

Memorandum

To: Planning Commission

From: Cathy Beam, AICP, Principal Planner, 425-556-2429, cbeam@redmond.gov
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Date: November 6, 2015

Subject: **LAND-2015-01937: Redmond Zoning Code Temporary Use Regulations for Encampments**

INTRODUCTION/BACKGROUND

On November 18, 2015 the Planning Commission will begin discussion on updates to the City's Temporary Use Regulations as they pertain to temporary encampments. These regulatory amendments are in response to encampment managing organizations and encampment sponsor concerns of cost and timeliness associated with issuing encampment temporary use permits, while balancing neighborhood concerns.

The Technical Committee recommended amendment would allow an encampment temporary use permit to be valid for a five year period, allowing a maximum of three stays. Each stay would be restricted to a 110-day maximum, with a 365-day time period between the end of any stay and the next approved encampment. Additionally, administrative review would be limited to the initial encampment temporary use permit, provided subsequent stays covered under the five year time period have the same site layout and criteria.

The Technical Committee Report includes the background and analysis for this proposal.

PREPARATION FOR JUNE 10 STUDY SESSION

Please review the enclosed Technical Committee Report and exhibits in advance of your November 18, 2015 meeting and identify questions and discussion issues. Please contact Cathy Beam, David Lee, or Ben Sticka prior to the meeting if there are questions or concerns.

REVIEW SCHEDULE

The November 18, 2015 study session is for the purpose of staff overview of the Technical Committee's recommendation and initial Planning Commission issue identification and discussion in preparation for a public hearing on December 2, 2015 and subsequent study session

on December 9, 2015. At the end of the December 9, 2015 meeting the Planning Commission may be ready to make a recommendation on this proposal. Council review and action would follow in early 2016.

ENCLOSURES

Technical Committee Report with exhibits