

**ATTACHMENT D - ORDINANCE FOR COMPREHENSIVE PLAN AND ZONING
TEXT CHANGES**

12/19/22

1/9/23

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Appendix E the Vancouver Comprehensive Plan 2011-2030, and VMC 20.130, 20.140, 20.150, 20.180, 20.285, 20.320, 20.430, 20.450, 20.503, 20.570, 20.670, 20.710, 20.790, 20.860, 20.885, 20.920, 20.927, 20.950, 20.960, and 20.970; 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 July 12, 2022 and September 13, 2022, and a duly advertised public hearing on October 11, 2022, and at that hearing voted to recommend approval of Comprehensive Plan and zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted duly advertised workshops on November 14, 2022 and November 28, 2022 and a duly advertised first reading of the proposed ordinance and public hearing on December 19, 2022 and January 9, 2023, following which the Council agreed with the Planning Commission recommendations, and identified one additional zoning code text change; and

WHEREAS, the cumulative environmental impacts of the proposed 2022 Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to

Chapter 43.21C RCW, the State Environmental Policy Act (SEPA) and a Determination of Non-Significance (DNS) was issued on September 22, 2022 for the proposed text changes, with no SEPA comments or appeals 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 report for the October 11, 2022 public hearing is hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan Text Change. Appendix E of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended as follows:

I. Facilities and Services Plans

- Vancouver Public Schools Capital Facilities Plan ~~2014-2020~~ 2022-28, Evergreen Public Schools Capital Facilities Plan 2019-2025, Battle Ground School District Capital Facilities Plan 2022-28, and Camas School District, Capital Facilities Plan ~~2015-2021~~, 2022-28.

Section 3. Zoning Code Text Changes.

A. VMC 20.130.030, which was adopted by Ordinance M-3643 is amended as follows.

20.130.030 Maintenance of map.

The original signed copy of the Zoning Map containing the zoning districts designated at the time of adoption of this title shall be filed in the office of the city clerk pursuant to RCW 35.63.100 and a duplicate shall be filed in the office of the planning official to keep the maps up to date at all times. Copies of all zoning maps and amendments shall be dated with the effective date of the document adopting the map and amendments and shall be maintained without change, together with the adopting documents, on file in the ~~Community and Economic Development Department~~ Community Development Department.

B. VMC 20.140.020, which was adopted by Ordinance M- 3643 is amended as follows.

VMC 20.140.020 Certificates of Occupancy

A. Purpose. The purpose of this section is to ensure that each new or expanded use of a structure or of a site without a structure, and each new structure or alteration of an existing structure complies with all applicable provisions of this title. Certificates of Occupancy also provide the city with a record of each new or expanded use of a structure or site.

B. Application of Certificates of Occupancy.

3. Record. A record of all Certificates of Occupancy shall be kept on file with the ~~Community and Economic Development Department~~ Community Development Department.

C. VMC 20.150, which was adopted by Ordinance M-3643, and last amended by M-4325, is amended as follows.

~~CED Community and Economic Development~~ CDD Community Development Department

Abutting. Contiguous or adjoining with a common boundary line, except that where two or more lots adjoin only at a corner or corners, they shall not be considered as "abutting" unless the common property line between the two parcels measures 8 feet or more in a single direction. It shall include the terms ~~adjacent,~~ adjoining and contiguous.

Appeal. A request for an impartial review of a land use decision or interpretation of land use-related codes rendered by ~~Community and Economic Development~~ Community Development Department, its employees or any review body of the City of Vancouver.

DAHP Washington State Department of Archaeology and Historic Preservation

~~DAHP. The Washington State Office of Archaeology and Historic Preservation.~~

Planning Official. The city official within ~~the Community and Economic Development~~ Community Development Department charged with administratively approving land use permits or her/his designate.

Residential Care Home. Any state or federally approved dwelling used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically and/or mentally handicapped. Residential care homes shall provide care for ~~six~~ eight or fewer residents

Senior Housing. Housing limited to persons aged 62 years or older

Predictive Model. The classification of property according to the probability of its having archaeological resources. The probability levels are low, low-moderate, moderate, moderate-high, and high, which are based on a combination of information from inventories and predictive models provided by DAHP, other agencies, tribal governments and local permit review. The probability levels within the urban growth boundary of the city are generally shown on maps provided by Clark County Geographic Information Systems.

~~Predictive Model Probability Level A. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.~~

~~Predictive Model Probability Level B. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.~~

D. VMC 20.180.010, which was adopted by Ordinance 3643 is amended as follows.

VMC 20.180.010 Purpose.

A. Requirements of the uniform codes and ordinances. The uniform codes and ordinances adopted by the City of Vancouver concerning land use, development, and building require the ~~Community and Economic Development Department~~ Community Development Department to perform certain reviews, approvals, and inspections to support land development, new construction, issue permits, periodically inspect existing occupancies to assure compliance with the codes, and ordinances. Appropriate fees will be collected for these reviews, approvals, and inspections. Any applicant desiring or being required to obtain review, approval, permit issuance or inspections pursuant to the uniform codes, standards, and ordinances adopted by the City of Vancouver shall pay the applicable fees.

E. VMC 20. 180.020, which was adopted by Ordinance 3643 is amended as follows.

VMC 20.180.020 Application and Service Fee Policy

A. Fee policy. It is the general policy of the City of Vancouver that the ~~Community and Economic Development Department~~ Community Development Department adopt application and service fees at a level sufficient to cover the costs or a substantial portion of the costs, associated with conducting reviews, and providing services. Fees for applications or services should generally be collected by the city at the time or as close as possible to the time that costs are incurred. General fund support for certain activities will be provided where necessary.

F. VMC 20.180.060, which was adopted by Ordinance M-3959, and last amended by M-4376, is amended as follows

20.180.060 Planning Fees.

Required planning fees. Fees for planning-related applications, permits, and services are set forth in Table 20.180.060.

Table 20.180.060.

Section	Activity	January 2022	July 2022
1.	Address Changes	\$507.00	\$523.00
2.	Airport Height Combining District	\$723.00	\$746.00
3.	Appeals (to Hearing Examiner, Planning Commission, or City Council)		
A.	Filed by a recognized city neighborhood association	\$154.00	\$159.00
B.	Involving an individual single-family or duplex lot	\$712.00	\$735.00
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$2,034.00	\$2,099.00
4.	Archaeological Review		
A.	Predeterminations		
1.	Base fee	\$662.00	\$683.00
2.	Plus fee per acre for each acre more than five	\$112.00	\$116.00
B.	Surveys and other special studies	Cost recovery ²	Cost recovery ²

Section	Activity	January 2022	July 2022
5.	Binding Site Plan		
A.	Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
B.	Detailed – Not requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
2.	Plus 1/2 comparable site plan review	See site plan review	See site plan review
6.	Boundary Line Adjustments		
	Base fee	\$1,068.00	\$1,102.00
	Plus fee per lot for each additional lot more than two	\$346.00	\$357.00
7.	Comprehensive Plan Amendments (includes rezone in conjunction with plan amendment)	\$14,036.00	\$14,485.00
8.	Conditional Use Permit		
A.	Initial (community centers, group meal service, shelters)	\$1,527.00	\$1,576.00
B.	Initial (all others)	\$8,597.00	\$8,872.00
C.	Major modification, Type III	\$1,527.00	\$1,576.00
D.	Minor modification, Type I	\$346.00	\$357.00
9.	Continuance of Public Hearing		
A.	Initiated by applicant after public notice is mailed	\$2,034.00	\$2,099.00
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or	\$2,034.00	\$2,099.00

Section	Activity	January 2022	July 2022
	other parties.		
C.	Hearing examiner reconsideration request	\$2,034.00	\$2,099.00
10.	Covenant Release – Full and Partial	\$9,052.00	\$9,342.00
11.	Critical Areas Permit		
A.	Single-family and duplex lots (fee per applicable critical area)		
1.	Fish and wildlife habitat areas	\$1,527.00	\$1,576.00
2.	Frequently flooded areas	\$306.00	\$316.00
3.	Geologic hazard areas	\$306.00	\$316.00
4.	Wetland areas	\$1,527.00	\$1,576.00
B.	All others (fee per applicable critical area)		
1.	Fish and wildlife habitat areas	\$3,053.00	\$3,151.00
2.	Frequently flooded areas	\$701.00	\$723.00
3.	Geologic hazard areas	\$701.00	\$723.00
4.	Wetland areas	\$3,053.00	\$3,151.00
C.	Minor exception request		
1.	Single-family and duplex lots	\$701.00	\$723.00
2.	All others	\$732.00	\$755.00
D.	Reasonable use request		
1.	Single-family and duplex lots	\$4,477.00	\$4,620.00
2.	All others	\$8,903.00	\$9,188.00
E.	Digitizing critical areas geographic information	Cost recovery²	Cost recovery ²
12.	Design Review (Downtown)		
A.	Minor exterior reviews only	\$611.00	\$631.00

Section	Activity	January 2022	July 2022
B.	All others, including new buildings	\$2,034.00	\$2,099.00
13.	Development Agreement		
A.	Initial	\$6,843.00	\$7,062.00
B.	Modification	\$3,137.00	\$3,237.00
C.	Extension	\$582.00	\$601.00
14.	Extension of Preliminary Approval	\$712.00	\$735.00
15.	Grading and Erosion Control Permit (includes plan check and inspection)		
A.	50 cubic yards or less and less than 1 foot in depth	No fee	No fee
B.	51 to 100 c.y. or greater than 1 foot in depth	\$133.00	\$137.00
C.	101 to 500 c.y.		
1.	Base fee	\$267.00	\$276.00
2.	Plus fee per 100 c.y. (or fraction thereof) above 500 c.y.	\$18.00 (Note: Maximum total grading and erosion control fee shall be \$362.00)	\$19.00 (Note: Maximum total grading and erosion control fee shall be \$374.00)
D.	Fees resulting from work in progress without a permit	2 × regular fee	2 × regular fee
16.	Home Occupation		
A.	General	\$202.00	\$208.00
B.	Penalty – When application is received after code enforcement action has been initiated	2 × regular fee	2 × regular fee
17.	Impact Fee Deferral for Single-Family Housing (administrative fee per lot)	\$638.00	\$658.00
18.	Joint Use Parking Agreement	\$1,144.00	\$1,181.00
19.	Land Use Permit (single-family residential; sheds; decks; driveways; fences, etc.)	\$53.00	\$55.00

Section	Activity	January 2022	July 2022
20.	Lot Determination		
A.	Base fee (one to two lots)	\$2,229.00	\$2,300.00
B.	Plus per-lot fee over two	\$712.00	\$735.00
21.	Master Plan²		
A.	Conceptual (requiring subsequent site plan review)	\$7,908.00	\$8,161.00
B.	Detailed (not requiring subsequent site plan review)	\$7,908.00 plus 1/2 applicable site plan review fee	\$8,161.00 plus 1/2 applicable site plan review fee
C.	Hybrid (conceptual approval for overall site, plus partial detailed approval)	\$7,908.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought	\$8,161.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought
22.	Planned Development		
A.	Residential		
1.	Base fee	\$2,473.00	\$2,552.00
2.	Plus fee per unit	\$112.00	\$116.00
3.	Minimum: Maximum: Subdivision fee reduced by 1/2 when filed simultaneously.	Min. — \$3,536.00 Max. — \$15,990.00	Min. — \$3,649.00 Max. — \$16,502.00
B.	Nonresidential		
1.	Base fee	\$2,441.00	\$2,519.00
2.	Plus fee per sq. ft. — Ground floor	\$0.62	\$0.64
3.	Plus fee per sq. ft. — Upper floors	\$0.28	\$0.29
4.	Minimum: Maximum:	Min. — \$3,632.00 Max. —	Min. — \$3,748.00 Max. —

Section	Activity	January 2022	July 2022
		\$23,904.00	\$24,669.00
C.	Mixed		
1.	Base fee	\$2,441.00	\$2,519.00
2.	Plus fee per sq. ft. – Ground floor	\$0.62	\$0.64
3.	Plus fee per sq. ft. – Upper floors	\$0.28	\$0.29
4.	Minimum: Maximum: No rezone fee. Subdivision reduced by 1/2 when filed simultaneously.	Min. – \$3,632.00 Max. – \$24,070.00	Min. – \$3,748.00 Max. – \$24,840.00
23.	Planning Official Review		
A.	Temporary use		
1.	Seasonal or special event	\$99.00	\$102.00
2.	Temporary sales office, model home, or unforeseen emergency	\$299.00	\$309.00
3.	Temporary use in a commercial or industrial district	\$1,404.00	\$1,449.00
B.	Similar use determination or other	\$1,404.00	\$1,449.00
24.	Plat Alteration	\$6,571.00	\$6,781.00
25.	Post-Decision Reviews		
A.	Post-decision review – Type I	\$346.00	\$357.00
B.	Post-decision review – Type II	\$974.00	\$1,005.00
C.	Post-decision review – Type III	\$1,527.00	\$1,576.00
26.	Preapplication Conference Process		
A.	Preapplication conference request – Single-family and duplex lots	\$306.00	\$316.00
B.	Preapplication conference request - All others	\$1,078.00	\$1,112.00
C.	Preapplication waiver request	\$154.00	\$159.00

