

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

DATE: September 24, 2021

FILE NO.: 21-056 TEMP ~ Trickle Creek Apartments – Temporary Job Site Trailer

APPLICANT: Conway Construction (David Conway)

OWNER: Sandy Multi, LLC (Jeff Cox)

LOCATION: North of Dubarko Road, west of Ruben Lane, and east of Eldridge Drive

LEGAL DESCRIPTION: 24E14 BD 5100

EXHIBITS:

Applicant's Submission

- A. Land Use Application
- B. Site Plan

FINDINGS OF FACT

1. Conway Construction is a sub-contractor for Sandy Multi, LLC who is constructing a multi-family apartment building called Trickle Creek Apartments (File No. 20-052 DR/MOD). The applicant requests a temporary structure permit to locate one temporary job site trailer (recreational vehicle) at the Trickle Creek Apartment job site.
2. The temporary job site trailer is stationed just west of Ruben Lane and north of Dubarko Road on Tax Lot 24E14BD5100 (no address).
3. The applicant's temporary job site trailer will accommodate one to five employees. The Sandy Development Code does not permit overnight accommodation (i.e., sleeping) in a recreational vehicle. Therefore, **no one shall sleep in the job site trailer.**
4. This temporary use permit was applied for on September 21, 2021, after the job site trailer was already installed on September 16, 2021. The anticipated removal date is September 16, 2022.
5. The applicant proposes to use a temporary onsite portable restroom facility.
6. The portable job site trailer is 200 sq. ft and 25 feet in length by 8 feet in width.
7. The applicant is currently using a portable generator to power the temporary job site trailer. **The temporary job site trailer and generator shall comply with Section 8.20 of the Municipal**

Code regarding noise.

8. 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 by September 17, 2022.**
9. The property is zoned High Density Residential (R-3) and Section 17.40.30 identifies setback requirements associated with the R-3 zoning district. The submitted site plan does not identify proposed setbacks but since the job site trailer is temporary there are no concerns with its location so long as it does not impede traffic on Ruben Lane or Dubarko Road and is located entirely on the applicant's property.
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.**

SUMMARY

For the reasons described above, the request by Conway Construction to locate one temporary job site trailer on the lot north of 37011 Dubarko Road (Tax Lot 24E14BD5100), beginning on September 16, 2021, through September 16, 2022, is hereby **approved** as modified by the conditions listed below.

CONDITIONS OF APPROVAL

1. The applicant is permitted to locate one temporary job site trailer per the submitted site plan at the Trickle Creek apartments job site starting September 16, 2021, through September 16, 2022.
2. The temporary job site **trailer shall be removed by the applicant no later than Saturday September 17, 2022**, unless an application extending this timeline has been applied for and approved prior to this date.
3. The temporary job site trailer and generator shall comply with Section 8.20 of the Municipal Code regarding noise.
4. No one shall sleep in the job site trailer.
5. The applicant shall install reflective devices on the container at locations capable of being struck by vehicles no later than October 01, 2021. The trailer shall not impede traffic on Ruben Lane.
6. An extension of the temporary structure permit shall require a Type II process as specified by Section 17.74.60 (B) of the Sandy Development Code.
7. This Temporary Structure Permit may be revoked by the City if conditions of approval are not met. Approval of this Temporary Structure does not grant authority for the unrestricted use of the site.
8. Any other conditions or regulations required by Clackamas County, Fire District No. 72, the Oregon Department of Transportation, or County, State or Federal agencies are hereby made a part of this

