ORDINANCE NO. 3195

AN ORDINANCE of the City Council of the City of Puyallup, Washington, revising previously-adopted zoning standards for the permitting of daytime drop-in centers and overnight shelters intended to serve homeless individuals.

WHEREAS, the Puyallup Land Use Code previously did not have any land use standards expressly pertaining to overnight shelters, drop-in centers, and similar uses that provide services to homeless persons, although City Council and City staff spent a considerable amount of time in various contexts hearing public comment and deliberating on homelessness-related issues;

WHEREAS, the Planning Commission at its June 14, 2017 meeting held a public hearing on proposed legislation concerning land use standards expressly pertaining to overnight shelters, drop-in centers, and similar uses that provide services to homeless persons, and subsequently approved recommendations to the City Council at the Commission’s June 21, 2017 meeting;

WHEREAS, these recommendations were initially presented to the City Council on July 18, 2017 and August 29, 2017 to begin the process of City Council review of potential zoning standards relative to drop-in centers and overnight shelters and initial City Council direction was received relative to proposed zoning text and map standards. That City Council process continued with staff presentations and Council deliberation on January 23, 2018, April 17, 2018, May 8, 2018, July 10, 2018, August 21, 2018 and September 11, 2018;

WHEREAS, on October 2, 2018, the City Council approved Ordinance #3179, which adopted Puyallup Municipal Code Section 20.72, “Homeless Drop-In Centers and Overnight Shelters”. As reflected in its legislative declarations and findings, Ordinance #3179 was intended to establish reasonable locational and procedural standards for the siting of pertinent homeless-serving facilities, either via a Conditional Use Permit or a Development Agreement;

WHEREAS, Homeward Bound in Puyallup, a local non-profit, subsequently appealed Ordinance #3179 to the Growth Management Hearings Board;

WHEREAS, after reviewing the parties’ briefs and record submissions, the Growth Management Hearings Board held a hearing on May 1, 2019 and subsequently issued a Final Decision and Order on June 3, 2019, in which they considered nine distinct challenges to Ordinance #3179 as contained within the Homeward Bound appeal;

WHEREAS, the Growth Management Hearings Board denied the Homeward Bound appeal on six of those challenges, but on three of them granted the appeal and held the City out of compliance, setting October 2, 2019 as the due date for City compliance;
WHEREAS, the City has diligently reviewed Ordinance #3179 and the Board’s Final Decision and Order and identified specific amendments to previously-approved Puyallup Code Section 20.72 which are intended to satisfy the Board decision. This includes adding additional zone districts (General Commercial and Community Business) as potentially-available parcels, and reducing the buffer from 1000 feet to 500 feet for the majority of sensitive use categories;

WHEREAS, pursuant to PMC Sec. 20.91.010, the proposed amendments satisfy the Board’s Decision and are consistent with applicable goals, objectives and policies of the City Comprehensive Plan;

WHEREAS, the amendments being adopted under this ordinance provide more than double the allowable lands for the potential siting of homeless-serving facilities (via conditional use permits), relative to comparable areas accommodated under Ordinance #3179, which was the subject of the appeal. Further, those additional parcels are located in more centralized portions of the City, including the greater East Main vicinity and other locales. In addition, the City has specifically reviewed to determine that these additional areas generally have reasonable access to transit and pedestrian facilities;

WHEREAS, in response to Board comments, the amendments also modify certain procedural and performance standards intended to improve the processing of requests for homeless-serving drop-in centers and overnight shelters in the community;

WHEREAS, this ordinance is needed to preserve the health, safety, and welfare of the residents of Puyallup; to provide clear permit procedures for potential applicants for daytime drop-in center or overnight shelter uses, and to comply with the Board Final Decision and Order;

WHEREAS, on September 10, 2019, the Puyallup City Council held a public hearing to receive and consider any public testimony on the proposed amendments under this ordinance;

NOW THEREFORE, the City Council of the City of Puyallup ordains as follows:

Section 1. The recitals set forth in the preamble of this ordinance are hereby adopted as findings of fact supporting the action taken herein.

Section 2. Title 20 of the Puyallup Municipal Code is hereby amended as contained in Exhibit A to this Ordinance;

Section 3. Publication. A summary of this ordinance shall be published as required by law.