Section	Activity	January 2022	July 2022
27.	Zoning Verification Letter (authorizes replacement of destroyed structure)	\$233.00	\$240.00
28.	Reporting (misc. application and permit information)	Cost recovery ²	Cost recovery ²
29.	SEPA Checklist (Environmental Review)		
A.	Grading permit		
1.	Single-family and duplex lots	\$135.00	\$139.00
2.	All other		
a.	Base fee	\$997.00	\$1,029.00
b.	Plus fee per acre of land disturbed by the project	\$18.00	\$19.00
B.	Subdivision or planned development		
a.	Base fee	\$814.00	\$840.00
b.	Plus fee per acre of land disturbed by the project	\$9.30	\$9.60
C.	Site plan review – Residential		
a.	Base fee per unit up to five units	\$202.00	\$208.00
b.	Plus fee per unit more than five	\$20.00	\$21.00
D.	Nonprojects (including rezone and annual review applications)	\$2,237.00	\$2,309.00
E.	All other reviews		
a.	Base fee	\$1,628.00	\$1,680.00
b.	Plus fee per acre of land disturbed by the project	\$54.00	\$56.00
F.	SEPA procedural appeal (See “Appeals – All others” for substantive SEPA appeal fee)	\$132.00	\$136.00
G.	Environmental impact statement (EIS) review	Cost recovery ²	Cost recovery ²
30.	Shoreline Permits		
A.	Shoreline substantial development permit	\$7,119.00	\$7,347.00

Section	Activity	January 2022	July 2022
B.	Shoreline conditional use permit	\$7,832.00	\$8,083.00
C.	Shoreline variance request	\$7,832.00	\$8,083.00
31.	Short Subdivisions		
A.	Preliminary (nine lots or fewer) plats	\$6,917.00	\$7,138.00
B.	Final plat check	\$2,350.00	\$2,425.00
32.	Signs – All Except Sandwich Board Signs	\$346.00	\$357.00
33.	Site Plan Review (Type I)		
A.	Residential	\$299.00	\$309.00
B.	Nonresidential	\$1,404.00	\$1,449.00
C.	Qualifying planned action	Same as Type II site plan review fees	Same as Type II site plan review fees
34.	Site Plan Review (Type II) – Residential		
A.	Base fee	\$1,759.00	\$1,815.00
B.	Plus fee per unit	\$122.00	\$126.00
C.	Maximum fee	\$24,801.00	\$25,595.00
35.	Site Plan Review (Type II) – Nonresidential		
A.	General case		
1.	Base fee	\$4,780.00	\$4,933.00
2.	Plus fee per sq. ft. – Ground floor	\$0.19	\$0.20
3.	Plus fee per sq. ft. – Upper floors	\$0.09	\$0.09
B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$3,264.00	\$3,368.00
C.	Land-extensive uses such as a golf course	\$3,935.00	\$4,061.00
D.	Unoccupied commercial and utility structures	\$1,812.00	\$1,870.00

Section	Activity	January 2022	July 2022
36.	Special Valuation – Historic Preservation	\$517.00	\$534.00
37.	Subdivisions – Preliminary		
A.	2 – 9 lots (not qualifying as a short subdivision)	\$7,314.00	\$7,548.00
B.	10 – 22 lots	\$10,576.00	\$10,914.00
C.	23+ Lots		
1.	Base fee (for first 23 lots)	\$10,576.00	\$10,914.00
2.	Plus fee per lot (each lot more than 23)	\$264.00	\$272.00
D.	In conjunction with a planned development	1/2 regular fee	1/2 regular fee
38.	Subdivisions – Final Plat Check	\$5,326.00	\$5,496.00
39.	Tenant Improvement (if exempt from site plan review), including multi-family (if exempt from site plan review)	\$99.00	\$102.00
40.	Tree Plan Review		
A.	Levels 1, 2, 4, 5	\$336.00	\$347.00
B.	Levels 3, 6, 7	\$112.00	\$116.00
41.	Variance (full fee for 1 variance; 1/2 cost for 2nd; \$0.00 for 3rd or more)		
A.	Type I		
1.	Single-family and duplex lots	\$701.00	\$723.00
2.	All other	\$732.00	\$755.00
B.	Type II		
1.	Single-family and duplex lots	\$2,210.00	\$2,281.00
2.	All other	\$5,324.00	\$5,494.00
42.	Zoning Certificates	\$763.00	\$787.00
43.	Zoning Map or Text Change (not involving comprehensive plan amendment)	\$9,170.00	\$9,463.00

1 Fees effective on January 1, 2022, shall be further adjusted as provided for under VMC [20.180.050](#).

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

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

G. VMC 20.180.070, which was adopted by Ordinance M-3643, and last amended by M-4376, is amended as follows

20.180.070 Development Engineering Fees.

Fees for development engineering. Fees for development engineering related applications, permits, and services are set forth in Table 20.180.070:

Table 20.180.070. Development Engineering Fees

Section	Engineering Activity	January 2022	July 2022
1.	Binding Site Plan (in addition to underlying site plan review fee)	See short plat or subdivision	See short plat or subdivision
A.	Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
B.	Detailed – Not requiring subsequent site plan review		
1.	Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
2.	Plus same as comparable site plan review	See site plan	See site plan
2.	Conditional Use Permit		
A.	Stormwater plan review	\$1,025.00	\$1,058.00
B.	Transportation plan review	\$1,378.00	\$1,422.00

Section	Engineering Activity	January 2022	July 2022
3.	Continuance of Public Hearing (applicant-initiated)	\$585.00	\$604.00
4.	Drainage Projects (special)		
A.	Plan review fee	\$520.00	\$537.00
B.	Construction inspection fee	\$533.00	\$550.00
C.	Fees resulting from working without a permit	2 × regular fee	2 × regular fee
5.	Escrow Review and Administration		
A.	\$0.00 to \$10,000 (final city-approved escrow amount)		
1.	Base fee	\$347.00	\$358.00
2.	Plus percentage of final city-approved escrow amount	1.50%	1.50%
B.	\$10,001 to \$100,000 (final city-approved escrow amount)		
1.	Base fee	\$696.00	\$718.00
2.	Plus percentage of final city-approved escrow amount	1.00%	1.00%
C.	Greater than \$100,000 (final city-approved escrow amount)		
1.	Base fee	\$1,391.00	\$1,436.00
2.	Plus percentage of final city-approved escrow amount	1.00%	1.00%
6.	Inspection Fees – Additional		
A.	Construction inspection after normal work hours ¹	Cost recovery²	Cost recovery ²
B.	Construction reinspection during normal work hours	Cost recovery²	Cost recovery ²
7.	Plan Review, Final Engineering – Additional		

Section	Engineering Activity	January 2022	July 2022
A.	Each additional review (beyond three) for either stormwater or transportation	\$540.00	\$557.00
8.	Post-Decision Review – Specifications		
A.	Change specifications prior to submittal	No fee	No fee
B.	Change specifications after first review	1/2 regular fee	1/2 regular fee
C.	Change specifications after final approval	Full regular fee	Full regular fee
9.	Right-of-Way Permits		
A.	City of Vancouver		
	<u>Residential</u>		
1.	<u>Base fee</u>		<u>\$30.00</u>
2.	<u>Plus fee per square foot of sidewalk (after the first 100)</u>		<u>\$0.05</u>
3.	<u>Plus fee per lineal foot of driveway (after the first 10)</u>		<u>\$0.23</u>
	<u>Commercial</u>		
1.	Base fee	\$139.00	\$143.00
2.	Plus fee per lineal foot of improvement (includes all frontage improvements and trenching in right-of-way)	\$2.50	\$2.58
B.	Clark County	Amount per Clark County Code (CCC) Chapter 13.12A as amended	Amount per Clark County Code (CCC) Chapter 13.12A as amended
C.	WSDOT	\$309.00	\$319.00
10.	Site Plans		
A.	Stormwater plan review (includes preliminary and final) ³		

Section	Engineering Activity	January 2022	July 2022
1.	General case		
a.	Base fee	\$1,544.00	\$1,593.00
	Plus charge per square foot of impervious area as follows (including roof area):		
b.	First 1.00 acre	\$0.04	\$0.04
c.	Next 1 to 5 acres	\$0.02	\$0.02
d.	Over 5 acres	\$0.004	\$0.004
2.	Unoccupied commercial and utility structures	\$500.00	\$516.00
3.	Tenant improvements	\$104.00	\$107.00
B.	Transportation plan review (includes preliminary and final) ³		
1.	General case	\$3,944.00	\$4,070.00
2.	Unoccupied commercial and utility structures	\$1,638.00	\$1,690.00
3.	Tenant Improvements	\$145.00	\$150.00
C.	Construction inspection fees (stormwater and transportation)		
1.	Small projects (less than 1 acre of impervious surface)		
a.	Base fee	\$989.00	\$1,021.00
b.	Plus charge per square foot of impervious surface	\$0.01	\$0.01
2.	Medium projects (1.0 to 4.99 acres of impervious surface)		
a.	Base fee	\$1,976.00	\$2,039.00
b.	Plus charge per square foot of impervious surface	\$0.005	\$0.005
3.	Large projects (over 5 acres of impervious surface) – \$10,000 maximum		

Section	Engineering Activity	January 2022	July 2022
a.	Base fee	\$3,951.00	\$4,077.00
b.	Plus charge per square foot of impervious surface	\$0.002	\$0.002
4.	Unoccupied commercial and utility structures	\$330.00	\$341.00
5.	Tenant Improvements	\$104.00	\$107.00
11.	Short Subdivisions (2 – 9 lots)		
A.	Plan review fee (includes preliminary and final)		
1.	Stormwater	\$1,543.00	\$1,592.00
2.	Transportation	\$2,143.00	\$2,212.00
B.	Construction inspection fee		
1.	Stormwater	\$1,345.00	\$1,388.00
2.	Transportation	\$1,345.00	\$1,388.00
12.	Subdivision (2 – 9 lots, not qualifying as short subdivision)	Same as subdivision	Same as subdivision
13.	Subdivision		
A.	Plan review fees		
1.	Stormwater		
a.	Base fee	\$1,391.00	\$1,436.00
b.	Plus per-lot fee		
	1. Less than 23 lots	\$59.00	\$61.00
	2. 23 or more lots	\$53.00	\$55.00
2.	Transportation		
a.	Base fee	\$3,088.00	\$3,187.00
b.	Plus per-lot fee	\$74.00	\$76.00
B.	Construction inspection fees		

Section	Engineering Activity	January 2022	July 2022
1.	Stormwater		
a.	Base fee	\$916.00	\$945.00
b.	Plus per-lot fee	\$90.00	\$93.00
2.	Transportation		
a.	Base fee	\$2,888.00	\$2,980.00
b.	Plus per-lot fee	\$27.00	\$28.00
14.	Street Modification – Transportation		
A.	Prior to public hearing or administrative decision		
1.	Administrative modification Minor modification	\$194.00	\$200.00
2.	Technical (minor) modification	\$1,415.00	\$1,460.00
3.	Design (major) modification Major modification	\$2,810.00	\$2,900.00
B.	After public hearing or administrative decision		
1.	Administrative modification Minor modification	\$194.00	\$200.00
2.	Technical (minor) modification	\$1,776.00	\$1,833.00
3.	Design (major) modification Major modification	\$3,179.00	\$3,281.00
C.	Appeal to hearing examiner	\$1,415.00	\$1,460.00
15.	Traffic Signal Plan Review and Inspection		
A.	Plan review fee	\$4,633.00	\$4,781.00
B.	Civil construction inspection fee	\$2,782.00	\$2,871.00
16.	Transportation Concurrency Review		
A.	Concurrency certificate request evaluation (preliminary scoping) Trip Generation and Distribution Report/Trip Compliance	\$194.00	\$200.00

Section	Engineering Activity	January 2022	July 2022
	<u>Letter/Trip Generation Letter</u>		
B.	Traffic study review	\$386.00	\$398.00
C.	Model maintenance fee per trip (peak hour); \$1,500 maximum	\$59.00	\$61.00
17.	Variance (all cases)		
A.	Stormwater	\$773.00	\$798.00
B.	Transportation	\$1,071.00	\$1,105.00
18.	Right-of-Way Use Permit Fees		
A.	Type A application fee short-term permit	\$32.00	\$33.00
B.	Type B encroachment permit fee	\$32.00	\$33.00
C.	Type C use fee temporary use and occupation permit	\$32.00	\$33.00
D.	Type D long-term ROW use and occupation permit	\$577.00	\$595.00
E.	Type E material encroachment permit	\$2,308.00	\$2,382.00

1 Costs for construction inspection services scheduled after normal business hours solely for the convenience of the contractor (i.e., not resulting from delays caused by the city) shall be reimbursed to the city on a cost recovery basis (see Note 2).

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

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

H. VMC 20.180.180, which was adopted by Ordinance M-3959, and last amended by M-4376, is amended as follows

20.180.080 Fire Review Fees.

Fees payable for fire review. Fees for reviewing and inspecting land development applications and building plans for compliance with the requirements of the International Fire Code are set forth in Table 20.180.080 VMC:

Table 20.180.080. Fire Review Fees

Section	Activity	January 2022	July 2022
1.	Planning and Development Review		
A.	Site plan review		
1.	Type I	\$320.00	\$330.00
2.	Type II	\$889.00	\$917.00
3.	All other site plan reviews (e.g., post-decision review)	\$320.00	\$330.00
B.	Land divisions		
1.	Short subdivision (9 lots or less)	\$889.00	\$917.00
2.	Subdivision (10 lots or more)		
a.	Base fee for first 23 lots	\$1,336.00	\$1,379.00
b.	Plus fee per lot over 23	\$50.00	\$52.00
C.	Planned development		
a.	Base fee for up to 23 lots	\$1,336.00	\$1,379.00
b.	Plus fees for lots over 23	\$50.00	\$52.00
D.	Fire official review	\$262.00	\$262.00
E.	All other land use applications	\$223.00	\$230.00

I. VMC 20.285.030, which was adopted by Ordinance M-3643 and is amended as follows:

20.285.030 Initiation.

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

1. Map Changes. Property owners or any individual, group or organization may initiate comprehensive plan and associated zoning map designation changes applying to one or more properties, through submittal of an annual review application and associated fees specified in Chapter 20.180 VMC. Standalone zoning changes not requiring a comprehensive plan change shall be subject to zone change application and associated fees per Chapter 20.180 VMC.

