

Chapter XX.XX
TEMPORARY HOMELESS CAMP SITES

Section 1. Chapter Intent and Purpose

A public health and safety emergency exists regarding homelessness in the community, and thus the intent and purpose of this Chapter is to provide for a mechanism to create temporary, cost effective shelter opportunities for people in a homeless situation, with the goal being to find a more permanent housing solution within a reasonable period of time. As such, in case of conflict between any provision of this chapter, or the application of any provision of this chapter, and that of any other code section, or the application of any other code section, the provisions of this Chapter shall control.

Section 2. Definitions

2.1 “Approved Shelter” shall mean a car, tent, trailer, camper, or a structure not on a permanent foundation that is less than 100 square feet in total floor area and has no kitchen or plumbing facilities, but may have electricity so long as the wiring has been inspected and approved by the appropriate governmental agency.

2.2 “Temporary Homeless Camp Site”(“THCS”) means a Camp Site where temporary housing to homeless persons is provided in compliance with the provisions of this Chapter.

2.3 “Minor Temporary Homeless Camp Site” means a Temporary Homeless Camp Site that provides no more than a total of six Approved Shelters.

2.4 “Major Temporary Homeless Camp Site” means a Temporary Homeless Camp Site that provides more than six but not more than twenty Approved Shelters

2.5 “Religious Organization” means the federally protected practice of a recognized religious assembly, school or institution that owns or controls the property upon which a Temporary Homeless Camp Site is located.

Section 3. General Requirements for Temporary Homeless Camp Sites. The following regulations shall apply to all Temporary Homeless Camp Sites.

3.1 The Temporary Homeless Camp Site must be located on property owned or controlled by a Religious Organization, government agency. A Temporary Homeless Camp Site may be located on property owned or controlled by a private entity so long as the property is located in a commercial or industrial zoning district, and the requirements of section 3.2 are met.

3.2 The Temporary Homeless Camp Site must be operated by a Religious Organization, governmental agency, or other not for profit entity that is registered as such with the State and federal government.

3.3 No person may reside in the Temporary Homeless Camp Site for more than one year.

3.4 There shall be no fee or other form of payment required of a person for staying in a Temporary Homeless Camp Site, although the person, as a condition of staying may be required to participate in the maintenance and operation of the Temporary Homeless Camp Site during the period of residency.

3.5 Sanitary facilities shall be available on the Camp Site or in an adjacent building.

3.6 Provisions shall be made for regular garbage disposal services.

3.7 Provisions shall be made so that residences can store personal items so the items are not visible from any public street;

3.8 The Approved Shelters may not be located within any zoning code required front, side or rear set back area.

3.9 Only Approved Shelters shall be allowed.

3.10 All Temporary Homeless Camp Sites shall be required to have a City Permit, which shall be provided at no charge. The permit may only require such conditions are necessary to comply with the provisions of the Chapter.

3.11 In the case of a Major Temporary Homeless Camp Site, the operator shall provide, with its permit application a operational program for the Temporary Homeless Camp Site, including, but not limited to its strategy for helping the temporary residents to obtain needed services and more permanent housing.

Section 4. Authority of City Manager.

4.1 The City Manager, or the City Manager's designee, shall have the authority to promulgate administrative regulations in order to implement the provisions of this Chapter. Those regulations may include, but are not limited to:

4.1.1 Providing for the use of City property that is not currently needed for other municipal purposes to be operated as a Camp Site for a Temporary Homeless Camp Site;

4.1.2 Approving contracts with the operator of the Temporary Homeless Camp Site, should it be located on City Property, to effectively manage the use of City property;

4.1.3 Approving operational programs for Temporary Homeless Camp Sites

4.1.4 Approving and revoking Temporary Homeless Camp Site Permits, and imposing reasonable conditions upon any permit that are necessary to protect the public health and safety, so long as they are no more stringent than any specific condition designated by this Chapter. The city manager or the manager's designee may impose administrative civil penalties on property owners who fail to comply with the requirements of subsections of this code.

Section 5. Civil Infraction. It shall be a civil infraction to permit or operate a Temporary Homeless Camp Site that does not meet the requirements of this Chapter. Each day of operation without meeting the conditions of this Chapter shall be considered a separation infraction. The provisions of this Chapter may also be enforced by obtaining injunctive relief from.