Section 4. Severability – Construction. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance unless the invalidity destroys the purpose and intent of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Puyallup Municipal Code, this ordinance is deemed to control.
Section 5. Effective Date. This Ordinance shall take effect and be in force five days after its passage, approval, and publication as provided by law.

Passed and approved by the City Council of the City of Puyallup at a regularly scheduled open public meeting on the 24th day of September 2019.

John Palmer
Mayor

Approved as to form: 

Joseph N. Beck
City Attorney

Attest:

Mary Winter
City Clerk

Published: September 27, 2019 – The News Tribune
Effective: October 2, 2019
Exhibit A

Chapter 20.72

HOMELESS DROP-IN CENTERS AND OVERNIGHT SHELTERS

Sections:

20.72.010 Purpose.
20.72.020 Definitions
20.72.030 Applicable procedures.
20.72.040 Applicable zone districts
20.72.050 Other zoning standards
20.72.060 Submittal requirements
20.72.070 Good Neighbor Agreement
20.72.080 Review Procedures

20.72.010 Purpose.

To provide within the Puyallup Municipal Code a reasonable process to meet the need for daytime drop-in centers and overnight shelters intended to serve homeless persons, and to help those homeless individuals transition out of homelessness, consistent with state and federal statutes and laws including the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) while protecting the health, safety and welfare of the community.

20.72.020 Definitions

(1) "Daytime drop-in center" means a center which has a primary purpose of serving homeless individuals, whose clientele may spend time during day or evening hours, but with no overnight stays. Services may include counseling and/or medication monitoring on a formal or informal basis, personal hygiene supplies, facilities for showering, shaving, napping, laundering clothes, making necessary telephone calls and other basic supportive services. Centers may also provide meals or facilities for cooking.

(2) "Overnight shelter" means a facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific
populations of the homeless. Temporary shelter facilities associated with disaster relief are excluded from this use category. Homeless drop-in center services may also be provided on the same site during daytime hours.

20.72.030 Applicable procedures.

In addition to any applicable requirements found elsewhere in the Puyallup Municipal Code, the following procedures apply:

(1) Pre-application Meeting Required. Applicants interested in establishing either a daytime drop-in center or overnight shelter, pursuant to this section, shall be required to participate in a pre-application meeting about their proposal with applicable City staff, prior to the submittal of a formal application for the proposal. This meeting shall follow standard City pre-application meeting procedures.

(2) Two Process Options: Applications for a daytime drop-in center or overnight shelter, as provided in this section, shall be processed pursuant to one of the following options.

(a) Development Agreement. A daytime drop-in center or overnight shelter requires approval of a Conditional Use Permit pursuant to this section unless the City Council agrees to negotiate a development agreement in response to a formal request from the applicant. The City Council may by resolution accept or decline to negotiate a development agreement that would allow a daytime drop-in center or overnight shelter to be established and constructed pursuant to the provisions of Chapter 36.70B RCW, PMC Sec. 1.15 and this section. Nothing in this paragraph shall preclude an applicant from requesting the Director to initiate processing of their application under the Conditional Use Permit provisions of this section without requesting the City Council to consider negotiation of a development agreement.

(b) Conditional Use Permit. A daytime drop-in center or overnight shelter requires approval of a Conditional Use Permit unless the City Council agrees to negotiate a development agreement pursuant to the process and decision criteria contained in this section. Where the City Council has not adopted a resolution to initiate negotiation of a development agreement to allow a daytime drop-in center or overnight shelter to be established, a Conditional Use Permit approval shall be processed pursuant to the provisions of PMC Sec. 20.80 and this section.
(3) Informational Neighborhood Meeting Required. The applicant shall conduct at least one public informational meeting within, or close to, the location where the proposed daytime drop-in center or overnight shelter will be located, within eight weeks following the filing of the subject application, but prior to completion of a staff report for either a conditional use permit or development agreement for the proposal. The time and location of the meeting shall be agreed upon between the city and the applicant. All property owners of parcels within a 1000 foot radius of the parcel on which the subject City Council District within which the proposed daytime drop-in center or overnight shelter is proposed shall be notified by mail at least 14 days in advance of the meeting by the applicant. In addition, notice of the Neighborhood Meeting, in a sign size and format consistent with applicable City standards, shall be posted in a conspicuous location on the property on which the facility is proposed at least 14 days prior to the date of the meeting. Posting of this notice within public right-of-way adjacent to the subject property shall be considered as meeting this requirement. The intent of this neighborhood meeting is to facilitate information-sharing by the applicant about the proposed use and to respond to questions and input from the community.