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

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

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

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

J. VMC 20.320.030, which was adopted by Ordinance M-3643 and last amended by M-4179, is amended as follows:

VMC 20.320.030

A. *Application – Fees.* The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter [20.180](#) VMC.

B. *Submittal Requirements.* Applications for preliminary short subdivisions or subdivisions shall be on a scale legible for digital reproduction and shall include the following:

1. *Existing conditions plan.* The existing conditions plan shall include pertinent survey data compiled as a result of a survey made by or under the supervision of a licensed land surveyor in the state of Washington and shall include the following information:

a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a 500-foot radius of the site;

- b. The site size, dimensions and orientation relative to true north;
- c. Remaining easements;
- d. The location, name and dimensions of public and private streets adjoining the site, identifying whether the streets are public or private;
- e. Location, dimension, and purpose of existing easements;
- f. The location of existing structures and other improvements on the site, including buildings, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;
- g. Elevation of the site at two-foot contour intervals for grades zero percent to 10 percent and at five-foot contour intervals for grades more than 10 percent;
- h. The location of natural conditions such as:
 - i. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, springs, seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas;
 - ii. Geological hazard areas such as slopes in excess of 15 percent, unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity;
 - iii. Existing vegetation including stands of trees and individual trees, additional information necessary to comply with Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat.

2. *Preliminary plat.* The proposed preliminary plat shall include the name of the subdivision or short subdivision which shall not be named the same as an existing plat recorded in Clark County, Washington, along with the following:

- a. The proposed site and its dimensions and area.
- b. Proposed lots, tracts and easements, including dimensions, individual lot areas and total acreage.
- c. Abutting properties or, if abutting properties extend more than 100 feet from the site, the portion of abutting properties within 100 feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
- d. The location and dimensions of development, including but not limited to the following:
 - i. Streets and other rights-of-way and public or private access easements on and adjoining the site;

- ii. Vehicle, and bicycle parking and pedestrian bicycle and vehicular circulation areas;
- iii. Loading and service areas;
- iv. Active or passive recreational or open space features;
- v. All utilities;
- vi. Existing structures to be retained on the site and their distance from proposed property lines;
- vii. Proposed structures on the site, including signs and fences, and their distance from property lines if known at time of land division;
- viii. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division; and
- ix. Boundary delineation of any wetlands including required buffers and shoreline setback lines if applicable.

3. *Narrative.* The narrative shall include the following:

- a. A comprehensive narrative addressing how the development complies with preliminary plat approval criteria in VMC [20.320.040](#) and the technical standards in VMC [20.320.070](#); other applicable standards of this title and the policies of the comprehensive plan outlined by staff as being applicable to the proposed development;
- b. Description of the uses proposed for the site;
- c. Phasing plan, if applicable;
- d. Any variances requested pursuant to the regulations in Chapter [20.290](#) VMC;
- e. Existing covenants or restrictions and easements, if applicable; and
- f. History of any previous subdivisions and short subdivisions of the property.

4. *Supplementary information.* The following supplemental information shall also be submitted unless otherwise indicated in parentheses:

- a. Environmental checklist that complies with Chapter [20.790](#) VMC, SEPA Regulations (if applicable);
- b. Legal description;

- c. Geotechnical/soils survey, if applicable;
- d. Tree, vegetation, and soil plan that complies with the requirements of Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation;
- e. *Preliminary grading, erosion prevention and stormwater plans.*
- i. Grading Plan indicating areas of soil protection and compaction prevention;
- ii. Erosion Prevention measures as required in Chapter [14.24](#) VMC; and
- iii. Stormwater Site Plan as required in Chapter [14.25](#) VMC.
- f. Archaeological Pre-Determination Report, if applicable, that complies with the requirements of Chapter [20.710](#) VMC, Archaeological Resource Protection;
- ~~g. *Sales history.* A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made.~~
- h. Clark County public health Development Review Evaluation Form or copy of application to the Clark County public health;
- i. *Certified mailing list.* Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#), decision-making procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide mailing labels addressed to "occupant" as can be determined from available county assessor records (two copies);
- j. Traffic Study or Trip Generation and Distribution Report in compliance with VMC Title [11](#)

K. VMC 20.320.070, which was adopted by Ordinance M-3643 and last amended by M-4354, is amended as follows.

VMC 20.320.070 Technical Standards. {for subdivisions}

A. Subdivision Layout and Required Improvements.

A. Subdivision Layout and Required Improvements.

1. *Principles of acceptability.* The short subdivision or subdivision shall conform to the comprehensive plan. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this title.

a. *Street improvement standards.* All proposed streets and street improvements shall comply with the provisions of VMC Title [11](#) and approved transportation standards details on file with the public works department.

b. *Blocks.* The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography.

c. Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800 feet. Minimum length of a block shall not be less than 180 feet.

d. *Easements.*

1. *Utility lines.* Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

2. *Watercourses.* If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15 feet on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.

3. *Pedestrian/bicycle ways in and through residential subdivisions.* In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 16 feet shall be required through the middle of the block when required by the transportation manager for public convenience and safety; 12 feet of the 16-foot corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. When required by the transportation manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

e. *Flag lots.* Flag lots may be permitted, provided that the minimum width of the flag stem be 15 feet for a single lot and 20 feet for a shared flag access, and it is in compliance with fire access standards contained in VMC [16.04.150](#). No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

f. *Lot side lines.* Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

g. *Lot frontage.* With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20 feet.

h. *Parks and playgrounds.* The review authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

i. *Narrow Lot Land Divisions.* Land divisions which contain one or more residential lots having a width or less than 40 feet shall meet the development standards of VMC [20.927.040](#).

j. *Existing trees.* All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter [20.770](#) VMC, Tree, Vegetation and Soil Conservation.

2. *Procedure for installation.* In addition to other requirements, improvements installed by the developer of the short subdivision or subdivision, either as a requirement of these regulations or at his own option, shall conform to the requirements of this title and improvement standards, specifications, inspections and procedures as set forth by the city and administered by the department of public

works and community and economic development department, and shall be installed in accordance with the following procedures:

- a. Public work shall not commence until civil engineering plans, prepared in accordance with the requirements of the city, have been approved by the city: all required permits have been obtained and a pre-construction conference has been conducted. Public work shall not be commenced until the city has been notified in advance.
- b. If work has been discontinued for any reason, it shall not be resumed until the city has been notified.
- c. Public improvements shall be constructed under the inspection and to the satisfaction of the director of public works or their designee. The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.
- d. All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the short subdivision or subdivision shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.
- e. A plan showing all improvements "as built" shall be filed with the development review services upon the completion of the improvements.
- f. *Public improvements required.* Improvements to be installed at the expense of the owner of the short subdivision or subdivision are as follows:
 - i. All full-width streets, sidewalks, curbs and gutters, including alleys, within or adjacent to the subdivision or short subdivision; streets adjacent but only partially within the short subdivision or subdivision; and the extension of short subdivision or subdivision streets to the intercepting paving line of existing streets with which short subdivision or subdivision streets intersect shall be graded for the full right-of-way width and improved to the city's improvement standards and specifications.
 - ii. *Half-width roads.* In situations where the property being developed does not permit full-width public streets, half roads having a minimum right-of-way or easement and roadway improvement width of one-half of the design width may be permitted when placed adjacent to adjoining property so long as there is no physical obstruction or development constraint prohibiting the completion of the street on such adjoining property; provided, that public street half-width shall be a minimum of 20 feet wide. Public half-width streets serving six or more parcels shall be required to dedicate additional right-of-way as necessary to provide for a minimum of one foot of right-of-way beyond the edge of the sidewalk. Further, additional right-of-way or easement may be required between the edge of the roadway and the property line for construction clearance, slopes or other features. Half-width public streets shall serve a maximum of 200 ADT. If the number of trips generated is greater than 200 ADT, the street shall be widened to full-width standards. Parking shall be prohibited along any half-width street and necessary signs and pavement markings shall be the responsibility of the developer.
 - iii. *Benchmarks.* When required, elevation benchmarks shall be established within the subdivision with elevations to U.S. Geological Survey datum.
 - iv. *Drainage systems.* Surface drainage systems shall be provided within the subdivision or short subdivision. The design of the drainage system within the short subdivision or subdivision shall be in accordance with the standards set forth by Chapter [14.25](#) VMC, as administered by the department of public works.
 - v. *Erosion control and stormwater quality.* Facilities shall be provided within the short subdivision or subdivision to enhance stormwater runoff and protect existing and future drainage facilities. The design of the erosion control and stormwater quality system shall be in accordance with the standards

set forth by the city, pursuant to Chapters [14.24](#) and [14.25](#) VMC, as administered by the department of public works.

vi. *Sanitary sewers.* Sanitary sewers shall be installed to serve the short subdivision or subdivision and to connect the short subdivision or subdivision to existing mains.

vii. *Water system.* Water lines with valves and fire hydrants serving the short subdivision or subdivision and connecting the subdivision or short subdivision to the city mains shall be installed according to specifications of the city, pursuant to VMC Title [14](#), Water and Sewers, as administered by the department of public works.

viii. *Sidewalks.* Sidewalks shall be installed along both sides of each street within and/or adjacent to the short subdivision or subdivision, unless exempted by approval of a roadway modification, by the review authority and along pedestrian ways of the short subdivision or subdivision. Sidewalks shall be installed according to the specifications of the city, pursuant to VMC Title [11](#), Streets and Sidewalks, as administered by the department of public works.

ix. *Street trees.* Street trees shall be planted along both sides of each street within the short subdivision or subdivision and along any portion of the short subdivision or subdivision that fronts upon an existing street. Street trees shall be planted 30 feet on-center and be of a species approved by the city planning official.

x. *Other.* When special conditions are encountered in the plans for improvements such as fill section requiring the placement of guardrails, ditches requiring drainage appurtenances, or other protection against erosion such as slopes requiring use of sod and/or seeding, such improvements shall be considered as an integral part of the improvement construction. Such special improvements shall be approved by the director of public works or transportation manager prior to commencement of construction.

g. *Conditions of agreements.*

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 herself/himself and the city specifying a period not to exceed two years in which the required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the subdivider.

ii. *Escrow or other form of security acceptable to the city required – Public improvements.* The city may accept from the developer of any short subdivision or subdivision, in lieu of completion and acceptance of certain approved required public improvements prior to approval of a final plat, an escrow agreement or other form of security acceptable to the city which secures and provides for the actual construction and installation of the improvements of the conditions of plat approval and subject to the following:

A. The use of escrow in lieu of construction completion shall be limited to work items representing end-of-project issues that are generally outside the control of the developer. Examples may include: top layer of pavement, landscaping or sidewalk construction in unfavorable weather seasons, delayed delivery of long-lead-time items like street lighting or traffic signal equipment. The use of escrow shall not be approved for underground utility installation.

B. The developer shall submit a written request and the appropriate forms to the director of public works, or designee, for review, which shall include the following information:

1. A scheduled unit cost breakdown for project work to be completed presented as Exhibit "A," an agreement will not be accepted without an approved unit cost breakdown for the project.

2. A draft of the escrow agreement in a form approved by the city.

3. Any other documents deemed necessary by the city.

4. Applicable processing fee.

C. Upon approval of an escrow or other form of security acceptable to the city, recording of the final plat is allowed, provided all other conditions to be met prior to final plat approval have been satisfied.

iii. *Escrow or other form of security acceptable to the city required – Private improvements.* The city may accept from the developer of any subdivision or short subdivision, in lieu of completion and acceptance of certain approved required private improvements prior to approval of a final plat, an escrow agreement or other form of security, acceptable to the city, which secures and provides for the actual construction and installation of the private improvements or the performance of the conditions of agreement for plat and subject to the following:

A. Use of escrow or other form of security acceptable to the city in lieu of completion and acceptance of such required private improvements shall be limited to:

1. Approved private transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on site as needed;

2. Approved private stormwater collection and management facilities;

3. Approved landscaping and trees to meet minimum on-site tree density, including installation and maintenance costs.

B. The developer shall submit a written request along with the appropriate forms to the planning official for review.

C. Each escrow or other form of security acceptable to the city request shall include the following:

1. A scheduled cost breakdown for project work to be completed presented as Exhibit “A,” an escrow agreement shall not be accepted without an approved unit cost breakdown for the remaining improvements.

2. A draft escrow agreement in a form provided by the city.

3. An irrevocable license signed by the owner of subject property to run with the property which provides the city with the right to allow the employees, agents, or contractors of the city to go on access the subject property for the purpose of inspecting and, if necessary, doing completing the work or making the improvements covered by the escrow or other form of security acceptable to the city.

