CITY OF TACOMA

TEMPORARY HOMELESS CAMP PERMIT PROCESS
Proposed Amendments to TMC 13.05 and 13.06.635 - Temporary Uses

John W. Harrington, Jr.
Principal Planner
Planning and Development Services Dept.

Planning Commission Hearing
January 22, 2014
Background

- 2010 state law authorizes religious organizations to host temporary homeless camps (RCW 36.01.290)
  - May locate on church owned or controlled property

- Cities may impose conditions that protect the public health and safety
  - A number of camp characteristics and operating standards may be determined by the city
Draft Recommendation Highlights

- Maximum occupancy per camp: 100 residents
- Maximum number of camps allowed to operate at any given time: 2
- Minimum camp area: 7,500 sf for first 50 residents; plus 150 sf/additional resident
- Maximum time on the ground for each camp: 93 days (123 days for hard surface sites or non-residential zoned areas)
Draft Recommendation Highlights

- Minimum time to return to site: 2 years from previous camp start date (18 months for hard surface sites or non-residential zoned areas)
- Camp must be located within ¼ mile of transit
- Perimeter setback: 10 feet from property line
- Perimeter fencing: 6-foot sight-obscuring
- Shelter/tent separation: 2 feet on sides and rear of shelter; 4 feet from entrance; and 10 feet between group shelters
Draft Recommendation Highlights

- Crime prevention through environmental design (CPTED) principles will be recommended during the site plan review
- Warrant and background checks are required for prospective camp residents
- One shower for each 33 residents
- Parking: 2 spaces for every 25 residents
- 14-day public notice to 400 feet of site
Public Comment

- Letters and emails
  - JBLM: Accident Potential Zone II concern

- Public hearing
Next Steps

2014

Feb 5: Planning Commission Review

Feb 19: Planning Commission recommendation

Feb-Apr: City Council consideration