

Short Term Temporary Use Permit for SHARE/WHEEL Tent City at Redwood Family Church

Open Record Appeal Hearing

Hearing Examiner

File: LAND-2013-00929

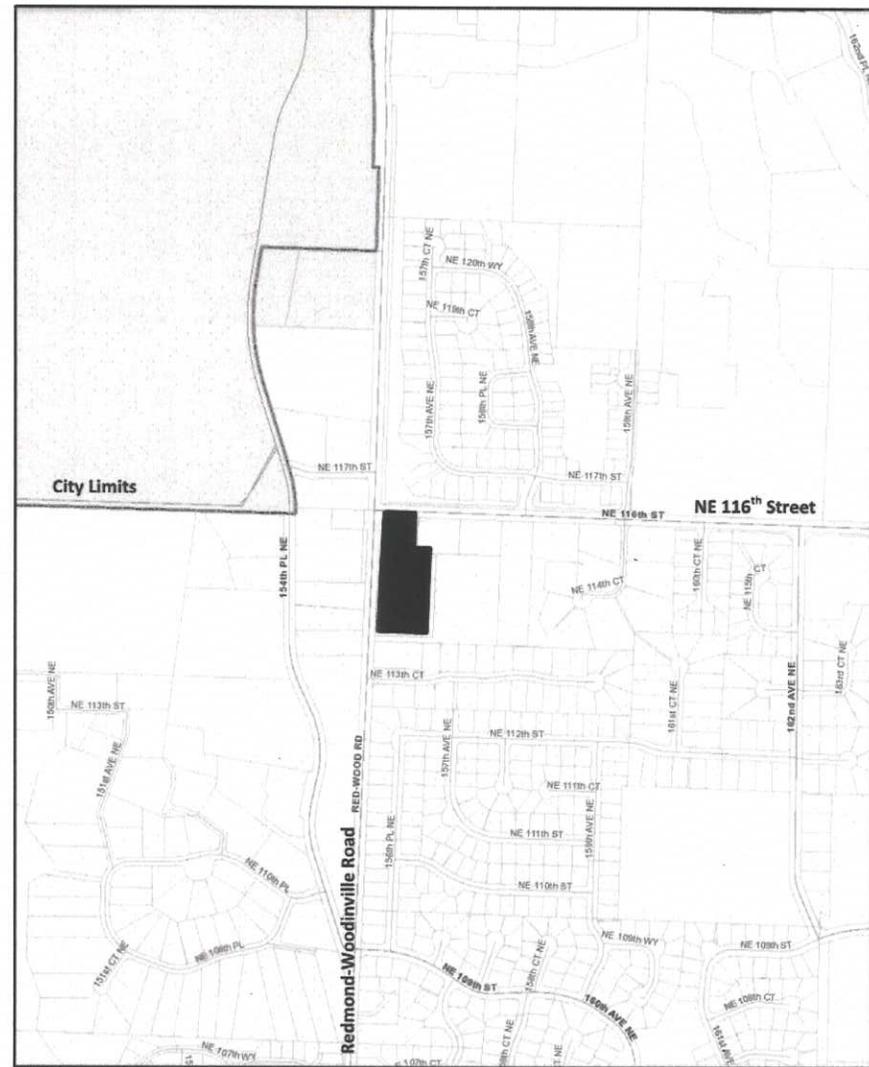
Appeal: LAND-2013-01289

August 7, 2013



VICINITY

- Located at the corner of NE 11 Street and Red-Wood Road



Vicinity Map

VICINITY



- Redwood Family Church is outlined in Red

- Appellant's property is outlined in Green



Procedural Summary

- ⦿ **Completeness**
 - 05/28/2013 – Letter of completeness issued and vested date
- ⦿ **The Notice of Application**
 - 06/03/2013 - Comment period begins
 - 06/21/2013 - Comment period ends
- ⦿ **Neighborhood Meeting:**
 - June 24, 2013
- ⦿ **Notice of Decision**
 - June 27, 2013
- ⦿ **Appeal Deadline**
 - July 11, 2013
- ⦿ **The Notice of Appeal Hearing**
 - July 24, 2013

