitan Chamber	
Supplier Payment	Check	18498	12/2/2020	1,130.35	Industrial Scientific Corporation - Remit-To: Industrial Scientific Corp - Pittsburgh	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	18499	12/2/2020	14,425.86	Innovyze Inc	
Supplier Payment	Check	18500	12/2/2020	872,291.01	Intermountain Slurry Seal Inc	
Supplier Payment	Check	18501	12/2/2020	1,578.57	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	18502	12/2/2020	218.32	J-2 Blueprint Supply Co.	
Supplier Payment	Check	18503	12/2/2020	2,445.00	Jams, Inc	
Supplier Payment	Check	18504	12/2/2020	105,343.40	Jeffrey Barrar PS	
Supplier Payment	Check	18505	12/2/2020	11,590.00	Keating Bucklin & McCormack Inc PS	
Supplier Payment	Check	18506	12/2/2020	9,476.28	Kronos Incorporated - Remit-To: Atlanta	
Supplier Payment	Check	18507	12/2/2020	11,047.00	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	18508	12/2/2020	3,173.63	Lakeyland Inc	
Supplier Payment	Check	18509	12/2/2020	151.76	Mark IV Enterprises Inc	
Supplier Payment	Check	18510	12/2/2020	37.50	Marquam Group LTD	
Supplier Payment	Check	18511	12/2/2020	10,189.63	McFarlanes Bark Inc	
Supplier Payment	Check	18512	12/2/2020	1,900.00	Michael McCulloch Architecture LLC	
Supplier Payment	Check	18513	12/2/2020	973.00	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	18514	12/2/2020	166.50	National Safety Inc	
Supplier Payment	Check	18515	12/2/2020	1,996.10	Net Transcripts Inc	
Supplier Payment	Check	18516	12/2/2020	37,569.27	Northwest Playground Inc	
Supplier Payment	Check	18517	12/2/2020	110.00	OM Stone, Inc	
Supplier Payment	Check	18518	12/2/2020	1,325.73	One Call Concepts Inc	
Supplier Payment	Check	18519	12/2/2020	466.12	Parking Enforcement Services LLC	
Supplier Payment	Check	18520	12/2/2020	31,932.63	PBS Engineering and Environmental Inc	
Supplier Payment	Check	18521	12/2/2020	1,048.56	Physio-Control Inc - Remit-To: Stryker Medical	
Supplier Payment	Check	18522	12/2/2020	2,376.03	Pitney Bowes Inc	
Supplier Payment	Check	18523	12/2/2020	1,654.96	PPC Solutions Inc	
Supplier Payment	Check	18524	12/2/2020	2,750.00	ProTech Professional Technical Services Canada Inc.	
Supplier Payment	Check	18525	12/2/2020	100.00	Public Safety Testing Inc	
Supplier Payment	Check	18526	12/2/2020	38,996.90	Right Systems Inc	
Supplier Payment	Check	18527	12/2/2020	274.28	River City Environmental	
Supplier Payment	Check	18528	12/2/2020	26,723.90	Scott Edwards Architecture LLP	
Supplier Payment	Check	18529	12/2/2020	7,251.75	Sequence Graphics LLC	
Supplier Payment	Check	18530	12/2/2020	9.54	Shred It USA LLC	
Supplier Payment	Check	18531	12/2/2020	338.30	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	18532	12/2/2020	8,498.69	SP Plus Corporation	
Supplier Payment	Check	18533	12/2/2020	10.20	State of Oregon Department of Transportation - Remit-To: OR DMV - Salem	
Supplier Payment	Check	18534	12/2/2020	128.67	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	18535	12/2/2020	386.40	State of Washington State Patrol	
Supplier Payment	Check	18536	12/2/2020	95.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	Check	18537	12/2/2020	189.70	Triple J Enterprises	
Supplier Payment	Check	18538	12/2/2020	59.92	US Bank National Association - Remit-To: Voyager Fleet Systems Inc	
Supplier Payment	Check	18539	12/2/2020	26.00	Vancouver Aire LLC	
Supplier Payment	Check	18540	12/2/2020	4,698.16	Vancouvercenter Condominium Association	
Supplier Payment	Check	18541	12/2/2020	11,036.00	Vancouver Downtown Association	
Supplier Payment	Check	18542	12/2/2020	7,500.00	Vancouver Rotary Foundation	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	18543	12/2/2020	97,500.00	Vancouver USA Regional Tourism Office	
Supplier Payment	Check	18544	12/2/2020	1,954.40	Veritext LLC - Remit-To: Veritext LLC	
Supplier Payment	Check	18545	12/2/2020	1,872.64	Walter E Nelson Company	
Supplier Payment	Check	18546	12/2/2020	3,695.00	Washington State Fire Fighters Apprenticeship Trust	
Supplier Payment	Check	18547	12/2/2020	4,704.00	West Coast Coating Consultants LLC	
Supplier Payment	Check	18548	12/2/2020	3,733.00	W Todd Pascoe	
Supplier Payment	Check	18549	12/2/2020	90.48	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	18550	12/2/2020	15,511.80	YOLO Washington LLC	
Supplier Payment	Check	18551	12/2/2020	22.00	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	18552	12/2/2020	5,170.76	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	18553	12/2/2020	972.57	Qwest Corp - Remit-To: CenturyLink - Phoenix	
Supplier Payment	Check	18554	12/2/2020	750.19	Qwest Corp - Remit-To: Qwest CABS - Monroe	
Supplier Payment	Check	18555	12/2/2020	6,445.58	Qwest Corp - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	18556	12/2/2020	49.00	Willis Towers Watson Insurance Services West inc	
Supplier Payment	Check	18557	12/2/2020	40.69	Ziply Fiber	
Supplier Payment	Check	18558	12/2/2020	14,801.00	City of Portland - Remit-To: City of Portland - Portland Building	
			SUBTOTAL	11,869,187.52		
Hansen			12/7/2020	3,563.89	City Payments	Posted 11-30-20 to 12-06-20
			SUBTOTAL	3,563.89		
Visa			12/7/2020	0.00	Miscellaneous	Parks Class Refunds - FCC 11-30-20 to 12-06-20
Visa			12/7/2020	0.00	Miscellaneous	Parks Class Refunds - MCC 11-30-20 to 12-06-20
Visa			12/7/2020	0.00	Miscellaneous	Parks Class Refunds - Special Events 11-30-20 to 12-06-20
Visa			12/7/2020	0.00	Miscellaneous	Parks Class Refunds - WREC 11-30-20 to 12-06-20
			SUBTOTAL	-		
			TOTAL	11,872,751.41		

City of Vancouver
Payroll Council Report
December 1, 2020 - December 7, 2020

Check No.	Date	Explanation	Amount
		No payroll this period	

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