

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

DATE:	June 3, 2024
NAME OF PROJECT:	Cedar Park Pump Track, Jumpline, and Skatepark Project
FILE NO.:	24-032 TEMP – Cedar Park Temporary Job Site Container
APPLICABLE CRITERIA:	Section 17.74.60(B) Temporary Uses or Structures
APPLICANT:	American Ramp Company, Roy Sawyer
OWNER:	City of Sandy
LOCATION:	17165 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 container is requested to be a support location for contractors involved in the development of the City's new landmark park (Cedar Park).
2. The container will hold building materials needed to construct one of the largest action sports parks in the region.
3. The temporary container is 480 sq. ft with dimensions of 40 feet in length by 12 feet in width. The container will be set directly on the ground.
4. The applicant stated that they generally install a 20 foot storage container just for the skatepark crew, however, because of the duration of this project and how many teams they will have onsite for the duration of the project, the applicant needs a 40 foot container.
5. The proposed container location meets all the setback requirements of the Medium Density Residential (R-2) zoning district. The applicant stated that the container may be moved during construction to an area up close to where the general contractor's trailer is located.
6. The applicant's temporary job site container will accommodate one to four employees for American Ramp Company. Staff typically does not approve more than one temporary job site trailer per site, but due to this project having multiple general contractors the site will need multiple temporary job site trailers. 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 container.**
7. The proposed container will not accommodate an onsite restroom facility or request any other temporary service utilities, including from PGE.

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 container on May 16, 2025, unless an extension has been approved.**
9. 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 Roy Sawyer on the behalf of the City of Sandy, to locate one temporary job site container on City property (Tax Lot 24E13BD00101), beginning on May 16, 2024, through May 15, 2025, 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 container 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 **container shall be removed by the applicant by May 16, 2025**, unless an application extending this timeline has been applied for and approved prior to this date.
3. If the applicant moves the container to different parts of the park, each location shall meet all setback distances required in the Medium Density Residential (R-2) zoning district.
4. No overnight stays are permitted in the job site container.
5. All signage requires a separate sign permit per **Chapter 15.32**.
6. 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.



Patrick Depa
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.