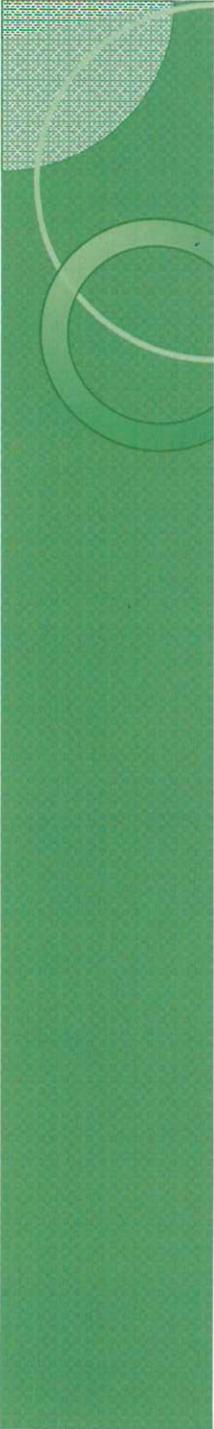


Appeal Issue # 1

- It has negative impact on the adjacent properties that belong to me and my family.

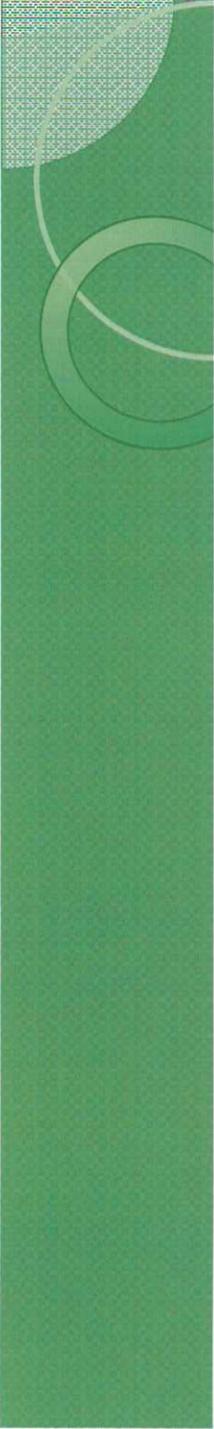
Expanded on 8/5/2013 to include:

- Increased crime
- No oversight by SHARE/WHEEL, trespass, fence installed in wrong location
- Church should be required to have a conditional use permit to be allowed in a residential neighborhood, Tent City is an additional use
- Plans submitted do not accurately show the area of the encampment.
- NE 116th Street and Red-Wood Road not safe to walk on



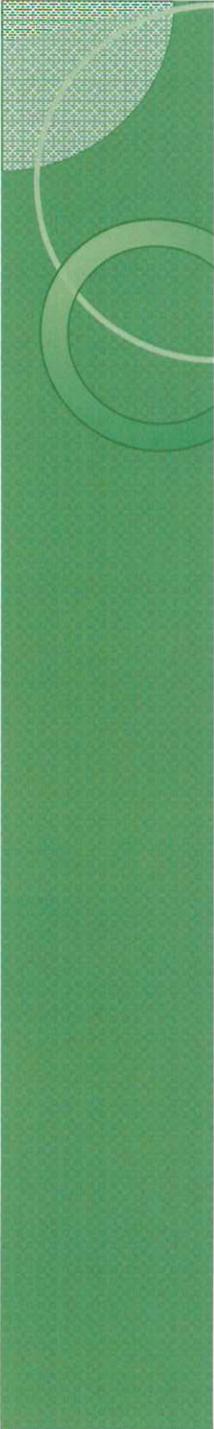
Appeal Issue # 2

- The plans and drawings are incomplete and do not show the true size and location of the tent city. They are very deceptive



