



**AN ORDINANCE UPDATING THE CITY'S REGULATIONS ON NONCONFORMING DEVELOPMENT IN SANDY MUNICIPAL CODE CHAPTER 17.08**

**WHEREAS**, in 2026, the Oregon legislature adopted SB 1561 relating to restoration of dwellings damaged by involuntary causes such as wildfires and other natural occurring events; and

**WHEREAS**, SB 1561 requires local governments to approve restoration or replacement of dwellings rendered uninhabitable under an alternative process that is not a land use decision; and

**WHEREAS**, with adoption of SB 1561 the City Attorney reviewed Chapter 17.08 Nonconforming Development in Title 17 of the Sandy Municipal Code and identified multiple sections that were not aligned with ORS 215.213, 215.283, and 215.755; and

**WHEREAS**, with the proposed revisions to Chapter 17.08, the City would be in compliance with the requirements of SB 1561 and the modified Oregon Revised Statutes; and

**WHEREAS**, the Planning Commission held a public hearing on **June 22, 2026**, allowing the public an opportunity to provide testimony on the proposed code amendments; and

**WHEREAS**, the City Council held a public hearing on **August 3, 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 Chapter 17.08 is 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 **3rd day of August 2026**.

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Kathleen Walker, Mayor

ATTEST:

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Jeffrey Aprati, City Recorder