



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:

Leah Davis, Associate Planner
(360) 786-5582