4. Any other documents deemed necessary by the city.

5. Applicable processing fee.

D. Upon approval of an escrow or other form of security acceptable by to the city, recording of the final plat is allowed, provided all other conditions required to be met prior to the final plat approval have been satisfied.

iv. *Amount of escrow or other form of security acceptable to the city.* Such assurance of full and faithful performance shall be for a sum approved by the planning official as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses.

v. *Failure to carry out agreement.* In the event the developer of the short subdivision or subdivision fails to carry out provisions of the agreement and the city has un-reimbursed costs or expenses

resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the city to defray its costs. If the amount of the escrow or other form of security acceptable to the city exceeds the cost and expense incurred by the city, the city shall release the remainder and if the amount of the escrow or other form of security acceptable to the city is less than the cost and expense incurred by the city, the subdivider shall be liable to the city for the difference.

vi. *Guarantee of workmanship and materials.* It shall be required that a 110 percent maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the city. This is provided that in the judgment of the Director of Public Works any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

vii. *Release of escrow or security.* Upon completion of required improvements, the subdivider shall request in writing that the planning official or director of public works release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

B. *Public improvements plan.* Where public improvements are required, plans for such improvements shall be submitted to the director of public works. Public improvements shall be designed by or under the direct supervision of a licensed professional civil engineer as required by statute, pursuant to Chapters [18.08](#), [18.43](#), and [18.96](#) RCW, and shall meet, as a minimum, the requirements of VMC [20.320.080\(A\)](#). The engineer shall certify the plans by seal and signature. Such certification shall contain the following: (1) subdivision name; (2) name, mailing address, and telephone number of engineer preparing the plan; and (3) date, including month and year. All public improvement plans shall be submitted for review and approval by the director of public works.

C. *Monument-setting.* All monuments set in subdivisions shall be at least one-half-inch by 24-inch steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.

1. *Centerline monument-setting.* After paving, except as provided in subsection [\(C\)\(4\)](#) of this section, monuments shall be driven flush with the finished road surface at the following intersections:

- a. Street centerline intersections;
 - b. Points of intersection of curves if placement falls within the paved area or otherwise, at the beginnings and endings of curves;
 - c. Intersections of the plat **boundaries extensions** and street centerlines.
2. *Property line monument-setting.* All front corners, rear corners, and beginnings and endings of S curves shall be set with monuments, except as provided in subsection [\(C\)\(4\)](#) of this section. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property-line monuments may be provided by brass screws or concrete nails with the surveyor's license number at the intersections of curb lines and the projections of side property lines. If curb monuments are used, it shall be noted on the plat, and also that such is monuments are good for projection of line only and not for distance.
3. *Post-monument-setting.* All monuments for the exterior boundaries of the short subdivision or subdivision shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to recording if the developer certifies that the interior monuments shall be set within 90 days of final short subdivision or subdivision construction inspection by the director of public works, and if the developer guarantees such interior monument-setting.

a. The developer shall sign the following certification, the existence of which shall be noted on the plat, if post-monument-setting of the interior monuments is chosen:

DEVELOPER'S CERTIFICATION FOR POSTMONUMENTATION

I, certify that the post-monument-setting of the interior monuments of this plat shall be accomplished within ninety (90) days of final acceptance of subdivision construction by the Director of Public Works for the City of Vancouver, Clark County and State of Washington.

(Signature)

b. The land surveyor who performs any post-monument-setting shall certify that the interior monuments have been set in compliance with the final plat, and shall record the following certification with the county auditor:

I, certify that I have set the interior monuments for (name of subdivision) a subdivision plat recorded in Book (____), page (____), Records of Clark County, and that said monuments are set in compliance with said final plat.

Dated this (____) day of (_____), 20__.

(License number, seal, and signature of surveyor).

c. If the surveyor cannot certify that the monuments are in compliance with the final plat, the discrepancy shall be resolved by filing an amended final plat in accordance with the provisions of VMC [20.320.080\(D\)\(1\)](#).

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, 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.

D. *Survey standards.* All surveys shall comply with standards set forth by state statutes, drafting standards of this title, and Chapter [332-130](#) WAC, except that linear closures after azimuth adjustment shall be at least a ratio of 1:10,000 for WAC [332-130-090](#). Where conflicts are identified, the most restrictive standard shall prevail.

1. *Elevations of vertical information.* Where required, any elevations or vertical information shall have an accuracy of third-order specifications as published by the U.S. Department of Commerce in a bulletin entitled "Classification, Standards of Accuracy, and General Specifications of Geodetic Control Surveys," and bench marks with the datum used shall be shown on the plat.

E. *Drafting standards.*

1. *Preferred scale proportions.* The preferred scale proportions for preliminary and final plat are ratios as follows:

a. 1:600 or one inch equals 50 feet.

b. 1:1,200 or one inch equals 100 feet and 1:2,400 or one inch equals 200 feet; but in no case shall the proportion exceed 1:2,400.

2. *Final plat drawing requirements.* The final plat shall be drawn with ink upon three-mil mylar film, or equivalent; sheet size as required by recording agency with a one-inch border on each side.

3. *Lettering.* Lettering shall be at least 0.08 inches high, and the perimeter of the final plat shall be depicted with heavier lines (dashed) than the remaining portion of the plat.

4. *Location.* All data necessary for the location in the field of all points within the plat shall be shown. Straight lines shall be designated with bearing and distance; curves shall be designated by arc

length, central angle and radius. All dimensions shall be in feet or meters, and decimals thereof to the nearest 1/100 of a foot, or 5/1,000 of a meter; except that angles shall be in degrees to the nearest second.

L. VMC Table 20.430.030, which was adopted by Ordinance M-3643 and last amended by M-4325, is amended as follows.

1 Refer to Vancouver Central Park Plan District, Chapter [20.640](#) VMC.

2 Refer to Mixed Use standards in VMC [20.430.060](#).

3 A single ground floor caretaker/security/manager residence is allowed if it is an integral part of a mini-storage building.

4 All or part of residential uses must be located above the ground floor of the structure as specified by VMC [20.430.060\(B\)\(2\)](#) with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to VMC [20.430.020\(B\)](#)).

5 Must have a minimum density of 10 dwelling units/net acre.

6 Allowed pursuant to mixed use standards of VMC [20.430.060](#).

7 Residential Care Homes with six or fewer residents and any required on-site staff permitted by right in housing above the ground floor; all larger group home uses are permitted conditionally.

8 Eligible affordable housing projects must (a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40 percent of units affordable to households at 60 percent of Area Median Income or otherwise as demonstrated eligible for credits; (b) include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the finance commission; and (c) be located on properties whose borders are within 1,000 feet of a bus rapid transit or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, ~~as indicated in the C-Tran 2018-2033 Transit Development Plan.~~

9 The language for this footnote has been deleted.

10 Subject to the provisions of Chapter [20.860](#) VMC, Home Occupations.

11 Subject to provisions of VMC [20.895.040](#), Community Recreation and Related Facilities.

12 The language for this footnote has been deleted.

13 Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers (13 or more children) are Limited (L), subject to a Type II procedure in Chapter [20.210](#) VMC. Child care centers can also be approved as part of a Planned Development, Chapter [20.260](#) VMC. In all cases child care centers must meet the standards outlined in Chapter [20.840](#) VMC.

14 In the CN zone, adult day care facilities for six or fewer adults allowed outright in the CN zone, all other facilities are permitted as conditional uses.

15 The language for this footnote has been deleted.

16 The language for this footnote has been deleted.

17 Transportation facilities are permitted except for large or land-intensive facilities such as park-and-ride lots and water taxi and ferry stations.

18 Bed-and-breakfast establishments are allowed as limited uses, subject to the provisions in Chapter [20.830](#) VMC, and all other lodging allowed as conditional uses.

19 Limited uses subject to the development standards in VMC [20.430.040\(D\)](#).

20 Eating and drinking establishments are permitted only in conjunction with another permitted use on site. Exclusively or predominantly drive-through eating and drinking establishments are prohibited.

22 Limited uses subject to the development standards in VMC [20.430.050\(B\)](#).

23 Subject to provisions in Chapter [20.820](#) VMC, Adult Entertainment.

24 Provisions in VMC [20.895.060](#) apply to Indoor Target Shooting Ranges.

25 Pawnshops allowed in CX and CG Districts only. No more than four pawnshop establishments allowed in the CX District.

26 Subject to provisions in Chapter [20.885](#) VMC, Temporary Uses.

27 Sales/rental lots for motor vehicles only are subject to the following criteria: (a) the lot size is approximately 200 feet by 200 feet, or 100 feet by 100 feet if a corner lot, though smaller lots will be considered if shown to meet all other requirements; (b) reviewed and approved by the city transportation manager for on-site circulation, access, and parking plan; (c) located on a primary arterial with average traffic in excess of 10,000 vehicle trips per day; (d) employee/customer parking is provided at a rate of one space plus an additional space per each 5,000 square feet of lot area; (e) there is no vehicle display in setback areas, and all setbacks are landscaped rather than paved.

28 Subject to provisions in VMC [20.895.070](#), Motor Vehicle Fuel Sales and Repair.

29 The language for this footnote has been deleted.

30 Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.

31 Micro-breweries, bakeries, printing, publishing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, and manufacturing of optical, medical and dental devices, goods, and equipment allowed outright; all others prohibited.

32 Micro-breweries allowed by conditional use; all others prohibited.

33 Subject to provisions in VMC [20.895.020](#), Animal Kennel/Shelters.

34 Subject to provisions in VMC [20.895.030](#), Cemeteries.

35 Secure Transition Facilities as per VMC [20.855.020\(B\)\(6\)\(a\)](#) are prohibited.

36 Subject to the provisions in Chapter [20.850](#) VMC, Dog Day Care.

37 Subject to provisions in VMC [20.895.080](#), Private Landing Strips and Heliports. Airpark related uses are permitted in Pearson Airpark and Evergreen Airport only.

38 The language for this footnote has been deleted.

39 Subject to requirements in Chapter [20.890](#) VMC, Wireless Telecommunications Facilities.

40 Subject to limitations in VMC [20.430.050\(A\)](#). Uses defined in VMC [20.160.020\(C\)\(10\)](#).

41Printing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, computer research or assembly, and manufacturing of optical, medical and dental devices, goods and equipment permitted outright; all others prohibited.

42Ground floor residential is allowed within the CX zone with the exception of properties fronting Main Street between Sixth Street and Mill Plain.

43Parking structures are permitted outright.

44Allowed subject to provisions of Riverview Gateway Plan District Standards, Chapter [20.680](#) VMC, and associated Master Plan adopted for the area of proposed development.

45Motor vehicle rental permitted where ancillary to another use.

46Retail uses shall not exceed 50,000 square feet in total floor space unless included in a mixed use building with other uses accounting for at least 20 percent of floor space, and is in full compliance with Riverview Plan District Design Guidelines.

47Neighborhood recycling and/or yard debris collection centers which are exempt from a state solid waste handling permit are permitted; all other waste-related uses prohibited. If a neighborhood recycling and/or yard debris collection center is handling organic materials, they shall not be stored on site for a period longer than seven days.

48See VMC [20.430.040\(E\)](#), Park and Ride Facility Development Standards.

49Subject to Chapter [20.884](#) VMC.

50Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC [20.895.100](#).

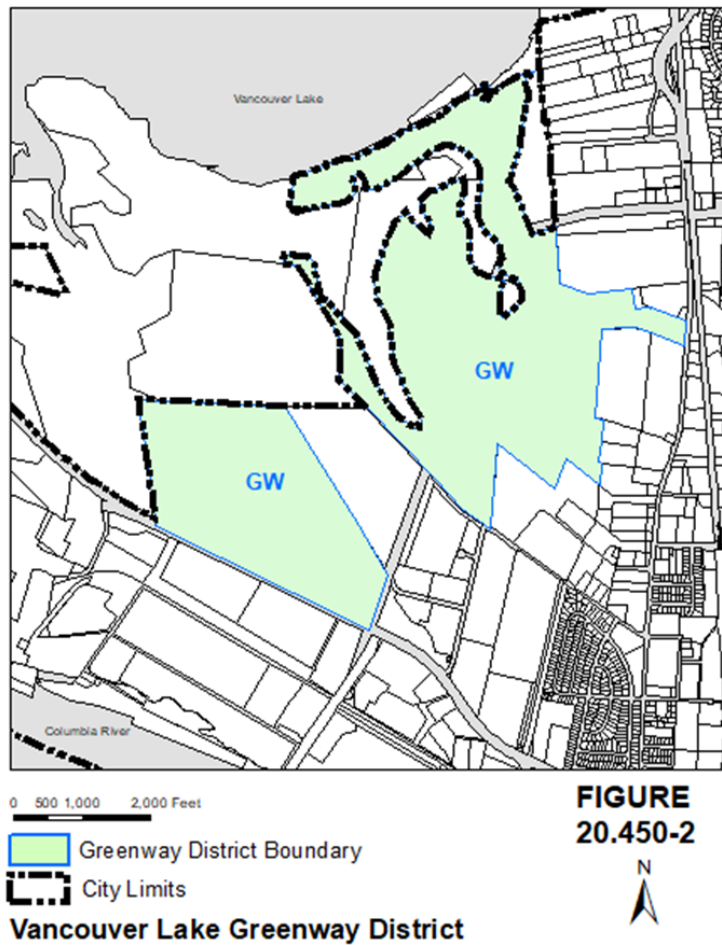
51Allowed subject to the provisions of the Heights District Plan standards, Chapter [20.670](#) VMC.

52Permitted in the HX Plan district where commercial uses are permitted.

53Bulk sales are permitted outright on lots 10 through 15 of the HQ Master Plan (west end of Fishers Quarry area) only. All other areas are conditional.

54Building, heating, plumbing or electrical contractors, exterminators, janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use and photo-finishing laboratories are permitted outright on lots 10 through 15 of the HQ Master Plan (west end of Fishers Quarry area).