(4) CUP appeals:

Any appeals of a Conditional Use permit approval from the Hearing Examiner, processed under this section, shall be to Appellate Hearing Examiner, in accord with the the City Council. In considering such an appeal, the City Council shall use the review criteria established in PMC Sec. 2.54.170.

Any party of record for a particular application, consistent with the provisions of PMC Sec. 2.54, may file an appeal under this section.

20.72.040 Applicable zone districts

Daytime drop-in centers or overnight shelters permitted under this section shall be allowed, via a Conditional Use Permit, in the Limited Manufacturing ("ML"), General Commercial (CG), or Community Business (CB) zone districts.
20.72.050 Other zoning standards

Any daytime drop-in center or overnight shelter permitted under this section shall be subject to the following standards:

(1) A finding shall be made that any property containing a daytime drop-in center or overnight shelter shall have adequate on-site lighting and clear visibility from public rights-of-way, including the absence of substantive sight-obscuring vegetation and related obstructions. A finding shall also be made that the proposed facility, whether involving a new or existing structure, has an adequate internal waiting area to accommodate expected visitor and client levels without requiring exterior queuing during operating hours.

(2) Buffer Setbacks from Sensitive Uses

Any portion of a daytime drop-in center or overnight shelter facility permitted under this section shall not be located within 1000 feet of a parcel containing any sensitive use under sub-sections (a) public or private school or (d) licensed day care center or licensed preschool facility, below, or within 500 feet of a parcel containing any of the other following sensitive uses sub-sections cited below:

(a) Public or private school, not including a college;
(b) Public park, including public trails;
(c) Public library;
(d) Licensed day care center or licensed preschool facility;
(e) Special needs senior housing facility (e.g., assisted living, rehabilitation center, memory care - retirement apartments);
(f) Any residentially-zoned parcel.

Buffer setbacks do not apply across the Puyallup River.
(3) A finding that shall be made that any property containing a daytime drop-in center or overnight shelter shall be in general proximity to public transportation and shall have adequate on-site parking, unless sited in a zone district which would not otherwise have an off-street code parking requirement.

20.72.060 Submittal requirements.

Any Conditional Use Permit application, or Development Agreement application if accepted by City Council pursuant to PMC 20.72.030(2), for a daytime drop-in center or overnight shelter shall include the following material in order to be considered a complete application:

(1) Site Information: Any Conditional Use Permit or, if applicable, Development Agreement application for a daytime drop-in center or overnight shelter shall include adequate site information (e.g. site plans, building details, vicinity map) as specified on the Conditional Use Permit application form.

(2) In addition to the applicable Conditional Use Permit submittal requirements identified in PMC Sec. 20.80 and this section or, if applicable, Development Agreement submittal requirements consistent with PMC Sec. 1.15 and this section, information identified in this paragraph shall also be included with the respective permit application. All applications for daytime drop-in center or overnight shelter shall include the following:

(a) A description of the homeless population to be served by the proposed daytime drop-in center or overnight shelter, dates and times of operation, and associated occupancy targets.

(b) A statement of the Operator's experience at providing daytime drop-in center or overnight shelter, including examples of similar facilities managed by the Operator.

(3) A Standard Operating Procedures Plan including, but not limited to;

(a) A description of how the proposed daytime drop-in center or overnight shelter will serve the homeless population that will be accommodated by the use;

(b) A description of staffing for the proposed daytime drop-in center or overnight shelter and the training provided to staff hired to fulfill the identified staffing demand;

(c) A description of the anticipated providers that will serve the population that will be accommodated by the daytime drop-in center or overnight shelter;
(d) A description of the proposed area around the site where the Code of Conduct and applicable sections of the Safety and Security Plan will apply;

(e) A map of proposed travel routes that the Operator will suggest individuals use when seeking access to the daytime drop-in center or overnight shelter;

(f) A description of the procedures used to manage intake of the homeless population that is proposed to be served;

(g) A plan for encouraging prospective occupants to provide personal identification for inclusion in the Homeless Management Information System (HMIS) to help increase opportunities to provide access to housing and services and to secure public funding for the proposed Homeless Services Use;

(h) Where applicable, a plan to ensure that school-aged residents of the use are enrolled in school during their stay;

(i) Identification of a primary point of Operator contact for assistance and referrals to send homeless individuals seeking services;

(j) A plan for managing exterior appearance of the proposed daytime drop-in center or overnight shelter, including trash/litter, hazardous materials, and biohazards in the vicinity of the site;

(k) A description of how the Operator will inform and educate occupants of the daytime drop-in center or overnight shelter regarding the Code of Conduct; and

(l) A description of consequences to be imposed for violating the Code of Conduct.

