



City of Tacoma
Planning and Development Services

CITY COUNCIL PUBLIC HEARING

April 1, 2014

SUBJECT

Proposed land use regulations concerning the Temporary Homeless Camps Permitting Process.

SUMMARY

The proposed regulations would amend Tacoma Municipal Code, Chapters 2.09 – Fee Code, 13.05 – Land Use Permit Procedures, and 13.06 – Zoning, with the following provisions:

- Maximum occupancy per camp: 100 residents
- Maximum number of camps allowed to operate within the City at any given time: 2
- Minimum camp site area: 7,500 square feet for first 50 residents, plus 150 square feet for each additional resident
- Maximum time on the ground for each camp: 93 days (or 123 days for hard surface or residential sites).
- 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).
- Camp must be located within ¼ mile of a transit stop.
- Perimeter setback: 10 feet from property line.
- Perimeter fencing: 6-foot sight-obscuring materials.
- Shelter/tent separation: 2 feet on sides and rear of shelter; 4 feet from entrance; and 10 feet between group shelters.
- Crime Prevention through Environmental Design (CPTED) principles will be applied to the camps 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.

BACKGROUND

State law, RCW 35.21.915, 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.

ADDITIONAL INFORMATION

Please visit the Planning Services Division's website at www.cityoftacoma.org/planning and click on "Temporary Homeless Camps".

CONTACT

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