

ARTICLE 13

TEMPORARY USE PERMIT

SECTION 13.010, PURPOSE: A Temporary Use Permit may be approved to allow the limited use of structures or activities which are temporary or seasonal in nature and do not conflict with the zoning district in which they are located. No Temporary Use Permit shall be issued that would have the effect of permanently re-zoning or granting a special use privilege not shared by other properties in the same zoning district.

SECTION 13.015, REVIEW PROCEDURE: Application for a Temporary Use Permit shall be subject to Administrative Review. If, in the opinion of the Administrative Review authority, the proposed use may be in conflict with the purposes of this ordinance, the application will be referred to the public hearing review process.

SECTION 13.020, REVIEW CRITERIA: Temporary Use Permits may be issued upon finding:

01. The proposed use or structure is necessary to provide for housing, storage, and use of supplies and equipment or other uses not specified in this ordinance and not so recurrent as to require a specific or general regulation to control them.
02. The proposed use or structure will not become permanent.
03. The application satisfies the pertinent criteria of Article 36, Salmon Habitat Restoration, or the review authority finds Ministerial Review to be adequate. In determining if the Ministerial Review is allowed, the review authority shall find all the following:
 - A. Except where excavation or fill does not exceed 50 yards, the proposed structure or use is at least 300 feet from any surface water (as identified on the USGS Topographical Map) and is at least 300 feet from wetlands (as identified on the National Wetlands Inventory); and
 - B. The structure or use will not be sited on a slope that exceeds 35 percent; and
 - C. No road construction will be required in conjunction with the proposed use.

SECTION 13.025, CONDITIONS:

01. Reasonable conditions may be imposed by the review authority to minimize the potential impact of the proposed use to other uses in the vicinity. Guarantees and evidence may be required that such conditions will be or are being complied with. Such conditions may include but are not limited to:
 - A. Special yards and spaces.
 - B. Control of points of vehicular ingress/egress.
 - C. Landscaping and maintenance thereof.
 - D. Control of noise, odors, or other nuisances.
 - E. Limitation for certain activities.
02. Any temporary permit shall clearly set forth conditions under which the permit is granted and shall clearly indicate the time period for which the permit is issued. No temporary permit shall be transferable to any other owner or occupant.
03. All structures and uses for which a temporary permit is issued:
 - A. Shall meet all other requirements of the zoning district in which they are located.
 - B. Shall meet all applicable health and sanitation requirements.
 - C. Shall meet all applicable building code requirements.
 - D. Shall be removed upon expiration of the temporary permit unless renewed.

SECTION 13.030, ISSUANCE OF PERMITS:

01. Temporary permits shall be issued for the time period specified by the review authority but may be renewable upon expiration by re-applying in the manner prescribed by this article.
02. In no case shall a temporary permit be issued for a period exceeding one year unless the temporary permit is renewed.
