



FINDINGS OF FACT AND FINAL ORDER TYPE I TEMPORARY USE PERMIT

DATE:	June 23, 2026
FILE NO.:	26-032 CART
APPLICABLE CRITERIA:	Section 17.74.90 Food and Beverage Carts
CART OWNER:	Nicholas Haddox
PROPERTY OWNER:	Jerry Carlson (Sandlandia)
LOCATION:	38400 Pioneer Blvd
MAP/TAX LOT:	24E13CB02100
ZONING:	C-1 (Central Business District)

The above-referenced proposal was reviewed as a Type I Food Cart. The following exhibits, findings of fact, and conditions (bold text) explain the proposal and the conditions of approval.

EXHIBITS:

Applicant's Submission

- A. Land Use Application (*received 6/22/2026*)
- B. Business License Application (*received 5/18/2026 and approved on 6/23/2026*)
- C. Pictures of Food Cart (*received 6/22/2026*)
- D. Copy of Clackamas County Health Department License approval (*received 6/22/2026*)
- E. Copy of Clackamas County Fire District Fire Marshall approval (*received 6/22/2026*)

FINDINGS OF FACT

General

1. These findings are based on the applicant's submittal received on June 22, 2026.
2. The subject food cart pod property has a total gross area of approximately 0.26 acres. The site is located east of Bluff Road and south of the existing Shell gas station.
3. The parcel has a Plan Map designation of Commercial and a Zoning Map designation of Central Business District, C-1.
4. The proposed food cart pod can accommodate up to 10 food carts and five on-site parking spaces. Onsite amenities include electric and water/sanitary sewer service for each cart, an onsite portable restroom, a garbage enclosure, and a shared dining structure.
5. Since this food cart is proposed to be located in an approved food cart pod the application is reviewed as a Type I land use application. Notice of the proposal is not required.

Section 17.74.90 Food and Beverage Cart

6. The food cart pod includes sanitary sewer and water service, electrical connections, garbage service, restroom facilities, and a common dining structure. **Baked & Loaded food cart shall hook to existing utilities installed for the food cart pod (including disposal of gray water) and shall have access to garbage service, restrooms, and the dining structure.**
7. Section 17.74.90 (F)(2) requires that food carts shall not exceed 20 feet in length or be greater than 200 square feet. The Baked & Loaded food cart is 8 feet wide by 16 feet in length for a total of 128 square feet.
8. Section 17.74.90 (F)(3) requires all carts to be placed on a paved surface. The food cart pod has a paved surface with approved stormwater facilities. **Baked & Loaded food cart shall be located in a designated food cart area on a paved surface.**
9. Section 17.74.90 (F)(4, 5, and 6) requires carts to be located at least three feet from the public right-of-way or back of sidewalk, at least five feet from other carts, and not located within 25 feet of an active driveway. **Baked & Loaded food cart shall meet all required setbacks.**
10. Section 17.74.90 (F)(7) specifies that food carts shall not occupy fire lanes or drive aisles necessary for vehicular circulation or fire/emergency vehicle access. **Baked & Loaded food cart shall not be located in fire lanes or drive aisles.**
11. Section 17.74.90 (F)(12) states the exterior surface of the cart shall be clean and free of dents, rust, peeling paint, and deterioration, and windows shall not be cracked or broken. The proposed cart is painted dark brown with a wood grain finish look. The cart appears new and in good shape and free of any deterioration.
12. Section 17.74.90 (F)(13) requires that each cart shall provide an awning to shelter customers with a minimum clearance of seven feet between the ground and the awning. **Baked & Loaded food cart has eaves that are 8 feet high and extend 3 feet out.**
13. Signage is regulated by Chapter 15.32, Sign Code regulations. **All signage requires approval of a City sign permit in compliance with the requirements of Chapter 15.32, Sign Code. Per Section 15.32.080 roof signs are prohibited.** Baked & Loaded has a sign that extends above the roof of the cart in violation of Section 15.32.020 (G). **The sign shall be removed or modified to be below the roof of the cart.**

DECISION

For the reasons described above, the request by the Baked & Loaded food cart owner, Nicholas Haddox, to locate a food cart in the Sandlandia food cart pod is hereby **approved** as modified by the conditions listed below.

CONDITIONS OF APPROVAL

A. Prior to opening for business, the applicant shall comply with the following requirements:

1. The cart shall hook to existing utilities installed for the food cart pod (including disposal of gray water) and shall have access to garbage service, restrooms, and the dining structure.
2. The cart shall be located in a designated food cart area on a paved surface.
3. The cart shall meet all required setbacks and shall not be located in fire lanes or drive aisles.
4. The sign that states 'Potatoes Piled Mountain High' shall be removed or modified to be below the roof of the cart.

B. General Conditions of Approval:

1. Drive-through uses are not permitted as food carts.
2. This food cart permit shall be subject to revocation by the Director if the application is found to include false information or if the conditions of approval have not been complied with or are not being maintained.
3. Food carts that have not been in use for over 30 days are determined defunct and shall be removed from the private property which they are located.
4. Food carts that have not been in use for over 60 days are determined to be abandoned and shall be removed in accordance with nuisance regulations as described in Title 8 of the Sandy Municipal Code.
5. All mobile food carts shall be appropriately licensed and approved for operation in Clackamas County as a Class I – IV mobile food cart. Additionally, each food cart shall be available for inspection by the Clackamas Fire District at least once per calendar year, as warranted by the Clackamas Fire District.
6. Obtain a sign permit for any requested signage in compliance with the requirements of Chapter 15.32, Sign Code. Per Section 15.32.080 roof signs are prohibited.
7. Carts shall comply with all applicable Oregon Electrical, Mechanical, Plumbing, and Structural Codes.
8. Approval of this use may be revoked if conditions of approval are not met. Approval does not grant authority for the unrestricted use of the structure or site. Any use of the site may be prohibited until such time as all required improvements are completed.

9. Any conditions or regulations required by Clackamas County, Sandy Fire District No. 72, or state or federal agencies are hereby made a part of this permit and any violation of these conditions and/or regulations or conditions of this approval will result in the review of this permit and/or revocation.

Rebecca Markham

June 23, 2026

Rebecca Markham

Date

Development Services Specialist II

(Signed on behalf of Kelly O'Neill Jr., Development Services Director)

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.