

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

**DATE:** May 4, 2022

**FILE NO.:** 22-020 TEMP – Champion Collision Temp Storage Container

**APPLICANT:** Rebecca Shatz, Champion Collision

**OWNER:** Rebecca Shatz

**LOCATION:** 16639 Champion Way

**LEGAL DESCRIPTION:** 24E15A00210

**DECISION:** Approve Temporary Structure Permit

**EXHIBITS:**

**Applicant's Submission**

- A. Land Use Application
- B. Site Plan
- C. Email from owner Rebecca Shatz with additional information

**FINDINGS OF FACT**

1. The applicant requests a Temporary Structure Permit to locate one 320 square foot storage container measuring 40 feet by 8 feet at 16639 Champion Way (Champion Collision) from June 1, 2022, through June 1, 2023.
2. The applicant's storage container will be used as a storage facility for non-flammable equipment, building materials, and auto parts. Ms. Shatz explained they are running out of storage space.
3. This temporary use permit was applied for on April 28, 2022. This proposal is to use the temporary storage container for building materials, auto repair equipment, and auto parts. The applicant plans on remodeling their main building within the next year or two and is currently acquiring building materials.
4. The temporary storage container will be placed in the southeast corner of 16639 Champion Way. This is located on the corner of Champion Way and Industrial Way. The applicant provided a site plan showing the container approximately 22 feet away from the main building and states it isn't visible from either abutting street as the hill from each direction blocks the view of the proposed temporary structure.

5. The temporary storage container will not impact any parking or handicap parking on the site. It's proposed in an area that's not currently used by customers.
6. According to Section 17.74.60(B), temporary structures in connection with construction of industrial or commercial facilities may be permitted, for a period not to exceed 1 year. Renewal of a temporary permit shall be processed under the Type II procedure and may require a public hearing. **In order to be eligible for the temporary structure renewal the applicant shall submit a trade permit for the building remodel prior to June of 2023. If no trade permit has been received and the applicant has not applied for a renewal of this temporary structure the applicant shall remove the storage container by June 2, 2023.**
7. The property is zoned Industrial Park (I-1) and Section 17.48.30 identifies setback requirements associated with the I-1 zoning district. The submitted site plan does not identify proposed setbacks.

### **SUMMARY**

For the reasons described above, the request by Rebecca Shatz to locate one temporary storage container at 16639 Champion Way starting June 1, 2022, through June 1, 2023, is hereby **approved** as modified by the conditions listed below.

### **CONDITIONS OF APPROVAL**

1. The applicant is permitted to locate one temporary storage container at 16639 Champion Way per the submitted site plan and for the purpose of storing non-flammable building materials and auto parts.
2. File No. 22-020 TEMP shall be valid for a period not to exceed 1 year from June 1, 2022.
3. In order to be eligible for the temporary structure renewal the applicant shall submit a trade permit for the building remodel prior to June of 2023. If no trade permit has been received and the applicant has not applied for a renewal of this temporary structure the applicant shall remove the storage container by June 2, 2023.
4. The temporary structure shall not be located in a location that alters or blocks stormwater drainage into the approved on-site stormwater facility.
5. The applicant shall install reflective devices on the container at locations capable of being struck by vehicles no later than June 30, 2022.
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

permit and any violation of the conditions of this approval will result in the review of this permit and/or revocation.

Rebecca Casey \_\_\_\_\_ 5/4/2022

Rebecca Casey Date

Administrative Assistant

*(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 Chapter 17.28.50; and
5. Payment of required filing fees.