M. VMC 20.450.020, which was adopted and last amended by Ordinance M-3643 is amended to replace Figure 20.450-2 with the following:



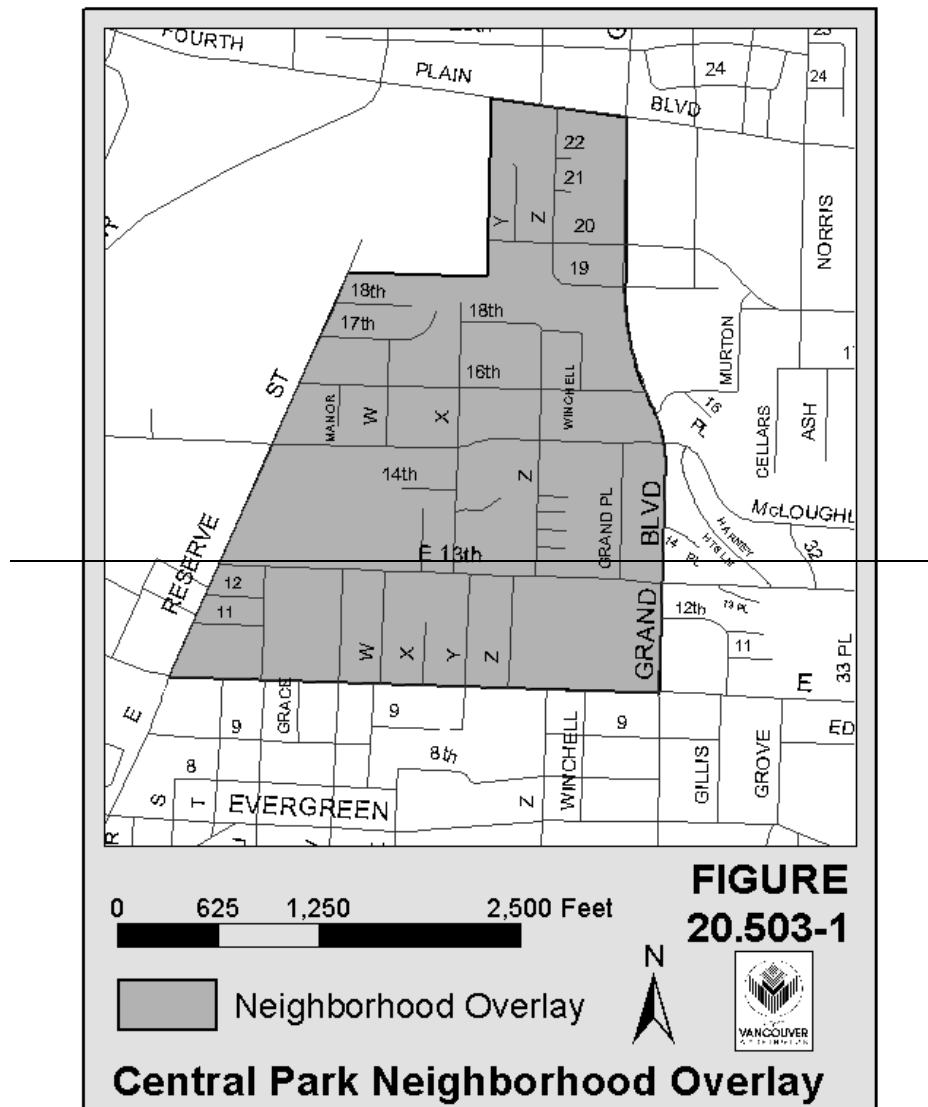
N. VMC 20.503, which was adopted by Ordinance M-3519 and last amended by M-3891, is deleted in its entirety

~~20.503.010 Purpose:~~

~~Purpose. To allow the present mix of uses in the Central Park Neighborhood Overlay District to continue while maintaining the residential character of the neighborhood and the R9 zone.~~

~~20.503.020 Establishment of Boundaries:~~

~~Boundaries. The boundaries of the Central Park Neighborhood Overlay District are as shown in Figure 20.503-1 Central Park Neighborhood Overlay District Boundary map.~~



20.503.030 Provisions:

Provisions. The provisions of this section shall apply only to residentially-zoned properties within the existing boundaries of the Central Park Neighborhood Overlay District, and other legally established uses and shall not affect any pre-existing commercial uses or commercially-zoned properties.

A. Structures used for multi-family and nonresidential uses may be rebuilt, even if they are destroyed by more than 75 percent of the appraised value of the structure(s) as determined by the records of the county assessor for the year preceding destruction when the following conditions are met:

~~1. Building plans for the new structure must be submitted to the city within three years of the date that the structure was destroyed.~~

~~2. Construction must begin within one calendar year after building plans are approved.~~

~~3. The use of the rebuilt structure shall be a similar use to that which was established in the structure being replaced.~~

~~B. Redevelopment/or remodel of residentially-zoned properties shall not exceed the total number of units approved for construction as of the effective date of this ordinance or in existence as of the effective date of this ordinance.~~

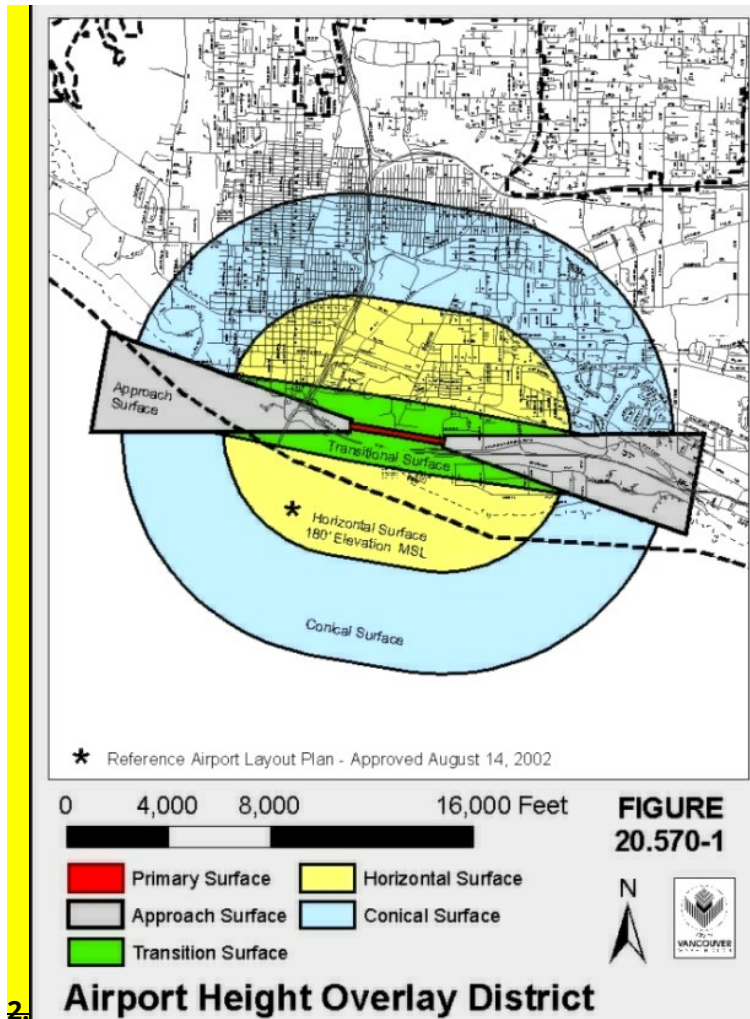
O. VMC 20.520.020, which was adopted by Ordinance M-3643 and last amended by M-3832, is amended as follows

A. Boundaries of Noise District. The boundaries of the Noise Impact Overlay District are as set forth in Figure 20.520-1. Such boundaries delineate that part of the City which is most affected by noise from Portland International Airport, Burlington Northern Railroad, I-5 Freeway and Pearson Airpark, or by the combined effect thereof. Such boundaries are based upon the 1988 65 Ldn Noise Contour shown on the 1983 PIA Noise Abatement Plan and are consistent with the noise impact studies of the Washington State Department of Transportation for the I-5 Corridor. Large-scale maps showing the boundaries of the district shall be maintained in the office of the City's ~~Community and Economic Development Department~~ **Community Development Department**. For lots or parcels located only partially within the district, this Chapter shall apply if all or part of the exact building site is within the district.

P. VMC 20.570.020, which was adopted and last amended by Ordinance M-3832, is amended as follows.

20.570.020 Establishment of Boundaries.

The provisions of the Airport Height Overlay District shall apply to lands identified and illustrated in Figure 20.570-**1**.



Q. VMC 20.670.040.B, which was adopted by Ordinance M-4341 and last amended by M-4341, is amended as follows:

B. MODULATION AND FACADE ARTICULATION.

1. *Ground floor transparency.* Buildings with ground floor commercial uses visible from the public way or public areas such parks and other publicly accessible space shall have a minimum 75 percent ground level facade transparency between two feet and eight feet above sidewalk grade.
2. *Ground floor to floor height.* The ground floor of **commercial** buildings shall have a minimum of 16 feet building floor to floor height.
3. *Modulation.* A minimum building modulation along the facade shall be one foot in depth and the minimum width shall be five feet.

4. *Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation. Avoid recessed doorways to provide high visibility from the public way.

R. VMC 20.670.060, which was adopted by Ordinance M-4341, is amended as follows:

20.670.060 Approval Process.

A. New developments and modifications to existing permitted development shall comply with the approval process outlined in Chapter 20.270 VMC, Site Plan Review, and VMC 20.790.530, Planned Action Review.

B. New development and modifications to existing permitted development shall also comply with Design Review approval criteria for the HX District established in subsection D of this section unless exempted. The following activities shall be administratively exempt from design review:

1. Exterior work not visible from the public way or public areas such as parks and other publicly accessible spaces;
2. Placement of permanent signs, unless (a) inconsistent with adopted design guidelines, such as pole signs; or (b) potentially inconsistent with nearby uses;
3. Public art; and
4. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the planning official to be exempt.

C. Site Plan approval criteria. The Site Plan shall be approved, approved with conditions or denied upon finding that:

1. The proposed development implements the Heights District Plan and the requirements of this chapter;
2. The proposed development is consistent with the Heights District Plan vision, goals, and policies, as applicable;
3. The development is consistent with the Heights District Urban Design Guidelines or proposed standards that will achieve at least equal quality site development;
4. All new development is consistent with the conceptual street and open space layout as illustrated in the Heights District Subarea Plan and Urban Design Guidelines.

D. Design Review approval criteria. The planning official shall base all reviews of the design of any proposed construction, remodeling or development according to the following criteria:

1. The requirements, guidelines, and applicable provisions of this title that are applicable to the zoning district where the property is located and including all additional zoning regulations which may apply to the use or to its area by provision for overlay district, or made applicable by any conditional use or variance approval;
2. The Heights Urban Design Guidelines kept on file and available for public inspection at the ~~Community and Economic Development Department~~ Community Development Department;

S. VMC 20.710, which was adopted by Ordinance M-3463 and last amended by M-3701, is amended as follows:

20.710.020 Applicability.

A. *Universal.* Notwithstanding [20.710.020](#)(B) and (C) VMC below, the provisions of this chapter shall apply:

1. When any item of archaeological interest is discovered during the course of a permitted ground-disturbing action or activity ([20.710.090](#) VMC).
2. When the planning official determines that reliable and credible information indicates the probable existence of an archaeological site in a disturbance area for which an application for a permit or approval for a ground-disturbing action or activity has been submitted to the planning official.

B. *General.* The provisions of this chapter shall apply to all applications for ground-disturbing actions or activities for which a permit or approval is required:

1. Where any portion of the disturbance area is within **properties with Predictive Model Probability Level high A as shown in Figure 20.710-1.**
2. Where the disturbance area is at least five acres in size and wholly within Predictive Model Probability Levels **moderate-high and moderate B as shown in Figure 20.710-1**

20.710.070 Predetermination Process.

A. Predetermination required. A predetermination is an archaeological study similar to, but of less intensity and lower cost than an archaeological resource survey. Its purpose is to determine whether the existence of an archaeological site within a disturbance area is probable. A predetermination is required as follows:

1. For any nonexempt ground-disturbing action or activity for which a permit or approval is required where any portion of the disturbance area is at least partially within Predictive Model Probability Level **A high.**
2. For any nonexempt ground-disturbing action or activity for which a permit or approval is required and where the disturbance area is at least five acres in size and wholly within Predictive Model Probability Levels **B moderate-high and moderate.**

T. VMC 20.770.050, which was adopted by Ordinance 3643, amended by 3840, & 4179

A. Requirement established. A tree, vegetation, and soil plan that is in accordance with this chapter is required to obtain a tree removal permit based on activity or project referred to in Table 20.770.050-1.

B. Tree, Vegetation, and Soil plan requirements. The basic components of a tree, vegetation, and soil plan are a site plan with existing vegetation and proposed site activity, indication of the trees to be retained and removed based on the activity, location of trees for mitigation if required, and a description of protection during construction of trees, native vegetation, and healthy soils to be preserved. The scale of the project and the size and quantity of trees proposed for removal, preservation, and planting will determine which level of tree, vegetation, and soil plan is required. Table 20.770.050-1 lists activities or projects and the level of tree, vegetation, and soil plan typically required.

C. Application and fee. The application for a tree removal permit and/or tree, vegetation, and soil plan review shall be made on a form provided by the City, and shall be submitted at the same time as the tree, vegetation, and soil plan. The applicant shall pay a permit fee to the ~~Community and Economic Development Department~~ Community Development Department.

D. Submittal of a tree plan. The application for a tree, vegetation, and soil plan and/or a tree removal permit shall be submitted with associated development permit applications, if applicable.

