

**NOTICE OF DECISION
TYPE I TEMPORARY USE PERMIT**

DATE: May 23, 2025

FILE NO.: 25-033 TEMP St. Michaels Church Outdoor Concert

APPLICANT/OWNER: St. Michaels Church

LOCATION: 18090 Langensand Road

MAP/TAX LOT: 25E18CC00300

FINDINGS OF FACT

1. On May 15, 2025, the applicant submitted payment, a Temporary Use Permit application, and a site plan, requesting temporary use permit approval to hold a one-day outdoor concert. The concert will take place at St. Michael's Catholic Church at 18090 Langensand Road. The concert is proposed for Saturday July 26, 2025, from 4:00 p.m. to 9:30 p.m., which includes a picnic dinner and music.
2. The applicant indicates that the concert will be held in the grassy area located at 18090 SE Langensand Road. Parking for people attending the event will be provided in the existing St. Michael Catholic Church parking lot to the east of Langensand Road.
3. The applicant also indicated there will be temporary portable restrooms along with a hand washing station will be located on the north side of the St. Michaels Church.
4. The site is zoned R-1, Low Density Residential and is located to the south of Highway 26.
5. The proposed parking area located on this property contains a combination of paved and gravel surfaces and is currently striped to delineate parking spaces on the paved surface. There are existing ADA parking spaces.
6. St. Michaels Church has hosted other events to great success, such as the Cruisin' Car Show and Oktoberfest. Clackamas Fire District was asked for comments, but the Fire Marshal said they had no comments on the proposed event. The church is working closely with the Sandy Police Department in case there is heavy attendance.

DECISION

The proposed Temporary Use Permit for the outdoor concert on July 26, 2025, is in general conformance with the standards of the Sandy Development Code, Chapter 17.74.60, and is therefore **approved**, subject to the conditions of approval below.

CONDITIONS OF APPROVAL

1. The applicant is permitted to use the subject property at 18090 SE Langensand Road for an outdoor concert on Saturday, July 26, 2025, from 4:00 p.m. to 9:30 p.m. The subject property shall be returned to pre-event conditions on Sunday, July 27, 2025.
2. Any proposed tents shall be secured at all corners to prevent being blown by the wind. The securing system used shall not penetrate into the parking lot surface.
3. All existing drive aisles in the parking lot shall be kept clear to allow vehicular movement.
4. The proposed use shall be monitored to ensure there is no disruption of traffic on Langensand Road, adverse impacts to adjoining properties, and is in compliance with sanitation requirements. The applicant shall continue to coordinate with the Sandy Police Department in case there is heavy attendance.
5. The event shall comply with Section 8.20 of the Municipal Code regarding noise and amplified music.
6. The applicant is responsible for complying with Chapter 15.32 for all signage. No signage shall be allowed without first obtaining a sign permit.
7. This Temporary Permit may be revoked by the City if the conditions of approval are not met. Approval of this Temporary Permit does not grant authority for the unrestricted use of the site.
8. Any other conditions or regulations required by Clackamas County, Clackamas Fire District No. 1, the Oregon Department of Transportation, or County, State or Federal agencies are hereby made a part of this permit and any violation of the conditions of this approval will result in the review of this permit and/or revocation.



Patrick Depa
Senior Planner

RIGHT OF APPEAL

A decision on a land use proposal or permit may be appealed to the Planning Commission by a party with appeal standings by filing an appeal with the Director within twelve (12) calendar days of notice of the decision. Any person interested in filing an appeal should contact the City to obtain the form, "Notice of Appeal", and Chapter 17.28 of the Sandy Development Code regulating appeals. All applications for an 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) or 500 feet of the subject property for appeal of a Type II or Type III decision. The property owner list and labels shall be obtained from a Title Company no more than seven days prior to submitting the appeal. Note that a Type IV decision may be appealed to the Land Use Board of Appeals (LUBA) or to other tribunals in accordance with Oregon law.