

## Tent City 4 – TUP2013-00193

### **Project Description:**

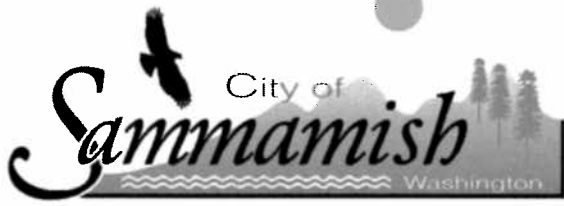
Mary Queen of Peace is proposing to host Tent City 4, in conjunction with SHARE (Seattle Housing and Resource Effort) and WHEEL (Women’s Housing, Equality, and Enhancement League). Tent City 4 (TC4) will be located on the Mary Queen of Peace property, located at 112 228<sup>th</sup> Avenue SE, Sammamish, WA 98075 (tax parcel 0424069092). Mary Queen of Peace and SHARE / WHEEL are co-applicants for TC4 and this temporary use permit, and have signed an Agreement (received by the City 10/18/2013) related to other operational aspects of Tent City 4.

The applicant has proposed the following as part of the temporary use permit application:

1. TC4 will generally be configured on the west side of the Mary Queen of Peace church buildings, as depicted in the site plan received 10/17/2013 and modified by the conditions below.
2. TC4 will generally be placed and operated consistent with the “Permit Narrative” document provided by the applicant on 10/8/2013.
3. The applicant has proposed verbally, and the city supports, the placement of tents within the playground area, and within the eastern half of the fire lane, located on the west side of the Mary Queen of Peach church building.
4. The camp will be fully fenced and consist of a food service tent, community area, security tent, a shower, privacy screening, portable bathroom facilities, and approximately 57 sleeping tents.
5. There will be up to 100 people homeless people at the shelter at any one time.
6. The temporary use permit includes a request to place directional and identification signs on the Mary Queen of Peace site for TC4.
7. Police may conduct regular visits to Tent City 4.
8. Tent City 4 and its occupants shall comply with the Code of Conduct.

### **Conclusions:**

1. Sammamish Municipal Code 21A.110.020 establishes the criteria for approving a temporary use permit.
2. The Director of Community Development, following review of the proposed Tent City 4 temporary use permit, hereby concludes that:
  - a. The proposed temporary use will not be materially detrimental to the public welfare;
  - b. The proposed temporary use is compatible with existing land uses in the immediate vicinity in terms of noise and hours of operation;
  - c. The proposed temporary use has adequately addressed public off-street parking and traffic control such that proposed temporary use can be provided in a safe manner; and
  - d. The proposed temporary use is not otherwise permitted in the zone in which it is proposed.
3. The temporary use permit for Tent City 4 should be approved, subject to the following conditions of approval.



**Department of Community Development**

801 – 228<sup>th</sup> Avenue SE • Sammamish, Washington 98075 • Phone: 425-295-0500 • Fax: 425-295-0600

**Decision:**

Temporary Use Permit (TUP2013-00193), allowing the temporary encampment of Tent City 4 is approved, subject to the following conditions of approval.

Evan Maxim, Senior Planner  
For Kamuron Guroi, Community Development Director

10/18/2013  
Date

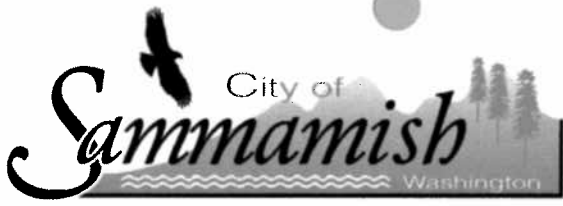
**Conditions of Approval:**

**1. General Conditions:**

- a. Tent City 4 and its occupants shall comply with the Code of Conduct and all other conditions established within this Temporary Use Permit (TUP2013-00193).
- b. Tent City 4 and its occupants shall comply with all applicable federal, state, and local laws.
- c. Tent City 4 is authorized to occupy the Mary Queen of Peace property, in the location established by the site plan received 10/17/2013 and as modified by this temporary use permit approval.
- d. Tent City 4 may occupy the Mary Queen of Peace property starting October 19, 2013 for a period of sixty (60) days, unless otherwise approved by the City of Sammamish.
- e. Tent City 4 shall minimize the placement of encampment structures within the drainage swale located between the church and the emergency access road on the west side of the site. Tent City 4 may place encampment structures, including tents and fencing, within the emergency fire lane, provided that a minimum of a 10 foot wide travel lane shall be provided for emergency vehicles.
- f. Power cords and lines that will cross the emergency access road on the west side of the site shall be securely anchored.

**2. EFR Conditions:**

- a. Temporary power must be installed in accordance with the National Electrical Code and must be inspected by the Washington State Department of Labor and Industries (L&I). Alternatively, an L&I waiver may be supplied.
- b. Emergency egress and exits from the Mary Queen of Peace building shall be kept clear.
- c. Tents shall be located no closer than 10 feet to the building for Mary Queen of Peace.
- d. Heating of food shall be limited to a microwave
- e. Placement of any tent is subject to relocation pending any emergency action required.