U. VMC 20.790.830, which was adopted by Ordinance M-3463 and last amended by M-3922, is amended as follows:

A. *Exceptions.* If a proposal fits within any of the exemption provisions in this part, the proposal shall be categorically exempt from threshold determination requirements, except as follows:

1. The proposal is not exempt under [197-11-908](#) WAC and Section ~~20.790.850~~ 20.790.740 VMC, critical areas.
2. The proposal is a segment of a proposal that includes:

- a. A series of actions, physically or functionally related to each other, some of which are categorically exempt and some of which are not; or
 - b. A series of exempt actions that are physically or functionally related to each other and that together may have a probable significant, adverse environmental impact in the judgment of the agency with jurisdiction. If so, that agency shall be the lead agency, unless the agencies with jurisdiction agree that another agency should be the lead agency. Agencies may petition Ecology to resolve disputes, as governed by [197-11-946](#) WAC. For such proposals, the agency or applicant may proceed with the exempt aspects of the proposals, prior to conducting environmental review, if the requirements of [197-11-070](#) WAC are met.
- B. *Documentation of categorically-exempt proposals.* An agency is not required to document that a proposal is categorically exempt. Agencies may note on an application that a proposal is categorically exempt or place such a determination in agency files. (Ord. M-3922 § 37, 07/06/2009; Ord. M-3643, 01/26/2004)

V. VMC 20.860.020, which was adopted by Ordinance M-3643 and last amended by M-4034, is amended as follows:

- A. *Applicability.* Home occupations shall be a limited use in all zoning districts within legally established residential homes. Such uses shall be subject to a Type I review, pursuant to Section [20.210.040](#) VMC, subject to the development standards in subsection B below.
- B. *Development requirements.* Failure to comply with any or all of the following development standards will result in revocation of the home occupation permit.
- 1. *Employees.* Two nonresident employees are permitted for home occupation activities located in all zoning districts, provided that legal off-street parking is available for the second nonresident employee. The primary person or persons providing the business or service must reside within the dwelling on the premises.
 - 2. *Incidental Sales.* The sale of consumer goods shall be prohibited except when the product to be sold is clearly incidental and secondary to the services authorized by such home occupation.
 - 3. *Off-site impacts.* No home occupation shall generate measurable levels at the property line of dust, smoke, odor or glare as defined in VMC [20.935](#) Off-Site Impacts, or noise in excess of the state standards outlined in WAC [173-06-050](#) as specified in VMC [20.935.030.A](#)

(Environmental Noise). The home occupation activity shall not generate solid waste in volume or type which is not normally associated with residential use unless specifically permitted.

4. *Disturbing Influences.* The home occupation use shall not create electronic interference, including but not limited to; interference with radio, satellite reception, telephone or television reception.

5. *Exterior modification.* To preserve the residential appearance of the structure, there shall be no evidence of the home occupation from the exterior of the structure, except one door nameplate or freestanding sign not to exceed 2 square feet is permitted. Freestanding signage shall be located within 10 feet of the residence and positioned facing the street parallel to the front of the residence.

6. *Limitations on customers and visitors.* The combined total number of customers and business visitors associated with the home occupation shall be limited to no more than an average of six per day per week (Monday-Sunday).

7. *Location of use.* All uses or activities associated with home occupations shall be wholly carried on within a dwelling or accessory structure by a member or members of a family except as allowed in [20.860.020\(B\)\(1\)](#). Such activity shall be secondary to the use of the dwelling for living purposes. Not more than 25% of the combined floor space of such dwelling and accessory structure or 1,000 square feet, whichever is less may be used for the home occupation.

8. *Outdoor storage.* No outdoor storage associated with home occupation shall be permitted.

9. *Vehicles.* Vehicles related to the home occupation shall be restricted to standard noncommercial cars, trucks, and vans.

10. *Exemptions.*

a. Garage Sales as per [20.885.020\(E\)](#) are exempt from obtaining a home occupation permit.

b. Child Care Homes licensed by the state for the care of 12 or fewer children are exempt from obtaining a home occupation permit. City business license requirements apply. No signs allowed.

c. Adult Care Homes licensed by the state for the care of ~~6~~ 8 or fewer persons. No signs allowed.

d. Home occupations that occupy less than 25% of a residence (up to 1,000 sq. ft. of combined space), have no customer visits, and no-onsite retail sales are exempt from obtaining a home occupation permit. The home occupation development standards of this section and the City business license requirements apply.

11. Examples of permitted uses include but are not limited to the following:

- a. Artists, illustrators, writers, photographers (no photo processing), editors, drafters, publishers;
- b. Professional office for consultants and other similar activities;
- c. Bookkeeping, law office, and architect;
- d. Distribution of products assembled at home for off-premise sales (such as garden produce or crafts);
- e. Janitorial services (office);
- f. Mail order business or sales representative;
- g. Interior decorator;
- h. Manufacturer's representative.
- i. Light furniture making and woodworking that does not result in the use or storage of amounts of hazardous, flammable, or combustible materials above the allowed exempt quantities as detailed in the building and fire codes adopted by Title [16](#) and Title [17](#) VMC.
- j. Cottage food operations, as defined by [69.07](#) RCW.
- l. Medical, disabled or elderly transportation service, provided only one vehicle associated with the home business is permitted.

12. Examples of prohibited uses include, but are not limited to, the following:

- a. Auto repair;
- b. Welding shops;
- c. Large appliance/electronics or equipment repair or service;
- d. Truck hauling and/or tow storage yard;

- e. Vehicle sales;
- f. Cabinet making;
- g. Manufacturing and/or related storage;
- h. Kennel or stable;
- i. Wholesale or retail sales;
- j. Restaurants/drinking establishments;
- k. Metal plating;
- l. Any use generating, storing or utilizing hazardous waste.
- m. Commercial limousine service.

13. *Hours of Operation.* Normal hours of operation shall be 7:00 a.m. to 8:00 p.m. with after hours activity permitted if wholly indoors and fully compliant with the off-site impact standards of Section [20.935.030](#) VMC and Table 20.935.030-1 VMC regarding maximum permissible noise levels.

W. VMC 20.885, which was adopted by Ordinance M-3643 and last amended by M-3922, is amended as follows:

20.885.010 Purpose.

A. *General.* The purpose of this Chapter is to provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal or transient uses not otherwise permitted.
~~establish standards for the approval of three types of temporary use:~~

- ~~1. Use that is seasonal or directed toward a special event;~~
- ~~2. Use which is occasioned by an unforeseen event; and~~
- ~~3. Sales offices and model homes in conjunction with the sale of homes.~~

B. *Respect for base zoning districts.* It is not the intent of this Chapter to provide a means to circumvent the strict application of the permitted uses in the base zoning districts. Time limits are to be strictly enforced.

C. *Location.* C. Location. All temporary uses addressed in this section shall be located on private property, not in outside of the public right-of-way. (Ord. M-3643, 01/26/2004)

~~It is the purpose of this chapter is to provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal or transient uses not otherwise permitted.~~

20.885.020 Types of Temporary Uses.

A. *Seasonal or special events.* This type of temporary use includes seasonal or special events which involve the placement of tents, canopies, membrane structures or storage containers.~~Examples of this type of temporary use include:~~

- ~~1. Use associated with the celebration of a specific holiday such as the sale of Christmas trees. Fireworks stands require a permit from the Fire Marshall, but do not require temporary use approval pursuant to this chapter.~~
- ~~2. Use associated with the sale of fresh fruits, produce and flowers;~~
- ~~3. Use associated with festivals, grand openings or celebrations;~~
- ~~4. Seasonal activities such as the sale of food at sports events or activities;~~
- ~~5. Use associated with construction such as the storage of equipment during the construction of roads or development, but not a temporary sales office or model home as provided in subsection C below; and~~
- ~~6. Temporary fund raising and other civic activities in commercial zoning districts.~~

B. *Unforeseen/emergency situations.* This type of temporary use is one for which there is a need because of an unforeseen event such as fire, windstorm or flood or other event deemed by the Planning Official to be an emergency situation.~~The uses listed are allowed only with approval from the planning official. Examples of this type of temporary use include:~~

1. A mobile home, recreational vehicle or other temporary structure for a residential purpose in a residential zone;

2. A mobile office or other temporary structure for a business purpose in a commercial or industrial zone; and

3. Use of an existing legally established dwelling during the construction period of a new residence on the same lot.

C. ~~Temporary sales office/model home.~~ This type of use includes a temporary sales office or offices either in a housing unit or in another temporary building for the purpose of facilitating the sale of real property in any subdivision or planned development within this city. Related to this is the use of one unit in a subdivision or planned development as “model home” for purposes of showing prospective buyers.

D.C. *Temporary use in commercial and industrial zones.* This type of temporary use includes a temporary trailer or prefabricated building for use on any real within commercial or industrial zoned property within the city as a temporary commercial or industrial office or space associated with the primary use on the property.

E. ~~Exemption.~~ The regulations in this chapter shall not apply to garage sales conducted in private homes subject to the following criteria:

1. Sales last no longer than 3 days; and

2. Sales are held no more than twice in a calendar year; and

3. Sales are conducted on the owner's property. Multiple family sales are permitted if they are held on the property of one of the participants.

4. Signs shall be subject to VMC [20.960](#) Signs and must be removed within 24 hours upon completion of the sale. (Ord. M-3701 § 27, 05/02/2005; Ord. M-3643, 01/26/2004)

D. The Planning Official may authorize a temporary use permit for a use not specifically listed above.

E. Exemptions. The following activities are exempt from the requirements of this chapter, but shall comply with other substantive requirements of this chapter, unless specifically noted otherwise:

1. Garage sale and yard sale lasting no longer than 2 days;

2. Christmas tree lots;
3. Temporary sales office or model home either in a housing unit or in another temporary building for the purpose of facilitating the sale of homes to prospective buyers in any subdivision or planned development within this city under a permit issued by the building department;
4. Storage of equipment during the construction of roads or development or job trailer associated with an active land use and or building permit

20.885.030 Approval Process.

- A. Procedure type. Approval of various temporary uses shall be processed as follows:
1. Seasonal or special event by means of a Type I procedure, as governed by Section 20.210.040 VMC, using approval criteria in Section 20.885.050(A) VMC;
 2. Unforeseen/emergency situations by means of a Type I procedure, as governed by Section 20.210.040 VMC, using approval criteria in Section 20.885.050(B) VMC;
 3. Temporary sales office/model home by means of a Type I procedure, as governed by Section 20.210.040 VMC, using approval criteria in Section 20.885.050(C) VMC; and
 4. Temporary building in commercial and industrial zones by means of a Type I procedure, as governed by Section 20.210.040 VMC, using approval criteria in Section 20.885.050(D) VMC.
- Decision-making process. Temporary Uses shall be reviewed by means of a Type I procedure unless waived by the Planning Official.
- B. *Effective period.* An approval for a temporary use by the Planning Official shall be effective for a period of not more than one year unless otherwise stipulated by the approval or renewed pursuant to Section [20.885.030\(D\)](#) Renewal of approval.
- C. *Lapsing of approval.* An approval for the temporary use by the Planning Official shall lapse if:
1. Substantial construction of the approved plan or onset of the approved activity has not begun within the approval period; or

2. Construction or activity on the site is a departure from the approved plan; or
3. The temporary use does not comply with approval criteria in [20.885.050](#).

D. *Renewal of approval.*

1. *General.* ~~With the exception of Subsection 2 below, a~~ A temporary use approval may be renewed no more than twice by the Planning Official for a period not to exceed one year each. The request for an extension shall be processed by means of a Type I procedure, as governed by VMC [20.210.040](#).

~~2. *Renewal of temporary residential sales office/model homes.* A permit for temporary sales offices and model homes may be renewed on an annual basis by means of a Type I procedure. (Ord. M-3959 § 39, 07/19/2010; Ord. M-3922, § 39, 07/06/2009; Ord. M-3643, 01/26/2004)~~

20.885.040 Submission Requirements.

A. *General submission requirements.* The applicant for a temporary use shall submit the following information:

1. Application form (including property owner's signature) provided by the Planning Official for a Type I procedure.
2. Site plan drawn to scale that illustrates the proposed temporary use in relationship to other improvements on the site and showing how such use is in compliance with applicable development standards (setbacks, lot coverage, etc.).
3. Narrative that provides the information necessary to determine compliance with the relevant approval criteria contained in VMC [20.885.050](#) below.

B. *Emergency situations.* The Planning Official may waive any of the requirements in this Chapter for cases that involve destruction of an existing structure due to fire, natural causes or other circumstances that are beyond the control of the applicant. An emergency as allowed by this subsection shall not include failure by the applicant to submit a temporary use request as provided in this Chapter. (Ord. M-3643, 01/26/2004)

20.885.050 Approval Criteria.

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

- ~~1. The event occurs for no longer than 30 days in a calendar year on the approved event site;~~
- ~~2. The event is permitted in the underlying zoning district or within the approved event site;~~
- ~~3. The applicant has proof of the property owner's permission to place the event on his/her property;~~
- ~~4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet his/her minimum parking requirements, as governed by VMC 20.945.070, Parking and Loading;~~
- ~~5. The event will not interfere with adequate vision clearance, as governed by Chapter 20.985 VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;~~
- ~~6. Conditions as may be required by building official and/or fire marshal to determine compliance with minimum building, fire and life safety codes; and~~
- ~~7. Adequate provisions for trash disposal and sanitary facilities shall be provided.~~

B. ~~Unforeseen/emergency situations.~~ The planning official shall approve, approve with conditions or deny a request for approval of an unforeseen/emergency situation(s) subject to compliance with of all of the following criteria:

- ~~1. The need for the use is the direct result of a casualty loss such as fire, windstorm, flood or other severe damage by the elements of a pre-existing structure or facility previously occupied by the applicant on the premises for which the permit is sought;~~
- ~~2. There exists adequate and safe vehicular ingress and egress when combined with the other uses of the property, as required by Chapter 20.985 VMC, Vision Clearance;~~
- ~~3. There exists adequate parking for the temporary use as required by VMC 20.945.070, Off-Street Parking;~~
- ~~4. The use will pose no hazard to pedestrians in the area of the use;~~

5. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect adjoining use, as governed by Chapter [20.935 VMC, Off-Site Impacts](#);

6. The use can be adequately served by sewer or septic system and water, if applicable; and

7. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the planning official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval.

