



Chapter 17.74 Code Modifications

City Council Work Session
March 16, 2026

Revisions to consider

Section 17.74.60. Temporary uses or structures.

Section 17.74.40. Fences and retaining walls.

Section 8.16.70. Fences.

Reason for updates

Temporary uses or structures:

- In 2023, there was a kitchen fire at the Sandy Family Restaurant.
- Staff worked with the property owner to quickly approve and install a food cart to act as the kitchen for Ria's Bar while Sandy Family Restaurant was remodeled.
- During this time, City Administration asked for staff to work on updates to the temporary use and temporary structure code in Section 17.74.60.
- The proposed code modifications incorporate standards that are commonly integrated into the findings and conditions for temporary uses and structures.

Temporary uses



Temporary uses

- Clarified that fabric structures can be included with a temporary use permit (some applicant's have thought they also needed to apply for a temporary structure permit).
- Clarified that the temporary use cannot be located in the right-of-way, shall not interfere with ADA parking spaces, shall not disrupt traffic, and shall comply with the noise provisions and sign code in the Sandy Municipal Code.
- Clarified the conditions associated with fabric structures and the Oregon Fire Code.

Does the City Council have any additional suggested code edits?

Temporary structures



Temporary structures (slide 1 of 2)

- Expanded allowances for temporary structures such as for construction of parks and in conjunction with an emergency.
- Added that the Building Official has discretion to waive ingress and egress requirements.
- Added that utility services and plans are only required if utilities are needed.
- Added that temporary structures shall not be recreational vehicles and shall be maintained in good condition. (requested by the Planning Commission)

Temporary structures (slide 2 of 2)

- Added that temporary structures may be sited immediately during emergencies that are declared by the President of the United States, Governor of Oregon, the City of Sandy, or their designee. Similar to the hazardous tree provisions in Chapter 17.102, the agency that placed the temporary structure has to apply for a temporary structure permit within seven days of placement.
- Added clarity to the renewal process and the maximum number of extensions that can be granted by the Director.

Does the City Council have any additional suggested code edits?

Revisions to consider

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Reason for updates

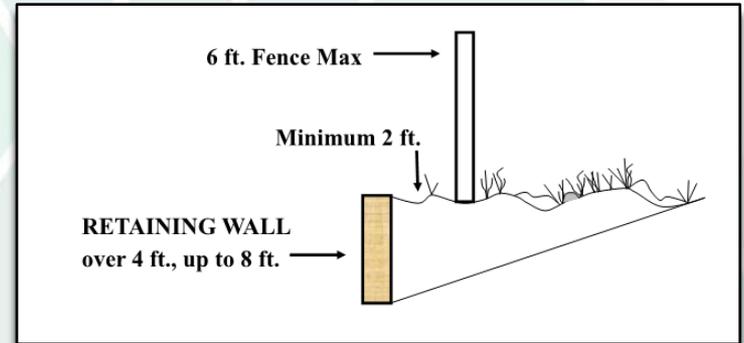
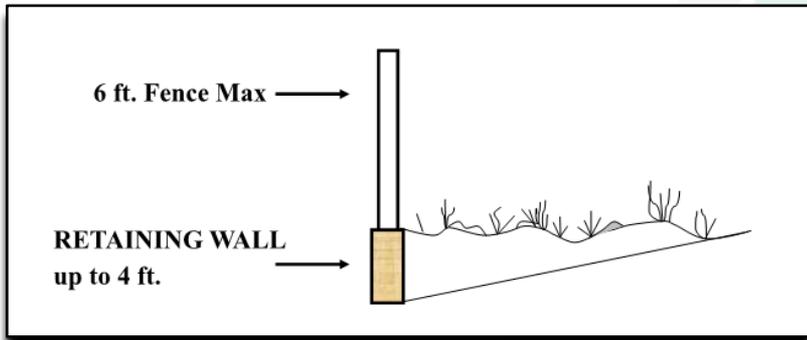
Fences and retaining walls:

- In 2015, City staff held a work session with the Planning Commission to discuss code amendments to fences and retaining walls.
- Due to variable topography throughout Sandy, many lots have yards which make strict adherence to fence height regulations challenging.
- Also, there are no design standards for fences or retaining walls in Section 17.74.40. which has led to issues with retaining walls being made of unstable materials, such as tires.

Fence/retaining wall height

- Due to variable topography throughout Sandy, many lots have yards which make strict adherence to fence height regulations challenging.
- Creating additional code language for combined fences/retaining walls could allow for increased flexibility without violating the intent of these regulations.
- The proposal is to allow a combined height up to 10 feet when a fence is on top of a retaining wall and allow a combined height up to 12 feet when the fence is setback at least two linear feet from the retaining wall.

Thoughts?



Design standards

Added a subsection G. in Section 17.74.40. for fence and retaining wall design standards, including the following:

- Added clarity that ‘galvanized finish’ is not allowed for front yard fences, except for barbless hog wire framed with wood. The proposed code modifications also include a limitation on galvanized metal fencing in front yards, except for barbless hog wire framed with wood.

Thoughts?

NO - rusts



YES



YES



Design standards

Added a subsection G. in Section 17.74.40. for fence and retaining wall design standards, including the following:

- Added that fencing shall not consist of polyethylene or plastic mesh, unless permitted through a trade permit, grading permit, or temporary use permit.

Thoughts?

NO



Design standards

Added a subsection G. in Section 17.74.40. for fence and retaining wall design standards, including the following:

- Added that retaining walls shall have an architectural grade finish and consist of warm earth tones such as gray, brown, or tan.
- Added that retaining walls and fences shall not have high intensity primary colors.
- Added that retaining walls shall not consist of railroad ties, tires, or refuse.

Thoughts?



Clarifications

- Added that fence and retaining wall height shall be measured from the finished grade upon which the fence is constructed to the top of the fence or retaining wall as recommended by the City Attorney.
- Added that fencing in the I-2 and I-3 zoning districts shall be placed behind the required landscape buffer that is required in accordance with Section 17.90.130.G.
- Modified Wire Fences in F.2. of Section 17.74.40 to include battery-charged electric fencing in the I-1, I-2, and I-3 zones as required by ORS 195.870 and as recommended by the City Attorney.

Thoughts?

Clarifications

- Added that fence regulations for recreation areas in Section 17.74.40.C. are only associated with Community Services Uses. (requested by the Commission)

Note: Community Service Uses include schools, churches, community centers, fire stations, libraries, parks and playgrounds, cemeteries, and government buildings.

- Added fence regulations for swimming pools and hot tub areas in Section 17.74.40.D. consistent with the International Swimming Pool and Spa Code in accordance with the 2023 Oregon Residential Specialty Code.
- Added a subsection H. In Section 17.74.40. regarding building code requirements.

Thoughts?

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Section 8.16.70. Fences.

Reason for updates

Fences in Section 8.16.70.:

- Recommending repealing Section 8.16.070 as it violates ORS 195.870 and conflicts with Section 17.74.40.
- ORS 195.870 requires the City to allow certain types of electric fences in certain areas. Specifically, electric fences must be allowed in all areas not “zoned or used for residential use.”