



File # 25-046 DCA

Administrative Code
Adoption for House Bill 4064

City Council
(Public Hearing)
November 17, 2025

Project Background

In 2023, Sandy became one of ten jurisdictions to receive grant-funded Code-UP project technical assistance to identify proposed updates to local development requirements, consistent with guidance and recommendations identified in the Oregon Prefabricated and Modular Housing Model Code.



OREGON
Department of
Land Conservation
& Development

Code-UP Objectives

1. Direct technical assistance to participating jurisdictions.
2. Adopt new code to address barriers to prefabricated housing.
3. Support with communication and adoption process.



Text Amendments: Two Categories



Alignment with HB 4064
(2022)

Recommended
Opportunities for
Prefabricated Housing

HB 4064 and ORS 197.478

- The state requires local governments to allow manufactured homes and prefabricated dwellings wherever single unit (i.e., single-family) dwellings are allowed.
- Cannot apply design or siting standards to manufactured or prefabricated homes that are more restrictive than standards that apply to single unit dwellings built on individual lots.
- Must allow prefabricated dwellings in manufactured dwelling parks.
- The City will comply with HB 4064 with the proposed minor amendments.

Requested Action

2025-2027 Biennial City Council Goal:

Goal 6.9 - Ensure compliance with state legislative and regulatory mandates through code amendments that are responsible and reflect the community's values.

Review and provide input on proposed regulatory text amendments for manufactured homes, prefabricated dwellings, and manufactured dwelling parks.



Code-UP: Update codes to explicitly allow prefabricated and modular housing

Conclusion and Recommendation

CONCLUSION:

- By adopting these code amendments for manufactured homes, prefabricated dwellings, and manufactured dwelling parks.
- ✓ *State statute consistency*

RECOMMENDATION:

Staff and the Planning Commission recommend that the City Council hold a public hearing, discuss the proposed code modifications, and vote on the attached Ordinance with the proposed code amendments.

SUGGESTED MOTION LANGUAGE:

“I move to approve the first reading of Ordinance No. 2025-32.”