

ORDINANCE NUMBER 1454

AN ORDINANCE OF THE CITY OF MILWAUKIE AMENDING ORDINANCE NUMBER 1438 BY PROVIDING FOR TEMPORARY STRUCTURE PERMITS.

THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Ordinance number 1438 is amended by adding new Section 4.17:

Section 4.17. Temporary Structure Permits. Upon application of the property owner, the Planning Director may approve the location of a temporary structure, such as a mobile home, motor home or trailer house, for use as a temporary residence during construction of a permanent dwelling for a period not to exceed 12 months where

- a. there is an emergency hardship resulting from a natural catastrophe such as fire, flood, storm, etc., and
- b. the applicant has applied for a building permit for a permanent dwelling, and
- c. the temporary structure will be owner-occupied, and
- d. the use is consistent with the Milwaukie Comprehensive Plan, and
- e. there is no other reasonable alternative to use of a temporary structure.

In addition, the applicant must satisfy the following conditions for approval:

- a. City approval of a sewage disposal system for the structure.
- b. Screening of the structure to minimize any adverse visual impact on surrounding property.
- c. Placement of manufactured skirting around the structure.
- d. Any other condition imposed by the Planning Director to safeguard the public health, safety, convenience and general welfare.

If after reviewing the application, the Planning Director tentatively approves the permit, he shall notify all property owners within 250 feet of the property where the structure will be located of his decision. Any person so notified shall have 10 days from the date of notification to object to the proposed use. If significant objections are received, the Planning Director may either deny final approval of the permit or schedule a hearing where objections to the proposed use may be made. After the hearing, the Planning Director may either deny or approve the permit. Failure to obtain or maintain a valid building permit

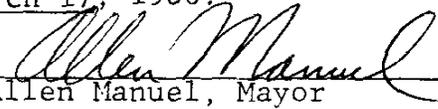
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shall be grounds for immediate revocation of the temporary structure permit. Any decision of the Planning Director made pursuant to this section may be appealed to the Planning Commission by filing notice of appeal within 15 days after the date of the decision.

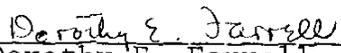
Read the first time on March 17, 1980, and moved to second reading by unanimous vote of the City Council.

Read the second time and adopted by the City Council on March 17, 1980.

Signed by the Mayor on March 17, 1980.


Allen Manuel, Mayor

ATTEST:


Dorothy E. Farrell, Recorder

APPROVED AS TO FORM:


Greg Eades, City Attorney

3/12/80
frb