



CITY OF KIRKLAND
NOTICE OF APPLICATION
TENT CITY 4 – FILE NO. ZON07-00030

PROPOSAL: Temporary Use Permit for Holy Spirit Lutheran Church and Share/Wheel to temporarily host Tent City 4 from November 10, 2007 to February 9, 2008 on the Holy Spirit Lutheran Church property. The application was submitted to the City on October 3, 2007.

LOCATION: 10021 NE 124th Street

REVIEW PROCESS: The decision on this application will be made by the Planning Director. The Director will receive a report from the Planning Department staff making a recommendation on the application. The decision will be based on whether the application complies with the Kirkland Zoning Code and other applicable codes.

TENT CITY STANDARDS:

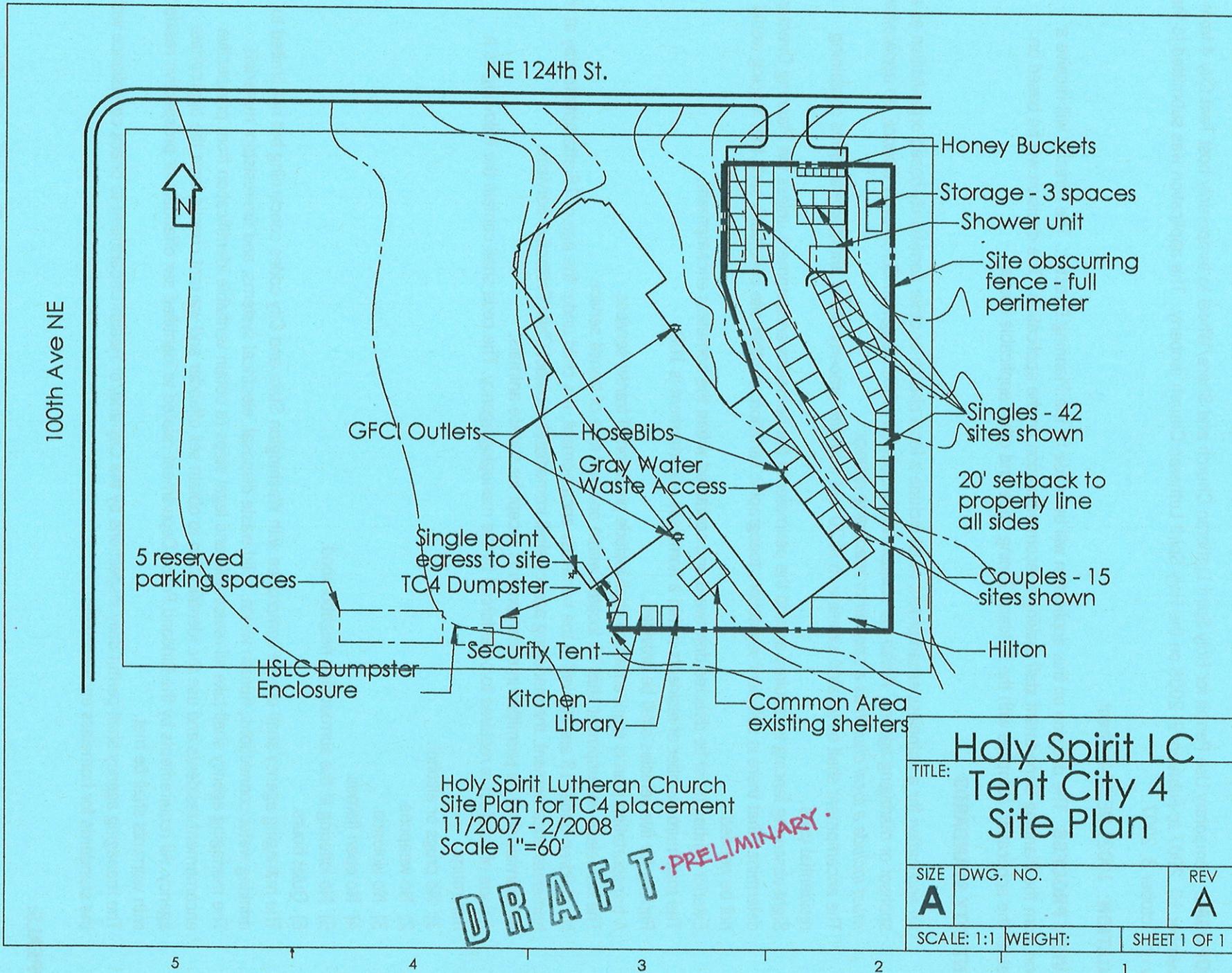
- A. An application for a homeless encampment must include a local church or other community-based organization as a sponsor or managing agency. *Within the disapproval jurisdiction of the Houghton Community Council, an application must include a local church as a sponsor or managing agency.*
- B. The encampment shall be located a minimum of 20 feet from the property line of abutting properties containing residential uses.
- C. Sight-obscuring fencing is required around the perimeter of the homeless encampment unless the Planning Director determines that there is sufficient vegetation, topographic variation, or other site conditions such that fencing would not be needed.
- D. Exterior lighting must be directed downward and contained within the homeless encampment.
- E. The maximum number of residents within a homeless encampment is 100.
- F. Parking for five vehicles shall be provided.
- G. A transportation plan is required which shall include provision of transit services.
- H. The homeless encampment shall be located within one-half mile of transit service.
- I. No children under 18 are allowed in the homeless encampment. If a child under the age of 18 attempts to stay at the homeless encampment, the managing agency shall immediately contact Child Protective Services.
- J. No animals shall be permitted in encampments except for service animals.
- K. A code of conduct is required to be enforced by the managing agency. The code shall contain the following as a minimum:
 - 1) No drugs or alcohol.
 - 2) No weapons.
 - 3) No violence.
 - 4) No open flames.
 - 5) No loitering in the surrounding neighborhood.
 - 6) Quiet hours.
- L. The managing agency shall ensure compliance with Washington State and City codes concerning but not limited to drinking water connections, human waste, solid waste disposal, electrical systems, and fire-resistant materials.
- M. The managing agency shall take all reasonable and legal steps to obtain verifiable identification from prospective encampment residents and use the identification to obtain sex offender and warrant checks from the appropriate agency. All requirements by the Kirkland Police Department related to identified sex offenders or prospective residents with warrants shall be met.
- N. The managing agency shall permit daily inspections by the City and/or Health Department to check compliance with the standards for homeless encampments.

APPEALS:

There is no administrative appeal of the Planning Director's decision for a temporary use permit. The action of the City in granting or denying an application under this chapter may be reviewed pursuant to the standards set forth in RCW 35.70C.130 in the King County Superior Court. The land use petition must be filed within 21 calendar days of the issuance of the final land use decision of the City. For more information on the judicial process for land use decision, see Chapter 36.70C RCW.

FOR MORE INFORMATION:

Additional information about Tent City 4 can be found online at <http://www.ci.kirkland.wa.us/Community/tentcity.htm>. For questions or for more information about this application, please call Jon Regala, Project Planner at (425) 587-3255. Application materials are contained in the official file available in the Planning Department, 123 5th Avenue, Kirkland, 8 a.m. – 5 p.m., Monday – Friday.



Holy Spirit Lutheran Church
 Site Plan for TC4 placement
 11/2007 - 2/2008
 Scale 1"=60'

DRAFT - PRELIMINARY -

TITLE: Holy Spirit LC Tent City 4 Site Plan		
SIZE A	DWG. NO.	REV A
SCALE: 1:1	WEIGHT:	SHEET 1 OF 1

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