



AN ORDINANCE ADOPTING MANDATORY CODE PROVISIONS RELATED TO HOUSE BILL 2138

WHEREAS, in 2025, the Oregon legislature adopted House Bill (HB) 2138 expanding allowable middle housing and applying such regulations to more jurisdictions and certain unincorporated areas; and

WHEREAS, HB 2138 requires local governments to update land use regulations by January 1, 2027; and

WHEREAS, with adoption of HB 2138 the City Attorney reviewed Chapters 17.10, 17.38, 17.40, 17.64, 17.84, and 17.98 in Title 17 of the Sandy Municipal Code and identified multiple sections to revise; and

WHEREAS, with the proposed revisions to Chapters 17.10, 17.38, 17.40, 17.64, 17.84, and 17.98, the City would be in compliance with the requirements of HB 2138 and the modified Oregon Revised Statutes that the City is required to implement by January 1, 2027; and

WHEREAS, the Planning Commission held a public hearing on **October 26, 2026**, allowing the public an opportunity to provide testimony on the proposed code amendments; and

WHEREAS, the City Council held a public hearing on **November 16, 2026**, allowing the public an opportunity to provide testimony on the proposed code amendments.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS:

Section 1. Sandy Municipal Code Chapters 17.10, 17.38, 17.40, 17.64, 17.84, and 17.98 are hereby amended as detailed in Exhibit A, attached and incorporated by reference.

Section 2. In support of this ordinance, the City Council adopts the findings and conclusions attached as Exhibit B.

Section 3. This Ordinance shall become effective 30 days from the date of adoption.

This ordinance is adopted by the City Council of the City of Sandy on this **16th day of November 2026**.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder