

DEVELOPMENT CODE AMENDMENT

TRANSITIONAL ENCAMPMENTS

February 27, 2017



Planning Commission

- September 15th - Study Session
- October 20th - Public Hearing – staff direction
- December 15th – Continued Hearing with Staff Reevaluated Amendments

PC Recommendations

- Not allow encampments as outright permitted in all zones.
- Rely on TUP process of the past 10 years to review encampment applications.
- Add more siting and safety requirements.
- Waive permit fee / Clarify length of stay.

January 30 Council Direction

- Discussion and public comments
 - Parcel and encampment size and setbacks
 - Clarifying host and managing agencies
- Staff met with religious and not-for-profits organizations

Changes

- SMC 20.20.024
 - Host Agency: Religious or not for profit organization that invites a transitional encampment to stay on the land that they own or lease.
 - Managing Agency: Managing agency means a religious or City-recognized non-profit organization **or other type of organization approved by the City to manage a transitional encampment.**

Changes – Continued

- Neighborhood Meeting SMC 20.30.045
 - “shall be conducted by the applicant”

Changes - Continued

- Temporary Use Permit SMC 20.30.295
 - Maximum 100 camper population
 - Camp area min. 7,500 sf / max. 15,000 sf (not including setbacks and existing buildings.)
 - 1-50 campers require min. 7,500 sf
 - 50-100 campers = 150 sf of area per camper (100 campers = 15,000 sf camp area)

Changes - Continued

- All setbacks -10 ft.
- May reduce setbacks to 5 ft with
 - Topographic changes
 - Intervening on-site structures
 - Distance from neighbor structures, and/or
 - Vegetation screening
- Screening to meet setbacks except existing screening or structures that act as screening

Changes - Continued

- Members of encampment rather than security personnel responsible to monitor activity.

Next Steps

- Council Discussion and Direction
- Council Action - March 20
 - Council will need to make amendments to the Planning Commission recommendation