(4) A Code of Conduct that applies within the vicinity to all individuals granted access to the proposed daytime drop-in center or overnight shelter including, but not limited to:

(a) Respect the rights of property owners to restrict access to areas of their property that are not open to the public;

(b) Use Operator-suggested routes of travel to access the daytime drop-in center or overnight shelter;

(c) Maintain the site aesthetics;

(d) Respect state law restrictions on smoking and use designated smoking areas where provided;

(e) Comply with City of Puyallup regulations governing public conduct (including but not limited to the prohibition on public camping, loitering, trespassing, panhandling, etc.); and

(f) Comply with terms of Good Neighbor Agreement provisions that apply to occupants of the daytime drop-in center or overnight shelter Use.

(5) A Safety and Security Plan describing measures that the Operator will employ to promote the safety of drop-in center or shelter occupants and surrounding residents and businesses, including but not limited to:
(a) Criteria for rejection or removal of an individual seeking access to the proposed daytime drop-in center or overnight shelter;

(b) A plan for deployment (including time, place and manner) of security patrols;

(c) A plan to address disruptive behavior within a daytime drop-in center or overnight shelter and in the area that infringes on the safety of occupants or employees of the use, and a description of the consequences for engaging in disruptive behavior;

(d) A plan for managing loitering, panhandling, and unpermitted camping in the area of the daytime drop-in center or overnight shelter;

(e) Identification of site specific magnet areas (e.g., greenbelts, parks, libraries, transit facilities, etc.) and a plan to address behavior that is inconsistent with the Code of Conduct and Puyallup City Code;

(f) Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;

(g) A plan for managing individuals excluded from accessing the proposed daytime drop-in center or overnight shelter;

(h) A plan for coordination between the Operator, City of Puyallup Police, Central Pierce Fire & Rescue and any private security forces employed by surrounding property and business owners;

(i) A plan for coordination and communication between the Operator, Puyallup Police, and other local and regional law enforcement agencies to ensure timely information sharing between agencies;

(j) A plan for coordination with state and local law enforcement to ensure compliance with conditions of parole, probation, or community custody, including but not limited to any residency restrictions;

(k) Provision of a phone number and point of contact at the site of the proposed daytime drop-in center or overnight shelter for the community to report concerns;

(l) A plan for addressing reported concerns and documenting resolution, and making this information publicly available; and

(m) Identification of performance metrics that will be used to track compliance with the Safety and Security Plan.

(n) The Puyallup Police Department shall specifically review the Safety & Security Plan as submitted by the applicant. The Police will also review site information related to “CPTED” (Crime Prevention Through Environmental Design) factors, as required in PMC Sec. 20.72.050(1). Any Police Departments comments on said Safety & Security Plan shall become part of the record and shall be provided to the decision makers be incorporated into an updated version of the Plan which is part of the record for the Conditional Use Permit or Development Agreement public hearing.
20.72.070 Good Neighbor Agreement

In addition to the submittal requirements specified in PMC Sec. 20.72.060, any proposal under this section shall be subject to the following Good Neighbor Agreement Advisory Committee process and resultant Good Neighbor Agreement.

(1) Purpose. The purpose of a GNA Advisory Committee formed under the terms of this section is to foster communication between the community and daytime drop-in center or overnight shelter operators by:

(a) Dedicating the time necessary to represent community, neighborhood and Citywide interests in the daytime drop-in center or overnight shelter approval process;

(b) Ensuring that issues of importance are identified early in the daytime drop-in center or overnight shelter approval process while there is still time to address design issues while minimizing cost implications;

(c) Considering the neighborhood and land uses within which the daytime drop-in center or overnight shelter is proposed;

(d) Helping guide daytime drop-in center or overnight shelter design to ensure that specific neighborhood conditions are considered and design is context sensitive by engaging in ongoing dialogue with the Operator and the City during permit review; and

(e) Ensuring the GNA Advisory Committee participation is streamlined and effectively integrated into the daytime drop-in center or overnight shelter permit process to avoid delays that jeopardize funding or place people experiencing homelessness at risk.