C. ~~Temporary sales office or model home.~~ The planning official may approve, approve with conditions or deny the use of any real property within the city as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or planned development within this city, but for no other purpose provided that the applicant demonstrates compliance with the following criteria:

1. ~~Temporary sales office.~~

a. ~~The temporary sales office shall be located within the boundaries of the subdivision or planned development in which the real property is to be sold; and~~

b. ~~The property to be used for a temporary sales office shall not be permanently improved for that purpose.~~

2. ~~Model house.~~

a. ~~The model house shall be located within the boundaries of the subdivision or planned development where the real property to be sold is situated;~~

b. ~~The property to be used for a model house shall be a permanently designed dwelling structure; and~~

c. ~~Applicant must sign a Memorandum Of Understanding to be prepared by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed.~~

D. ~~Temporary building in a commercial or industrial zone.~~ The planning official may approve, approve with conditions or deny a temporary trailer or prefabricated building for use on any

real commercial or industrial property within the city as a temporary commercial or industrial office or space associated with the primary use on the property, but for no other purpose, providing that the applicant demonstrates compliance with the following criteria:

1. The temporary structure shall be located within the boundaries of the parcel of land on which it is located;
2. The property to be used for a temporary structure shall already be developed;
3. There exists adequate and safe ingress and egress when combined with the other uses of the property; as required by Chapter [20.985](#) VMC, Vision Clearance;
4. There exists adequate parking for the customers or users of the temporary use as required by Chapter [20.945](#) VMC, Off-Street Parking;
5. The use will pose no hazard to pedestrians in the area of the use;
6. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter [20.935](#) VMC, Off-Site Impacts;
7. The use can adequately be served by sewer or septic system and water, if applicable; and
8. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval. (Ord. M-3922 § 40, 07/06/2009; Ord. M-3701 § 28, 05/02/2005; Ord. M-3643, 01/26/2004)

1. The temporary use will not be materially detrimental to the public health, safety or welfare, nor injurious to property or improvements in the immediate vicinity;

1. The use is permitted in the underlying zoning district or within the approved event site;
2. The applicant has proof of the property owner's permission to place the temporary use on the property;

3. There will be no parking utilized by the customers and employees of the temporary use which is needed by the property owner to meet the minimum parking requirements, as governed by VMC 20.945.070, Parking and Loading;
4. The temporary use will not interfere with adequate vision clearance, as governed by Chapter 20.985 VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;
5. Conditions may be required by building official and/or fire marshal to determine compliance with minimum building, fire and life safety codes; and
6. Adequate provisions for trash disposal and sanitary facilities shall be provided.
7. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts;
8. The use can adequately be served by sewer or septic system and water, if applicable.
9. For seasonal and special events, the event occurs for no longer than 30 days in a calendar year on the approved event site;

X. VMC 890.070, adopted by Ordinance M-3643 and last amended by M-4147, is amended as follows.

20.890.070 General Application Requirements and Conditions of Permit Issuance.

A. Pre-application conference. Pre-application conferences are required for all proposed wireless facilities except for collocated antennae proposed on existing support structures, pursuant to Chapter 20.210.080 VMC.

B. Pre-application conference application requirements. In addition to the requirements of Chapter 20.210.080 VMC and the pre-application form provided by the ~~Community and Economic Development Department~~ Community Development Department, the applicant shall submit a graphic representation of the search ring for wireless communication services proposed, and a narrative describing how the proposal complies with the Development Standards of 20.890.040 VMC.

C. Permit application requirements. In addition to the requirements of Chapter 20.210 VMC the applicant shall, unless otherwise waived by the Planning Official or designate for good cause shown, provide the following:

1. Siting/collocation arrangements. A copy of the applicant's Collocation Evaluation Study, as required by 20.890.040(R) VMC or a valid agreement for collocation of the wireless communication facility on an existing building or support structure of another wireless services provider.
2. Visual impact simulation. A graphic simulation of the proposed facility from not less than three perspectives, one of which shall be from ground level from any abutting residential property or the nearest public right-of-way.
3. Available sites map. A map showing the service area of the proposed facility and a written explanation of the need for that facility, relative to existing facilities available within the search ring.
4. A report from a qualified licensed engineer documenting:
 - a. The anticipated capacity of the support structure, including the number and types of antennas which can be accommodated; at a minimum, the structure must be designed to accommodate at least two wireless antenna installations.
 - b. A projection of the wireless communication facilities within the coverage area of the facility proposed, that can be reasonably anticipated to be sited during the next five years.
 - c. A summary of findings that support the need for the facility at the location proposed.
 - d. The facility complies with all applicable standards of the FAA and FCC, including RF energy standard.

D. Permit issuance. Prior to the issuance of a building permit, the applicant shall provide the following:

1. A copy of the applicant's license issued by the FCC.
2. A copy of the findings from the FAA's Aeronautical Study Determination regarding the proposed support structure.

3. In the case of a leased site:

- a. The applicant shall demonstrate that the lease agreement does not preclude the site owner from entering into leases of the site with other providers; and
- b. Completion of a land division, in accordance with the provisions of Chapter 20.300 VMC, governing land divisions and binding site plans and the state subdivision law, RCW 58.17. (Ord. M-4147 § 4, 12/07/2015; Ord. M-3643, 01/26/2004)

Y. VMC 20.915.070 adopted by Ordinance M-3643, last amended by M-4340, is amended as follows

20.915.070 Calculation of Impact Fee.

A. For residential and nonresidential development. The impact fee for a nonresidential development shall be computed by applying the traffic impact fee formula set out in VMC 20.915.040. The impact fee for a residential development shall be computed by applying the traffic impact fee, park impact fee and school impact fee formulae set out in VMC 20.915.050 and 20.915.060, combining the results; provided, that the school impact fee component shall not apply to housing which by restrictive covenant is exclusively for persons 62 years of age or older.

B. For mixed uses. If the development for which approval is sought contains a mix of uses, the impact fee must be separately calculated for each type of use.

C. Criteria to reduce or eliminate impact fees. An administrative appeal may be considered by the director of ~~community and economic development~~ community development to reduce or eliminate impact fees by submittal of an application prior to the payment of fees. Appeals shall be reserved for unusual circumstances which make the standard impact fee as applied to the development unreasonable. Upon receipt of an application for any such appeal, the city shall distribute a written notice of appeal and a copy of the supporting studies and data required below to the office,

department, or school district responsible for the applicable capital facilities for which the impact fee is imposed. The appeal must be supported by reasonable studies and data provided by the applicant showing that:

1. The formulae or method contained in VMC 20.915.040, 20.915.050 or 20.915.060 to calculate the fees do not accurately reflect the cost of system improvements that are reasonably related to the service demands and needs of a particular development; or
2. Such facility improvements will not reasonably benefit the proposed development.
3. The current development proposal implements a concomitant rezone agreement, development agreement or other development approval pursuant to which public facilities identified in the capital facilities plan were dedicated or constructed, and which are of benefit to the community at large and which fall within the definition of system improvements. The appellant shall have the burden of producing and presenting studies and data that clearly show the basis and substantiation of the appeal upon submittal. Appeals shall be reviewed by means of a Type I procedure, pursuant to VMC 20.210.020. Impact fees may be paid under protest in order to obtain a permit or approval of development activity. (Ord. M-4340 § 3, 2021; Ord. M-4172 § 1, 2016; Ord. M-4107 § 5, 2014; Ord. M-3643, 2004)

Z. VMC 20.920.060.H, adopted by Ordinance M-3643 and last amended by M-3959, is amended as follows:

H. Expedited Development Review Process. An applicant may request an expedited review process for infill projects. An expedited infill project shall be contingent upon city staffing and other resource availability. Community and Economic Development Community Development Department will endeavor to complete review of an infill project within a 60-day time period from Fully Complete (FC) to issuance of the land use decision for projects that do not require a hearing; and 80 days for projects that require a hearing.

AA. VMC 20.920.060.I, adopted by Ordinance M-3643 and last amended by M-3959, is amended as follows:

I. *Infill Development Transportation Standards.* Street standards may be reduced as part of an infill development. See Section ~~11.96~~ 11.80.060 of the Vancouver Municipal Code.

BB.VMC 20.927.040, adopted and last amended by Ordinance M 3778, is amended as follows:

20.927.040 Narrow Lot Development Standards.

A. *Implementation of Performance Standards.* Various design options may be proposed to address the approval criteria of Section 20.927.030 A-C. For example, the use of alleys, narrow driveways, or shared driveways – either separately or in combination – are considered to be effective solutions to many identified conflicts. In addressing the above criteria, the following development standards shall apply:

1. *On-site and off-site improvements plan required.* A development plan that demonstrates that utilities, driveways, street trees, etc., have been located and designed to minimize conflicts with one another shall be submitted with the preliminary land division application and incorporated into the civil engineering plan set. Such plan shall, at a minimum, show all of the following features:
 - a. Proposed location and width of streets, sidewalks, and landscape strips;
 - b. Proposed location, species, and size of required street trees;
 - c. Proposed guest parking spaces as required by VMC 20.927.030(B) and 20.927.040(A)(2);
 - d. Proposed location of other infrastructure including light poles, fire hydrants, and community mailboxes (may be reserved areas) and existing overhead lines;
 - e. Proposed location and width of driveways (narrow lots only);
 - f. Proposed location of public water line, water meter, and sewer line to serve each narrow lot;
 - g. Proposed location and dimensions of areas reserved on each narrow lot for private utilities (phone, cable, gas, electric, etc.) and roof infiltration systems;
2. *Standards for guest parking in common areas.*
 - a. Common areas reserved for guest parking shall have no more than five (5) parking stalls in each area unless applicant demonstrates required parking cannot otherwise be provided.
 - b. Common guest parking areas shall be improved to City parking lot standards including a permanent surface, striping, curbing, 3' tall screening, and treatment of storm water runoff. Use of pervious paving is encouraged.
 - c. Such spaces may be designed to allow for backing movements directly into local access or loop streets only.
 - d. Common parking areas shall be maintained by a homeowners' association according to a maintenance agreement to be recorded with the plat.
3. *Standards for solid waste and recycling access and collection.*
 - a. An access plan for solid waste and recycling collection service to all lots in the development shall be submitted with the land division application.
 - b. The access and collection plan shall show a designated collection point for each lot ~~or solid waste enclosure areas~~ and the ability of collection vehicles to maneuver safely to all points of collection, ~~based on a 35' long by 10' wide vehicle.~~
 - c. ~~All circulation and turnaround designs must meet the requirements of VMC 11.80.070 and the Transportation Standard Details and be feasible using City-provided solid waste truck turning modelling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.~~
 - d. Where collection is not feasible on each lot, a designated common collection point to serve up to four lots, located no further than 150 feet from any lot it serves shall be provided. Common collection points shall be shown on the solid waste and recycling plan, and sized to accommodate the carts and bins associated with the city's garbage, yard debris and recycling collection system. System specifics may be obtained from the City's Solid Waste Services department.

e. Collection vehicle turnaround must be provided in cases where more than 4 lots are sharing a grouped set-out or if the distance from the grouped set-out to a lot is greater than 150'.

f. Designated collection points shall be located adjacent to alleys or streets but shall not obstruct sidewalks, bike lanes, or vision clearance triangles.

g. Collection points shall be illustrated on plans and show footprints of all intended carts using dimensions from City- provided solid waste receptacle standards.

h. Each lot must have storage space outside of the right-of-way for carts when not set out for collection day.

3. *Standards for alleys and lots with alley access.* Lots with access from side or rear alleys are highly effective in addressing conflicts at the front street. Where provided, alleys and lots served by alleys shall meet the following standards:

a. Alleys shall consist of 16' paved width within a 20' public right-of-way or private easement, and shall be constructed in accordance with approved City standards. Width of alleys designated as fire apparatus access lanes shall be as approved by the Fire Marshal.

b. All lots adjacent to an alley, existing or proposed, shall provide access to the garage or parking space from the alley, not the adjacent street. Residences with access from alleys shall be oriented to face the public or private street, not the alley.

c. Alleys shall connect with a public or private street at both ends, unless otherwise approved by the Transportation Manager.

d. Maintenance of private alleys shall be the responsibility of the homeowner's association, and a maintenance agreement shall be recorded with the plat.

e. Subdivisions which provide access from alleys to at least 50% of lots shall be eligible for modifications to certain development standards, as specified in VMC [20.927.050](#).

4. *Shared driveways.* Where provided for narrow lots, shared driveways shall meet the following requirements:

a. Shared driveways serving two adjacent lots shall be no wider than 30', measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.

b. Shared driveways which provide access to more than two lots shall be no wider than 18', measured at the driveway throat, and shall be within a 20' minimum wide easement.

c. Only one curbcut is permitted per shared driveway.

d. Shared driveways shall be constructed in accordance with approved shared driveway standards.

e. Garages accessed from shared driveways shall be either single car-width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single car garage, set back at least 5' from the front wall (not porch) of the residence.

5. *Narrow driveways.* Where provided for a narrow lot, narrow driveways shall meet the following requirements:

a. Narrow driveways shall be no wider than 10' measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.

b. Where possible, narrow driveways on adjoining lots shall be grouped in close proximity to create space along the frontage for parking, trees, utilities, etc.

c. Narrow driveways shall be constructed in accordance with adopted narrow driveway standards.

d. Garages accessed from narrow driveways shall be either single car-width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single car garage, set back at least 5' from the front wall (not porch) of the residence.