## Department of Community Development

801 – 228<sup>th</sup> Avenue SE • Sammamish, Washington 98075 • Phone: 425-295-0500 • Fax: 425-295-0600

- f. Existing fire hydrants shall not be covered, blocked, or in any way made inaccessible. A minimum clearance of three feet is required all around hydrant.
  - g. Tents over 400 square feet shall be flame treated. A flame treatment certificate is required.
    - i. Exception, per the 2009 IFC: Tents used exclusively for recreational camping purposes are exempt. No open flame cooking, or electricity shall be allowed in a recreational tent.
  - h. Any size tent and / or canopy shall be flame treated if used for cooking food. Note: Use of a microwave oven is not considered “cooking” when used to heat food.
  - i. Two 2:A 10:BC (5 lb.) fire extinguishers are required. One shall be located at the main gate / security area, and one at the food tent. Installation shall be in plain view, and easily accessible. Please contact the Fire Marshal’s office at 425.313.3323 or 425.313.3324 for direction.
  - j. Open flames are prohibited at all times.
  - k. “No smoking” signs shall be posted throughout TC4, except in the designated smoking area.
  - l. The address for Mary Queen of Peace shall be posted in an approved manner at the main entrance
  - m. At all times, security personnel shall have access to a church phone or a cell phone for calling 911 and be aware of the site address.
  - n. Garbage / recyclables shall be stored a minimum of 30 feet from any tent or canopy
  - o. If use of generator is desired, prior approval from the Fire Marshal’s office is required.
- 3. Police Conditions:**
- a. Tent City shall assist in the keeping of a daily log of visits by police officers.
  - b. No weapons are allowed within Tent City 4. A knife with a blade of less than 3.5 inches is not considered a weapon.
  - c. Noise shall be limited between the hours of 8PM and 9AM daily.
  - d. The security tent shall be clearly marked as such and shall be visible from the parking area.
  - e. 24 hour emergency contact information will be provided to the Sammamish Police Department, to include names and phone numbers for both onsite security and church representatives.
  - f. Tent City shall abide by all conditions submitted as part of the permit process, including the Permit Narrative of Share / Wheels Tent City 4 and Share / Wheel Tent City 4 Code of Conduct.
  - g. Tent City shall advise the Sammamish Police Department of barred or turned away subjects who refuse to leave the camp, loiter in the adjacent neighborhood, or cause a disturbance.
  - h. Tent City shall advise the Sammamish Police Department of any sex offenders, or individuals with active warrants, who attempt admittance into camp and are subsequently turned away.
- 4. Planning Conditions:**
- a. All parking for Tent City 4 shall be located on the established parking lot of Mary Queen of Peace.
  - b. Removal of landscaping is prohibited.



## Department of Community Development

---

801 – 228<sup>th</sup> Avenue SE • Sammamish, Washington 98075 • Phone: 425-295-0500 • Fax: 425-295-0600

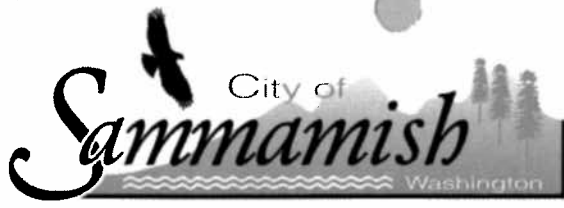
- c. Assembly and removal of the camp shall occur between 7:00AM and 8:00PM to limit disruption of the neighborhood.
- d. Additional privacy screening may be required if determined necessary upon the review of complaints by adjacent residents.
- e. Signs associated with Tent City 4 shall be limited to directional signs to the site, and identification signs at the encampment. Directional signs shall be limited to a maximum area of 2 square feet.

### 5. Building Conditions:

- a. Temporary power must be installed in accordance with the National Electrical Code and must be inspected by the Washington State Department of Labor and Industries (L&I). Alternatively, an L&I waiver may be supplied.
- b. Emergency egress and exits from the Mary Queen of Peace building shall be kept clear.
- c. Tents shall be located no closer than 10 feet to the building for Mary Queen of Peace.
- d. Once the fence has been erected, a requirement to provide two exits from the tent city area, and exit access travel distance of 100 feet or less subject to field inspection.
- e. As a temporary facility, the camp is encouraged to provide accessibility where feasible and to provide alternate accommodations based upon need.
- f. Existing accessible routes of travel to building entrances and connecting buildings to the public way must remain unobstructed per the Washington State Accessibility Code.
- g. All exits and exit passageways shall not be less than 44 inches in width

### 6. Sammamish Plateau Water and Sewer District Conditions

- a. Potable water supply shall be obtained from the exterior hose bib located on the northwest side of the building by the day care center, or from a potable supply within the building. A backflow prevention device is recommended to prevent cross contamination between the water supply to Tent City IV and the church's water supply. The water supply to Tent City IV should be protected from freezing by heat tape or other insulation. Connection to the yard hydrant near the proposed location for the kitchen is NOT approved because the yard hydrant is not a potable water supply.
- b. Disposal to the sewer system from the kitchen and showers shall be through a temporary, aboveground connection to a sewer cleanout. Available cleanouts are located: 1) in the traveled lane adjacent to the curb at the northwest corner of Tent City IV, or 2) on the downstream side (west side) of the grease interceptor near the proposed location for the kitchen and the shower. It is recommended that P-traps be incorporated into the side sewer connection to prevent the release of odors from the sewer system. The connection to the cleanout shall be a gasketed 90-degree coupling, with 4-inch piping to the point of connection with the kitchen and showers. If the cleanout in the traveled way is used, temporary barriers shall be used to prevent vehicles from damaging the sewer piping.



*Department of Community Development*

---

801 – 228<sup>th</sup> Avenue SE • Sammamish, Washington 98075 • Phone: 425-295-0500 • Fax: 425-295-0600

- c. Water and sewer service shall not be extended across the emergency access without approval by the Sammamish Plateau Water and Sewer District. Specifically, securing the pipes and providing for an appropriate driving service will be required.