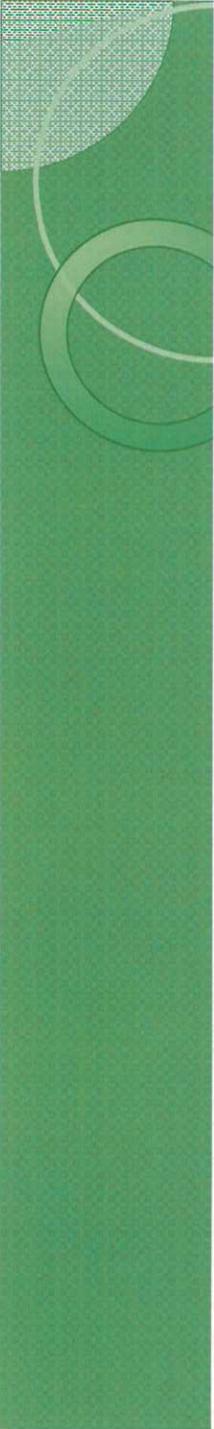
Appellant's Requests:

- If the plans were to scale and complete it would be clear to the City that the tent city should not be allowed. It also would have allowed the neighbors to see true impact.



City's Response

- Redmond has not experienced an increase in criminal activity associated with Tent City.
- Placement of the perimeter fence caused no harm to the adjoining property. Fence was relocated according to approved site plan.
- The Redmond Zoning Code regulates churches by the size of the congregation (seats). A temporary use associated with a church does not change its classification.
- In 1977 the City of Redmond approved a Conditional Use Permit for the Church of the Nazarene (today, Redwood Family Church)

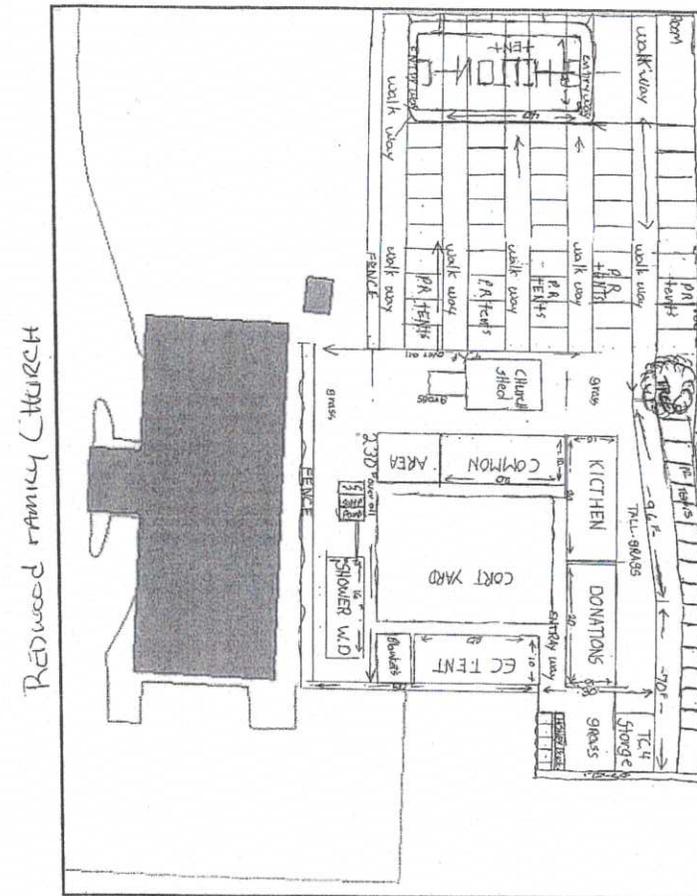
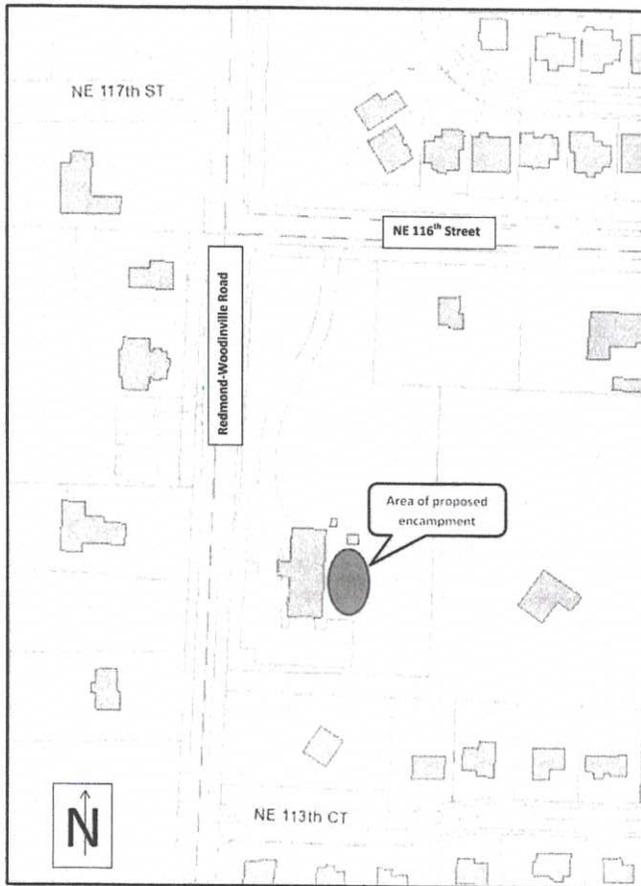


