

CITY OF TACOMA

TEMPORARY HOMELESS CAMP PERMIT PROCESS

Proposed Amendments to TMC 13.05 and
13.06.635 - Temporary Uses

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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

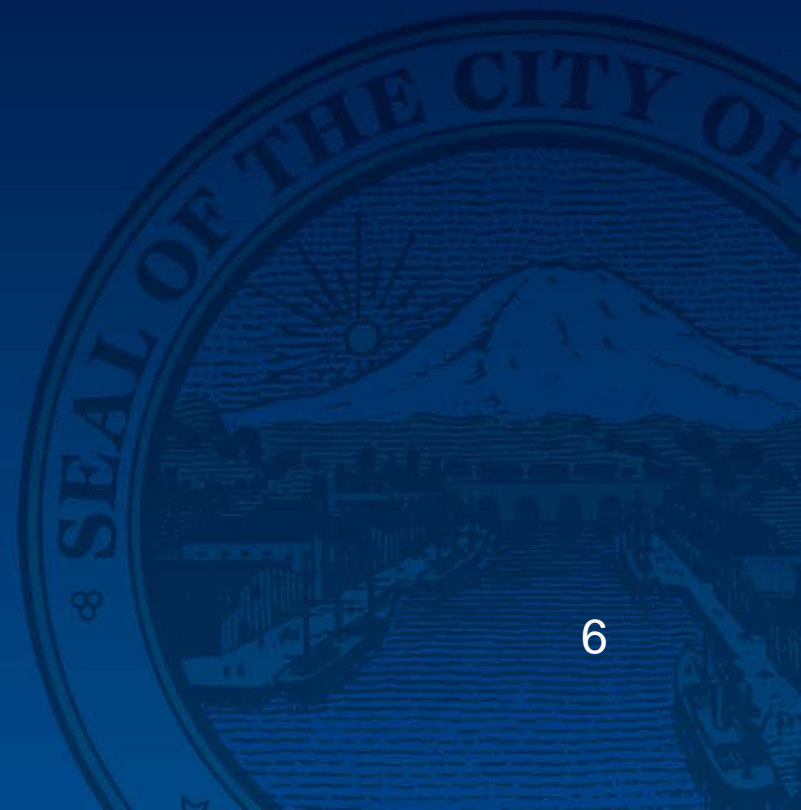
- ❖ **Minimum time to return to site: 2 years from previous camp start date (18 months for hard surface sites or non-residential zoned areas)**
- ❖ **Camp must be located within ¼ mile of transit**
- ❖ **Perimeter setback: 10 feet from property line**
- ❖ **Perimeter fencing: 6-foot sight-obscuring**
- ❖ **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

