



NOTICE OF PUBLIC HEARING

PROPOSED LAND USE REGULATIONS CONCERNING TEMPORARY HOMELESS CAMPS PERMITTING PROCESS

PLANNING COMMISSION PUBLIC HEARING

Wednesday, January 22, 2014 5:30 p.m. City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

WHAT IS BEING CONSIDERED?

The Planning Commission is seeking public comment on the proposed land use regulations concerning the Temporary Homeless Camps Permitting Process. The proposal would amend the Tacoma Municipal Code, Chapter 13.05 Land Use Permit Procedures and Chapter 13.06 Zoning, to add regulations for a permit review process for temporary homeless camps run by religious organizations.

WHAT IS THE PROPOSAL INTENDED TO ACHIEVE?

State law, RCW 36.01.290, grants broad authority to religious organizations to host temporary homeless camps for individuals experiencing homelessness on property owned or controlled by such organizations. The City of Tacoma has not had a religious organization propose such a camp since the state law passed in 2010, but wants to have regulations in place should a group want to operate one. The proposed amendment would regulate temporary homeless camps to protect public health and safety and the safety of the residents of such camps in the City of Tacoma.

The Proposal at a Glance

1. Maximum occupancy per camp: 100 residents.
2. Maximum number of camps allowed to operate within the City at any given time: 2.
3. Minimum camp site area: 7,500 square feet for first 50 residents, plus 150 square feet for each additional resident.
4. Maximum time on ground for each camp: 93 days (or 123 days for hard surface or non-residential sites).
5. Minimum time to return to site or neighborhood: 2 years from previous camp start date (or 18 months for hard surface or non-residential sites).
6. Camp must be located within ¼ mile of a transit stop.
7. Perimeter setback: 10 feet from property line.
8. Perimeter fencing: 6-foot sight-obscuring materials.
9. Shelter/tent separation: 2 feet on sides and rear of shelter; 4 feet from entrance; and 10 feet between group shelters.
10. Crime Prevention Through Environmental Design (CPTED) principles will be applied to the camps during the site plan review.
11. Warrant and background checks are required for prospective camp residents.
12. One shower for each 33 residents.
13. Parking: 2 spaces for every 25 residents.
14. 14-day public notice to 400 feet of site.

HOW TO PROVIDE COMMENTS?

You can provide oral testimony at the public hearing on January 22, 2014 or provide written comments using the return address on this card no later than 5:00 p.m. on January 24, 2014, by facsimile at (253) 591-5433 or via e-mail to planning@cityoftacoma.org

ADDITIONAL INFORMATION

A Preliminary Determination of Nonsignificance (DNS) has been issued based on the completion of an environmental checklist. Comments on the DNS must be submitted by January 24, 2014. Unless modified by the City, the DNS will become final on February 7, 2014. The DNS, the environmental checklist, and additional information associated with the proposal, including the staff analysis report, are available at the Planning and Development Services Department, 747 Market Street, Room 345; and on the following website:

www.cityoftacoma.org/Planning
(and click on "Temporary Homeless Camps")

STAFF CONTACT

If you have additional questions or comments please feel free to contact John Harrington at (253) 279-8950 or jharring@cityoftacoma.org.

The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Special accommodations can be provided upon request within five (5) business days prior to the hearing. To arrange for these accommodations please contact the Planning and Development Services Department at (253) 591-5030 (voice) or (253) 591-5153 (TDD).



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