CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3225 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF APPLICATION
TENT CITY 4, CASE NO. ZON13-00355

PROPOSAL: Temporary Use Permit for Kirkland Congregational Church and SHARE/wheel to temporarily host Tent City 4 from April 13, 2013 to July 13, 2013. The application was submitted to the City on March 15, 2013.

LOCATION: 106 5th Avenue.

NEIGHBORHOOD: Norkirk

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 Kirkland's Zoning Code and other applicable codes.

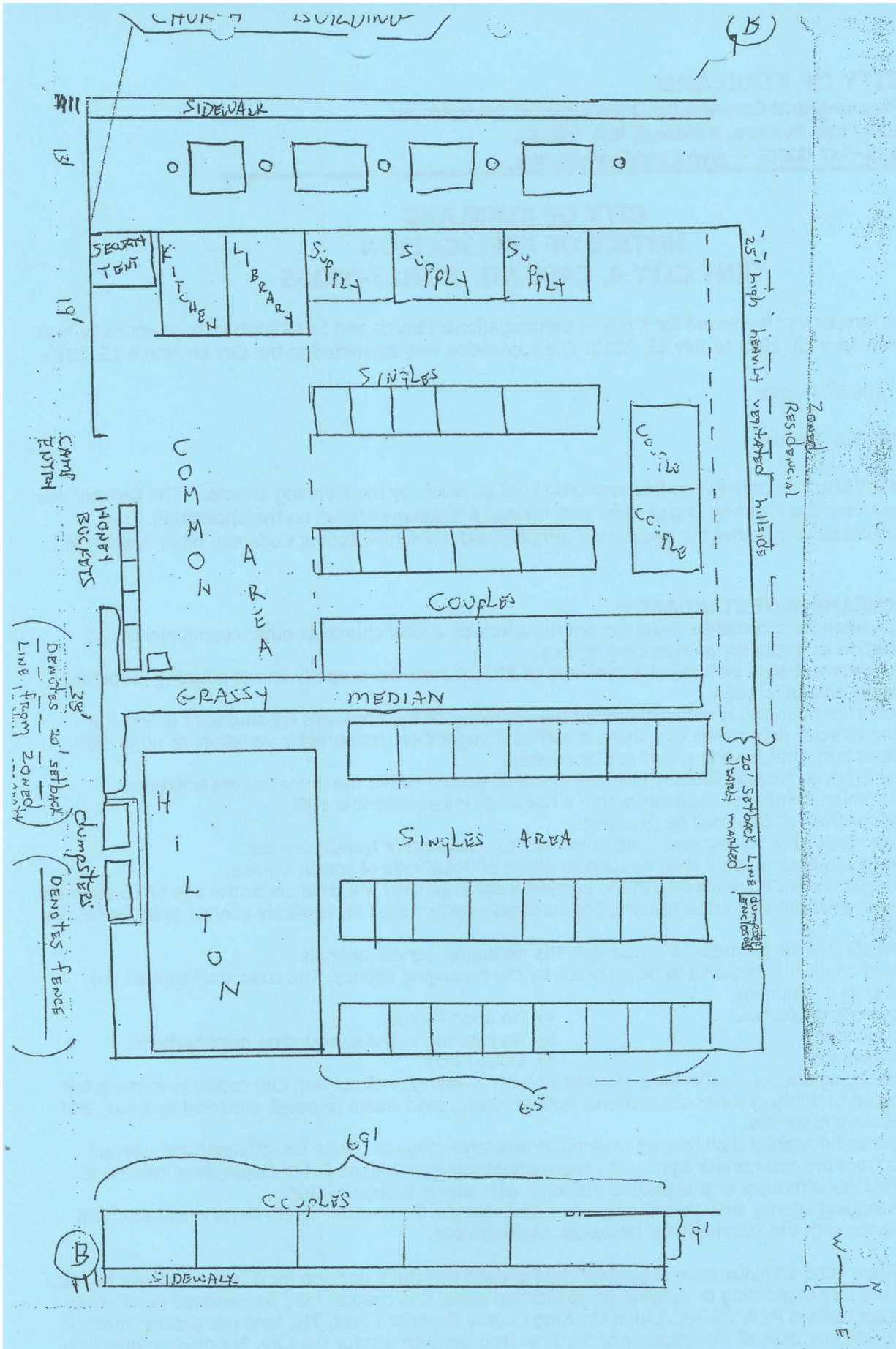
HOMELESS ENCAMPMENT STANDARDS:

A. An application for a homeless encampment must include a local church or other community-based organization 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 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 for 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 decision use for the City. For more information on the judicial process for land use decision, see Chapter 36.70C RCW.

FOR MORE INFORMATION: For more information about this application, please contact project planner Sean LeRoy, City of Kirkland Planning Department at 425-587-3260 or sleroy@kirklandwa.gov. Additional information is available at http://www.kirklandwa.gov/depart/Planning/Development/TC4.htm. Application materials are contained in the official file available in the Planning Department, 123 5th Ave., Kirkland, 8 a.m.–5 p.m. Monday – Friday.

Publishing Date: March 28, 2013


CHURCH BUILDING
(B)
SIDEWALK
13'
19'
SECURITY TENT
KITCHEN
LIBRARY
SUPPLY
SUPPLY
SUPPLY
25' high heavily vegetated hillside
Zoned Residencial
SINGLES
COUPLE
COUPLE
CAMP ENTRY
HONEY BUCKETS
COMMON AREA
COUPLES
38'
Denotes 20' setback line from zoned
GRASSY MEDIAN
20' setback line clearly marked
dumpsters
HILTON
SINGLES AREA
dumpsters enclosed
Denotes fence
65
69'
COUPLES
9'
(B)
SIDEWALK
W
N
E