(2) GNA Membership. Following submittal of a valid Conditional Use Permit or Development Agreement application, the Director shall constitute a Technical Support Team and GNA Advisory Committee:

(a) Staff Support Team to work with the GNA Advisory Committee. The Director shall consult with department heads in relevant City departments to identify staff that will represent the City on the GNA Advisory Committee in a neutral manner (free of self-interest). One City staff person will act as a neutral facilitator for the GNA Advisory Committee. Other City representatives shall represent other applicable interests (e.g. Police, land use).

(b) Member Composition. It is the responsibility of the Director to constitute the GNA Advisory Committee in a timely manner upon submittal of a valid application. Membership should be composed of individuals meeting the below-described locational or subject matter expertise requirements. A single individual may be identified to represent more than one of the roles requiring subject matter expertise.
(i) Up to a maximum total of three eight residents that live within the City of Puyallup who reside within one-quarter mile of the proposed daytime drop-in center or overnight shelter who will represent residents in the vicinity. Participation priority should be given to those residents living in closest proximity to the proposed daytime drop-in center or overnight shelter.

(ii) If school-age children are expected to be served by the daytime drop-in center or overnight shelter, a representative of the Puyallup School District shall be invited to participate on the GNA Advisory Committee to represent the K-12 student perspective.

(iii) Up to two three representatives from businesses located within one-quarter mile of the proposed daytime drop-in center or overnight shelter who will represent business interests in the vicinity. Participation priority should be given to those representatives of businesses located in closest proximity to the proposed daytime drop-in center or overnight shelter.

(iv) One representative of the proposed daytime drop-in center or overnight shelter Operator.

(v) One representative of the agencies or organizations identified as a Provider (providing support services) for the proposed daytime drop-in center or overnight shelter.

(vi) Up to one representative of the population of individuals who has experienced homelessness in the past, or is currently experiencing homelessness, and is willing to serve on the GNA Advisory Committee.

(vii) Up to one representative of the human service community with a background in the provision of human services in Pierce County.

(c) Member Commitment. Members of the GNA Advisory Committee are expected to:

(i) Be reliable and available to attend meetings of the GNA Advisory Committee;

(ii) Bring subject matter expertise regarding issues related to homelessness or unique knowledge of a proposed site to help inform the Committee’s work;

(iii) Accept different perspectives and ideas, and be willing to learn and share rather than just advocate for a position;

(iv) Steer conflict toward positive and creative results;

(v) Contribute to completion of the GNA Advisory Committee scope of work described in this section; and
(vi) Understand that consensus is not required, and that failure of the group to reach agreement will not be grounds for denial of a permit application.

(3) Scope of GNA Advisory Committee Work. The scope of work for the GNA Advisory Committee is intended to support the GNA Advisory Committee purpose described in this section. The GNA Advisory Committee is advisory to the decision maker for the development agreement or and Conditional Use Permit processes identified for a specific daytime drop-in center or overnight shelter, and its scope includes:

(a) Becoming informed on the proposed daytime drop-in center or overnight shelter Standard Operating Procedures and project design;

(b) Participating in context setting to describe the community within which the daytime drop-in center or overnight shelter is proposed to be located;

(c) Providing early and ongoing advice to the daytime drop-in center or overnight shelter Operator on how to incorporate appropriate design into the proposed project;

(d) Providing advisory guidance to permit decision makers as described in more detail below regarding daytime drop-in center design and operational concerns prior to any recommendation from the Director on a development agreement or Conditional Use Permit proposal;

(e) Collaborating with the Operator to establish a plan for communications, and engagement in any ongoing communication between the Operator and neighbors after the use is established, constructed and operational; and

(f) Collaborating with the Operator to consider and evaluate metrics for success of the shelter operations, including security, sanitation, and transitioning shelter clients out of homelessness.

(4) Involvement Process - Timing, Focus of Involvement, and Work Product.

(a) Process Summary. The GNA Advisory Committee process is intended to be aligned with the daytime drop-in center or overnight shelter permit process to optimize process efficiency and funding predictability.

(b) Timing of GNA Advisory Committee Involvement.

