

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

DATE:	April 25, 2024
NAME OF PROJECT:	Cedar Park Construction Project
FILE NO.:	24-025 TEMP – Cedar Park Temporary Job Site Trailer
APPLICABLE CRITERIA:	Section 17.74.60(B) Temporary Uses or Structures
APPLICANT:	Scott Thrash
OWNER:	City of Sandy
LOCATION:	17165 SE Meinig Avenue
MAP/TAX LOT:	24E13BD 00101
ZONING:	Medium Density Residential (R-2)

EXHIBITS:

Applicant's Submission

- A. Land Use Application
- B. Site Plan

FINDINGS OF FACT

1. The temporary construction trailer is requested to be a support location for contractors involved in the development of the City's new landmark park (Cedar Park).
2. The temporary trailer is 480 sq. ft with dimensions of 40 feet in length by 12 feet in width. The trailer will be set on existing asphalt paving.
3. The trailer meets all the setback requirements of the Medium Density Residential (R-2) zone.
4. 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.**
5. The proposed trailer will not accommodate an onsite restroom facility or request any other temporary service utilities including from PGE.
6. 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 on the date this final decision is given unless an extension has been approved.**
7. 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 Scott Thrash on the behalf of the City of Sandy, to locate one temporary job site trailer on City property (Tax Lot 24E13BD00101), beginning on March 29, 2024, through December 31, 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 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. No overnight stays are permitted in the job site trailer.
4. All signage requires a separate sign permit per **Chapter 15.32**.
5. 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.



Senior Planner

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.