

Amendment 1 to CB 119656 – Interim Uses: Requirement for Tiny House or Similar Structure and Security

Sponsor: Pedersen

This amendment would add two requirements for transitional encampments authorized as interim uses: (1) sleeping areas in interim use transitional encampments must have a solid structure to reflect the concept of a “Tiny House Village” and (2) encampment operators must provide case management and 24-hour security. Changes are shown in [track changes](#).

Amend Section 3 as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, enacted by Ordinance 124747, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

* * *

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

1. The requirements for transitional encampment accessory uses in subsections 23.42.054.B and 23.42.054.C.

2. After the effective date of the ordinance introduced as Council Bill 119656, all sleeping areas in new transitional encampments interim use shall be constructed of durable materials with four walls, a roof, and a door.

3. The operator of a transitional encampment interim use shall provide ongoing, professional case management for encampment residents and 24-hour security.

~~((2))~~ 4. The operator of a transitional encampment interim use located on City-owned or -controlled property shall obtain prior to permit issuance and maintain in full force and effect, at its own expense, liability insurance naming the City as an additional insured in an amount sufficient to protect the City as determined by the City Risk Manager from:

a. All potential claims and risks of loss from perils in connection with any activity that may arise from or be related to the operator's activity upon or the use or occupation of the City-owned or -controlled property allowed by the permit; and

b. All potential claims and risks in connection with activities performed by the operator by virtue of the permission granted by the permit.

~~((3))~~ 5. The operator of a transitional encampment interim use located on City-owned or -controlled property shall, on a form approved by the Director, agree to defend, indemnify, and hold harmless ~~((the))~~ The City of Seattle, its officials, officers, employees, and agents from and against:

a. Any liability, claims, actions, suits, loss, costs, expense judgments, attorneys' fees, or damages of every kind and description resulting directly or indirectly from any act or omission of the operator of a transitional encampment interim use located on City-owned or -controlled property, its subcontractors, anyone directly or indirectly employed by them, and anyone for whose acts or omissions

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they may be liable, arising out of the operator's use or occupancy of the City-owned or -controlled property; and

b. All loss by the failure of the operator of a transitional encampment interim use located on City-owned or -controlled property to perform all requirements or obligations under the transitional encampment interim use permit, or federal, state, or City codes or rules.

~~(4)~~ 6. A transitional encampment interim use located on City-owned or -controlled property shall allow service providers to access the site according to the approved operations plan required by subsection 23.42.056.B.1.