CC.VMC 20.950.030, adopted and last amended by Ordinance M-437, is amended to add new subsection H as follows:

H. Solid Waste and Recycling Access and Collection.

1. An access plan for solid waste and recycling collection service to all dwellings in the development shall be submitted with the application.
2. The access and collection plan shall show either a designated collection point for each lot or a common solid waste storage area for use by all lots and the ability of collection vehicles to maneuver safely to all points of collection. All circulation and turnaround designs must meet the requirements of VMC 11.80.070 and the Transportation Standard Details and be feasible using City provided solid waste truck turning modelling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.
3. Collection points and common solid waste storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.
4. Where collection is not feasible on each lot, one or more designated common solid waste storage areas, located no further than 150 feet from any dwelling it serves, shall be provided.
 - a. Common outdoor solid waste storage areas must have a smaller gate, door or open walkway entrance for residents in addition to and separate from the service gate(s).
 - b. The dimensions of the common solid waste storage area shall accommodate receptacles consistent with current methods of local collection and allow for pedestrian (driver and residents) access between receptacles. Plans shall show footprints of all intended receptacles using dimensions from City provided solid waste receptacle standards.
 - c. Outdoor common solid waste storage areas shall be enclosed by a screen comprised of a sight-obscuring wall, fence and/or vegetation. Service gate(s) shall allow access to haulers; it shall be capable of being secured in fully closed and open positions.
 - d. Solid waste storage receptacles shall be clearly labeled to indicate the type of materials accepted.
 - e. Common outdoor solid waste storage areas shall not be located in a side or rear yard setback that abuts property that is not within the same development; i.e., impacts of the location on neighboring properties is an important consideration. Every effort should be made to locate outdoor garbage and recycling areas so as to minimize their impacts on existing neighboring residential properties.
6. Designated collection points shall be located adjacent to alleys or streets but shall not obstruct sidewalks, bike lanes, or vision clearance triangles.
7. Maintenance of any private streets or alleys used for solid waste collection service shall be the responsibility of the property owners, and a maintenance agreement shall be recorded with the plat.
8. Each lot must have adequate storage space for carts when not set out for collection day. If lots do not have garages, driveways, or other suitable features for storing carts, individual or shared enclosure areas must be provided and shown on plans. Receptacles and common storage areas must be screened from view and not located in the right of way or adjacent to existing neighboring properties.

DD. VMC 20.970, adopted by Ordinance M-3643 and last amended by Ordinance M-4147, is amended as follows

20.970.010 Purpose.

Purpose. It is the intent and purpose of these provisions to implement the recycling and waste management policies of the City and to support the goals, priorities, and strategies of the Clark County and State of Washington Solid Waste Management Plans. Additionally, the purpose of these regulations is to facilitate the delivery of efficient, safe and convenient refuse and recycling services to facility occupants using collection **containers receptacles**, vehicles and technologies offered through the City's contracted or licensed service providers. Facility designs must incorporate adequate storage space for both solid waste and recyclables and shall provide for a serviceable and accessible on-site location(s) and/or enclosures to temporarily store these materials between scheduled collection days. (Ord. M-3643, 01/26/2004)

20.970.020 Applicability.

A. *Chapter applicability.* This section shall apply to new multi-family residential buildings containing five or more units and nonresidential construction projects that are subject to site plan review, as governed by Chapter [20.270](#) VMC. (Ord. M-3643, 01/26/2004)

20.970.030 Amount of Storage Required.

A. *Storage area criteria.* The amount of solid waste and recyclable storage area required is based on the predominant use(s) of the building, i.e., residential, office, retail, educational/institutional, commercial/industrial or other. If a building has more than one of the uses listed in this section, and that use occupies 20% or less of the gross floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed in this section, and that use occupies more than twenty percent (20%) of the gross floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

B. *For multiple uses.* Storage areas for multiple uses on a single site may be combined and shared.

~~C. *Vertical storage requirements.* The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of containers.~~

D.C. *Storage standards.* Storage shall be provided consistent with the following:

1. Multi-unit residential buildings containing five or more units shall provide a minimum weekly storage area to accommodate the equivalent of using this formula:

Number of units X 32 gallons = Total weekly storage volume for garbage

Number of units X 48 gallons = Total weekly storage volume for recycling

Number of units X 8 gallons = Total weekly storage volume for glass

32 gallons of garbage per residential unit plus 48 gallons of mixed recycling and 8 gallons of glass recycling. Depending on the number of units, the total volume needed for each stream of waste can be calculated and the number and size of carts or containers determined. Mixed recycling is collected in 95 gallon recycling roll carts, measuring 34 inches deep, 29 inches wide and 45 inches tall (cart measurements may vary a few inches depending on manufacturer). Glass is collected in a 64 gallon roll carts, measuring about 28 inches deep, 27 inches wide and 41 inches tall. Each enclosure storage area must provide for collection of both garbage and recycling with space to walk between the containers.

Here is a formula to use:

Number of units X 32 gallons = Total weekly storage volume for garbage

Number of units X 48 gallons = Total weekly storage volume for recycling

Number of units X 8 gallons = Total weekly storage volume for glass

For garbage, convert gallons to cubic yards to determine the size of dumpster needed. There are roughly 202 gallons per 1 cubic yard.

Mixed recycling or cardboard dumpsters containers and cages, with a standard size of 3 or 4 cubic yards (606 gallons), can be planned for accommodating a portion of the required recycling storage for these commodities. Dimensions provided in table 20.970.020-1

For recycling, determine the number of mixed carts needed by dividing total weekly storage requirements by 95; determine the number of glass recycling carts needed by dividing total weekly storage requirements by 64.

EXAMPLE. A multifamily complex with six units.

6 X 32 = 192 gallons. A one cubic yard container will accommodate the weekly garbage storage requirement and the dimensions of that container are 79 inches 30 inches. 6 X 48 = 288 gallons, divided by 95 gallons equals three mixed recycling carts. 6 X 8 = 48 gallons for glass requirement. Only one 64 gallon cart is required for glass. So, the enclosure needs to accommodate a one yard container for garbage, three 95 gallon roll carts for mixed recycling

~~and one 64-gallon roll cart for glass. It would require an enclosure that is 8 feet by 12 feet to accommodate the containers needed for a six-plex.~~

Complexes with less than 20 units are encouraged to include space for a recycling container large enough to accommodate flattened cardboard boxes (typically a 3 yard or 4 yard larger container). Complexes larger than 20 units are required to include space for a 3 or 4 yard recycling container large enough to accommodate flattened cardboard boxes.

Large apartment complexes sometimes utilize a centralized garbage compactor(s) instead of or in coordination with more distributed garbage ~~dumpsters~~ containers. Compactors are intended for commercial and industrial use by trained personnel and should not be the container that residents use directly for disposal of their household garbage. A compactor requires a concrete pad at least 14 feet wide and 25 feet long and specific electrical supply.

Property owners/managers must still provide convenient recycling locations accessible to residents.

Recycling roll carts are normally co-located with the garbage collection containers, rather than with the compactor, to improve recycling convenience and participation. Below is a table showing garbage dumpster sizes in cubic yards, dumpster dimensions, the weight of an empty container, and the number of apartments units that could be served by a given container size, assuming 1 to 1 1/2 32-gallon equivalent per unit. Garbage dumpsters Containers larger than four 4 cubic yards do not have wheels, so it is necessary to allow sufficient space so they can be emptied without being rolled out. No solid waste or recyclables collecting shall be done in any residential zone before 6:30 a.m. or after 6:30 p.m. (VMC [6.12.130](#)).

Maximum distance from residential unit to closest garbage/recycling enclosure shall be no more than 150 feet.

Table 20.970.020-1				
Approximate Garbage Dumpster Sizing				
Dumpster size	Width	Depth	Weight (empty)	Apartments Served
1-yard	79 inches	30 inches	298 pounds	4-6 units
1.5-yard	81 inches	39 inches	329 pounds	6-9 units
2-yard	81 inches	40 inches	395 pounds	8-12 units

Table 20.970.020-1 Approximate Garbage Dumpster Sizing				
Dumpster size	Width	Depth	Weight (empty)	Apartments Served
3-yard	81 inches	47 inches	481 pounds	12-18 units
4-yard	81 inches	57 inches	565 pounds	16-24 units
5-yards	81 inches	64 inches	613 pounds	20-30 units
6-yard	81 inches	68 inches	674 pounds	24-36 units
8-yard	81 inches	82 inches	812 pounds	32-48 units

Note: Recycling containers/roll carts require additional storage space and must be located in the same enclosure as garbage containers.

2. Nonresidential buildings shall provide a minimum storage area of 100 square feet plus:

- a. Office: four sq. ft./1,000 sq. ft. of gross floor area (GFA);
- b. Retail: 10 sq. ft./1,000 sq. ft. of GFA;
- c. Educational/Institutional: four sq. ft./1,000 sq. ft. of GFA; ~~and or~~
- d. Other: four sq. ft./1,000 sq. ft. of GFA.

3. Large developments or single buildings utilizing a compactor(s) for garbage and/or recycling disposal shall plan for the size of concrete pad appropriate for the equipment being installed and the volume of waste and recycling to be generated, plus allocate additional space for containers for materials not compacted. (Ord. M-4147 § 4, 12/07/2015; Ord. M-3643, 01/26/2004)

4. It is required that Storage area space size and area configuration needs be determined based on an assessment of how similarly sized facilities meet their waste disposal and recycling needs.

5. Service agreements between the building owner and the service provider may be required if proposed methods or technologies used to manage waste are atypical or unproven.

20.970.040 Location, Design and Access Standards.

A. *Location.* Required storage areas for solid waste and recyclable materials shall comply with the following standards:

1. The storage area(s) for source-separated recyclable materials in multi-unit residential complexes shall be at the same locations(s) as storage areas for residential mixed solid waste.
2. Indoor and outdoor storage shall comply with City Adopted Building and Uniform Fire Code requirements.
3. Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations. Storage areas shall be no farther than 150 feet from each unit and be easily accessed by users and maintenance personnel.
4. Outdoor storage areas can be located within interior side yard or rear yard areas. Outdoor storage areas shall not be located within a required front yard setback or in a yard adjacent to a public right-of-way or private street easement, except alleys, unless no alternative location is possible. Outdoor storage areas shall not be located in a side or rear yard setback that abuts property that is not within the same development; i.e., impacts of the location on neighboring properties is an important consideration. Every effort should be made to locate outdoor garbage and recycling areas so as to minimize their impacts on neighboring properties. When a single family home is converted to an office, the business owners are encouraged to continue roll cart garbage service instead of ~~dumpster container~~ service to minimize the noise impacts on their neighbors.
5. Exterior storage areas shall address both user safety/security and aesthetic considerations.
6. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required per the requirements of Chapter [20.945](#) VMC, Parking and Loading, after deducting the area used for storage and access.
7. The storage area shall be accessible for collection vehicles and located so it will not obstruct pedestrian or vehicle traffic movement on the site or on public streets or sidewalks adjacent to the site.

B. *Design standards.*

1. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection and allow for pedestrian (driver and residents) access between containers. Plans shall show footprints of all intended receptacles using dimensions from City-provided solid waste receptacle standards. See The preferred recycling method of receptacles for resident use recycling collection is with are roll carts versus recycling dumpsters containers. Roll carts are more easily accessed by residents and help to prevent confusion/contamination with garbage.

2. Storage containers shall meet Uniform Fire Code standards and be made of and covered with waterproof materials or situated in a covered area.

3. Exterior storage areas shall be enclosed by a screen comprised of a sight-obscuring wall, fence and/or vegetation. For multifamily tenant access, A a person door, gate, or walkway gate(s) through the fence shall, separate from the service gate or door, is required. allow access to users and haulers. The Service gate(s) for haulers shall be capable of being secured in closed and open positions of 90 degrees or greater.

4. Storage containers shall be clearly labeled to indicate the type of materials accepted.

5. Where electrical connections or engineered structures and surfaces are required to support the utilization of specialized compaction or similar solid waste or recyclables compactors or other storage and handling equipment, these shall be designed according to the applicable codes.

C. Access standards.

1. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service.

2. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. The percent of grade for access to the pad or enclosure shall not exceed 3%. A minimum of 10' horizontal clearance and 8' of vertical clearance for truck access are required if the storage area is covered. Where direct truck access to a storage area is not possible, the grade and ramp design shall consider the weights and size of containers that can reasonably and safely be managed for "roll-out" to an accessible truck loading position. Only containers 4 cubic yards and smaller can be rolled. Non-rolled containers require 18' vertical clearance in order to be emptied in place. If the collector is expected to move compacted containers larger than 2 cubic yards, mechanized equipment such as motorized pushcart must be provided for efficient transferring of receptacles and to promote worker safety.

3. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion. ~~In the absence of a through street or driveway, a cul-de-sac with a minimum of a 50 foot turning radius should be provided for vehicle maneuvering at the end of the street or driveway. When this is not possible, a hammerhead turnaround at least 20 feet by 20 feet in addition to the street width, should be provided. All circulation and turnaround designs must meet the requirements of VMC 11.80.070 and the Transportation Standard Details and be feasible using City-provided solid waste truck turning modelling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required. (Ord. M-4147, Amended, 12/07/2015, Sec4, Ord. M-3643, 01/26/2004)~~

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: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, Chief Financial Officer

Approved as to form:

Jonathon Young, City Attorney

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending Appendix E the Vancouver Comprehensive Plan 2011-2030, and VMC 20.130, 20.140, 20.150, 20.180, 20.285, 20.320, 20.430, 20.450, 20.503, 20.570, 20.670, 20.710, 20.790, 20.860, 20.885, 20.920, 20.927, 20.950, 20.960, and 20.970; 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).