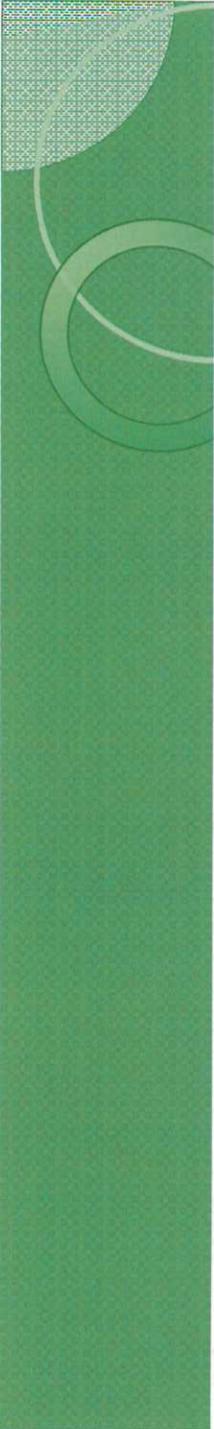
City Response

- The Notice of Application and Public Meeting contained two maps.
 - Vicinity Map
 - Site Map
- The intent of the Vicinity Map is to give a general location and provide the viewer context to adjacent properties and streets. The map uses an oval shape to denote the general area.
- Public meeting presentation contained additional maps of the proposal

City Response

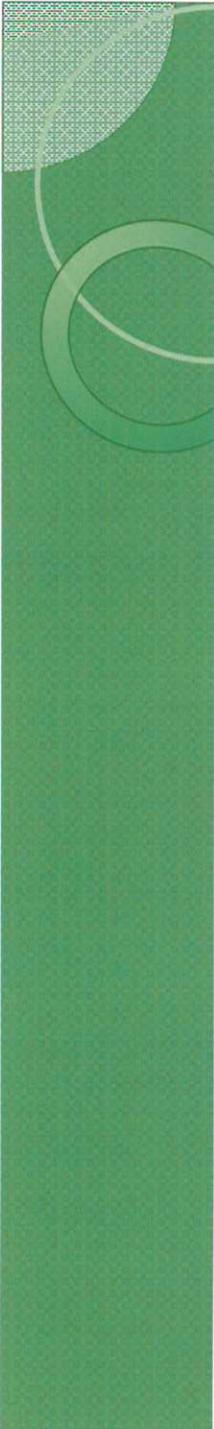
Notice of Application contained a vicinity map and site map





City Response

- The appellant makes reference to “safe walking routes” as required by RCW 58.17.110. This is a requirement of plats, not temporary use permits



Recommendation

- Staff recommends appeal be denied:
 - Project complies with City's code requirements for Temporary Use and Encampments
 - The appellant has failed to show that the City erred in applying the decision criteria for the approval of the short term temporary use permit.
 - No evidence of increase in crime in Redmond related with Tent City
 - No harm was caused by the placement of the perimeter fence
 - A temporary use does not change the RZC classification for a church
 - Notice and maps gave clear information to the public
 - RCW "safe walking street" requirements are not applicable to temporary use permits
 - Appellant has failed to state a specific requested relief