

Emergency Housing Ordinance

Board of County Commissioners Briefing
September 28, 2022

Purpose of Today's Briefing

Overview of Docket Item A-24

 Overview of Planning Commission recommendation

Direction requested to schedule public hearing



Background

• 2022-2023 Official Development Code Docket

County-initiated code amendment, priority 12 of 18

 Applies to all of Thurston County outside the cities (rural unincorporated and Urban Growth Areas)



Background

- Make interim regulations permanent, and consider other amendments to improve the regulations
 - Regulations in place since 2010
 - Interim regulations in place since 2019, renewed 5 times
 - No encampments have been permitted under the ordinance to date
- Interim regs temporary until County adopts permanent Homeless Encampment chapters



Proposed Amendments

- Carry-over changes from interim regulations
 - Director of CPED may waive some requirements, such as:
 - On-site parking
 - Locational and screening requirements
 - Security plan requirement
 - Visitor regulations
 - Numbering system

- Director may NOT waive:
 - Sanitary portable toilets screened from adjacent properties and right of way
 - Temporary structures must conform w/ building codes
 - Fire safety requirements
 - Code of conduct
 - Prohibition of illegal drugs, fighting, abuse, littering

Proposed Amendments

- Additional amendments proposed by Development Services
 - Clarification around permitting procedures and informational meeting
 - Add in procedural step where the Director reviews their administrative decision with BoCC
 - Appeal procedures to go directly to Superior Court
 - Critical area and buffer protections not waivable
 - Heating and cooking systems in RVs now allowed without waiver
 - Changes permit time limit from 6 months to one year

Proposed Amendments

- Additional amendments proposed by Planning Commission
 - Public informational meetings are no longer waivable
 - Cap the limit of residents to a 100% increase
 - Recommend safe-storage be provided for weapons
 - Make the prohibition on alcohol discretionary and left to the sponsoring agency
 - Require concurrence from Thurston County Risk
 Management before waiving general liability insurance

Stakeholder Outreach & Public Comment

 Worked with PHSS, Thurston County Sheriff's Office, and CPED Development Services to develop proposed amendments

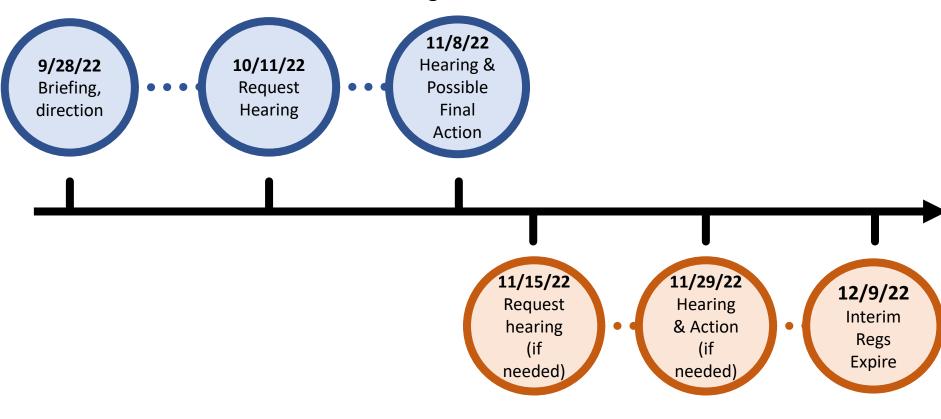
To date, no public comment received

Planning Commission Recommendation

 Recommended approval of Development Code **Docket Item A-24, Emergency Housing Ordinance:** Permitting Criteria Flexibility, which amends the **Homeless Encampment and Administrative** Procedures Chapters within Titles 20, 21, 22, and 23 to allow for a waiver of some permitting criteria of homeless encampments during a declared emergency, and clarify application and permitting procedures for homeless encampments.

Timeline

Review & Consideration of Permanent Regulations



Renewing Interim Regulations

Next Steps

- Any additional information the BoCC would like?
- Direction requested from the BoCC:
 - 1) Which liability insurance language in public hearing draft (PC recommendation or staff recommendation)
 - 2) Direct staff to submit AIS to schedule a public hearing
- Tentative project timeline:
 - Today direction on submitting AIS to schedule hearing
 - 10/11/22 Set public hearing
 - 11/8/22 Public Hearing & Possible Final Action



Thank you!

For questions, contact:

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