

Chapter 17.128

TEMPORARY COMMERCIAL AND INDUSTRIAL USES

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17.128.010 Purpose.

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17.128.010 Purpose. The purpose of the temporary commercial use is to permit activities that are small scale and short term in nature and generally promote celebration of specific events, holidays and seasons. Examples include, but are not limited to, fire works stands, Christmas tree sales, seasonal produce sales, farmers markets, temporary construction and leasing offices for previously approved developments and retail sidewalk sales of seasonal merchandise. (Ord. 698 §4(part), 2001)

17.128.020 Application submission requirements. A. All applications shall be made on forms provided by the planner and shall be accompanied by:

1. A site plan drawn to standard scale showing the location of the temporary use, the entrance and exits from the site, areas to be designated for parking and any requested signs;

2. A letter from the property owner of record giving approval for the proposed use;

3. Payment of the temporary use permit fee. (Ord. 711 §1 Exh. A (part), 2001; Ord. 698 §4(part), 2001)

17.128.030 Administration and approval. A. The planner may approve a temporary commercial or industrial use subject to findings based on the following criteria:

1. The temporary use promotes a specific event, season or holiday;

2. The temporary use approval shall be for no more than a single ninety continuous day period in any three hundred sixty-five day period;

3. No regulations prohibiting the activity are identified in a review of the Scappoose Municipal Code and Oregon Revised Statutes;

4. The parcel of land on which the temporary use will be located is zoned consistent with the proposed temporary use;

5. Any structures including tents and signs and any related vehicles will be removed from the site at the end of the proposed temporary use and no changes will occur to existing vegetation or land forms as a result of the temporary use;

6. Any structures including tents and signs and any related vehicles will be located on private property and outside of any right of ways that are owned by the state or the city;

7. The location of any structures including tents and signs and any related vehicles will not negatively impact parking or traffic circulation on the property or on adjacent streets;

8. The location of the sign related to the temporary use will not negatively impact the line of sight for vehicles entering and exiting the site;

9. Locates are required prior to any activity that requires may impact underground utilities including placing posts for signs or tent stakes;

B. No notice of decision is required except a letter to the applicant stating how the application satisfies the criteria in Section 17.128.030(A) and specifying the dates for which the approval is valid. A copy of this letter shall be attached to the business license application as filed in city hall.

C. Approvals issued under Scappoose Municipal Code 17.128 shall not be granted extensions of time. (Ord. 698 §4(part), 2001)