(i) The GNA Advisory Committee process should occur early in the process to avoid delays that jeopardize participation in funding cycles, require shelters to operate under emergency declarations or place homeless individuals at risk.

(ii) The actual timing of GNA Advisory Committee review and participation will be scheduled by the facilitator to ensure that GNA Advisory Committee input is consolidated into the applicable city application review and recommendation process, and provided to the decision makers for the respective permit public hearing as described in this section.
(iii) The GNA Advisory Committee will be dissolved once its scope of work has been completed.

(c) Work Product. The work of the GNA Advisory Committee review phase shall culminate in an Advisory Document or Good Neighbor Agreement that describes the phase of review and GNA Advisory Committee feedback consistent with the scope of work described in this section. City staff will support the GNA Advisory Committee preparation of this work product.

20.72.080 Review Procedures

(1) Decision Criteria applicable to Development Agreements and Conditional Use Permits for a daytime drop-in center or overnight shelter. The City may approve or approve with modifications a development agreement or conditional use permit application for a daytime drop-in center or overnight shelter if the applicant demonstrates that:

(a) A Conditional Use Permit proposal complies with the criteria of PMC Sec. 20.80;

(b) The proposal complies with other applicable requirements of the Puyallup Municipal Code;

(c) The proposal includes a Standard Operating Procedure plan meeting the requirements of this section:

(d) The proposal includes a Code of Conduct meeting the requirements of this section;

(e) The proposal includes a Safety and Security Plan meeting the requirements of this section and incorporating the feedback provided by the Puyallup Police Department;

(f) The input of the GNA Advisory Committee developed pursuant to this section has been integrated into the daytime drop-in center or overnight shelter proposal, to the maximum extent feasible; and

(g) The proposal addresses all applicable design guidelines and development standards of this section and any other applicable zone district standards in a manner which fulfills their purpose and intent.

(2) Minimum required notice and public engagement procedures for daytime drop-in center or overnight shelter shall specifically include the following:

(a) Notice of the Informational Neighborhood Meeting shall be provided pursuant to this section and prospective members of the GNA Advisory Committee shall be invited to attend. Required mailed notice for that meeting shall include the owners of real property for the City Council District in which the facility is proposed;
(b) Notice of Application for a Conditional Use Permit or Development Agreement to establish a daytime drop-in center or overnight shelter shall occur pursuant to established City procedures;

(c) Hearing Examiner and City Council public hearings on the Conditional Use Permit or Development Agreement request, respectively, shall be noticed pursuant to established City procedures.

(3) Mitigation Measures. The City may impose conditions relating to the development, design, use, or operation of a daytime drop-in center or overnight shelter to mitigate environmental, public safety, or other identifiable impacts.

(4) Public Hearing and Appeals

(a) Development Agreements. Public Hearings on Development Agreements applied for to establish a daytime drop-in center or overnight shelter shall be held by the City Council pursuant to Chapter 36.70B RCW, PMC Sec. 1.15 and adopted City Council rules of procedure.

(b) Conditional Use Permits. Public Hearings on Conditional Use Permits applied for to establish a daytime drop-in center or overnight shelter shall be held by the Hearing Examiner pursuant to PMC Sec. 20.80 and other applicable City procedures. Any appeals of Hearing Examiner decisions pursuant to this section shall be heard by the Appellate Hearing Examiner City Council.

(5) Modifications to an approved daytime drop-in center or overnight shelter. Conditions of approval for a daytime drop-in center or overnight shelter apply for the life of the project. Any proposed minor additions or modifications to an approved daytime drop-in center or overnight shelter which conform to PMC Sec. 20.80.031 may be processed administratively, whether originally approved via Conditional Use Permit or Development Agreement. Any more substantive modifications to an approved daytime drop-in center or overnight shelter shall be processed as a new Conditional Use Permit or Development Agreement, as applicable.

(6) Revocation of an approved Conditional Use Permit. Upon cause shown, the Hearing Examiner may revoke a Conditional Use Permit approved under this section pursuant to the terms of Sec. 20.80.040 or based upon a finding that the permitted facility is not compliant with applicable conditions or is otherwise injurious to the public health, safety or welfare.

(7) Abandonment. Any established daytime drop-in center or overnight shelter established under this section that is abandoned for a continuous period of one year or more shall not be permitted to be re-established, except as allowed in accordance with the standards and requirements for a new or expanding use in this section.