

**FINDINGS OF FACT and FINAL ORDER  
TYPE I TEMPORARY STRUCTURE PERMIT**

**DATE:** September 25, 2023

**FILE NO.:** 23-035 TEMP - Timber Grove Temporary Job Site Trailer

**APPLICANT:** Devyn Grissette (Owner)

**OWNER:** Holt Holdings OR, LLC

**LOCATION:** 41555 Metolius Avenue

**LEGAL:** Lot 26 of Hood View Heights (25E19 00500)

**ZONING:** Single Family Residential (SFR)

**EXHIBITS:**

**Applicant's Submission**

- A. Land Use Application
- B. Site Plan

**FINDINGS OF FACT**

1. The development site was approved as Cedar Creek Heights Subdivision (File No. 21-012), then renamed and platted as separate phases. The phase south of Vista Loop Drive was platted as Hood View Heights and was recently renamed Timber Grove. This phase consists of 37 lots.
2. Holt Holdings OR, LLC who are the owners and contractor, request a temporary structure permit to locate one temporary job site trailer on the job site.
3. The temporary trailer is 400 sq. ft with dimensions of 40 feet in length by 10 feet in width. A 20-foot by 25-foot parking pad is being proposed to accommodate prospective customers.
4. The trailer will be stationed on Lot 26 taking access off Metolius Avenue which is southwest of Vista Loop Drive.
5. The trailer meets all the setback requirements of the Single Family Residential (SFR) zone.
6. The applicant's temporary job site trailer will accommodate one to four employees. The Sandy Development Code does not permit overnight accommodation (i.e., sleeping) in a temporary structure. Therefore, **no one shall sleep in the job site trailer.**
7. The proposed trailer will accommodate an onsite restroom facility that will connect to the subdivision's existing infrastructure.

8. The applicant has stated that they will request a temporary service meter from PGE.
9. According to Section 17.74.60(B), temporary structures in connection with construction may be permitted, for a period not to exceed 1 year. Renewal of a temporary use permit shall be processed under the Type II procedure and may require a public hearing. **The applicant shall remove the temporary job site trailer one year from the date of this final decision unless an extension has been approved.**
10. Signage shall not be allowed without first obtaining a sign permit. **The applicant is responsible for complying with Chapter 15.32 for all signage.**

## **DECISION**

For the reasons described above, the request by Holt Holdings OR, LLC, to locate one temporary job site trailer on Lot 26 of Timber Grove Subdivision (Tax Lot 25E19 00500), beginning on September 25, 2023, through September 25, 2024, is hereby **approved** as modified by the conditions listed below. This Temporary Structure Permit may be revoked by the City if conditions of approval are not met.

## **CONDITIONS OF APPROVAL**

1. Only one trailer as presented in the application and the submitted site plan at Timber Grove, Lot 26, is approved. No other structures are allowed with approval of this temporary use permit.
2. The temporary job site **trailer shall be removed by the applicant by the expiration date** unless an application extending this timeline has been applied for and approved prior to this date.
3. The applicant shall contact the Public Works Department for approval prior to connecting to the City's sanitary sewer infrastructure.
4. No overnight stays are permitted in the job site trailer.
5. All signage requires a separate sign permit per **Chapter 15.32**.
6. The applicant shall apply for a building permit and install all improvements as required by the Sandy Building Official including adhering to all ADA standards.

**Patrick Depa**

*Senior Planner*

**9/22/2023**

*Date*

## **RIGHT OF APPEAL**

A decision on a land use proposal or permit may be appealed to the Planning Commission by an affected party by filing an appeal with the Director within twelve (12) days of notice of the decision. The notice of appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

An application for an appeal shall contain:

1. An identification of the decision sought to be reviewed, including the date of the decision;
2. A statement of the interest of the person seeking review and that he/she was a party to the initial proceedings;
3. The specific grounds relied upon for review;
4. If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in Section 17.28.50;
5. *Payment of required filing fees.* Payment of required filing fees is jurisdictional and must accompany an appeal at the time it is filed;
6. The name and mailing address of the person or entity appealing the decision; and
7. List and two sets of mailing labels for property owners within 300 feet of the subject property (for appeal of a Type I decision), 500 feet of the subject property for appeal of a Type II, III, or IV decision, or 1,000 feet for appeal of an annexation request. The property owner list and labels shall be obtained from a Title Company no more than seven days prior to submitting the appeal.