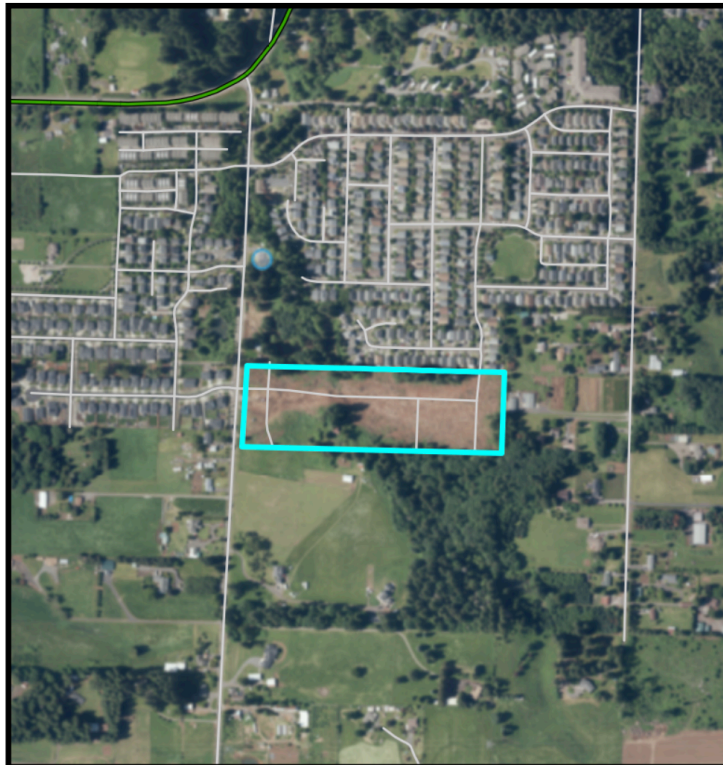


**City of Sandy  
Zoning Map Amendment**

**19618 SE Bornstedt Road  
24E24C tax lot 100  
Tract B of the Bornstedt Views Subdivision**



**Prepared by Tracy Brown Planning Consultants, LLC  
June, 2026**

## Project Details

Project Location: Tract B - 19618 SE Bornstedt Road

Legal Description: 24E24C tax lot 100

Zoning District: Single Family Residential (SFR)

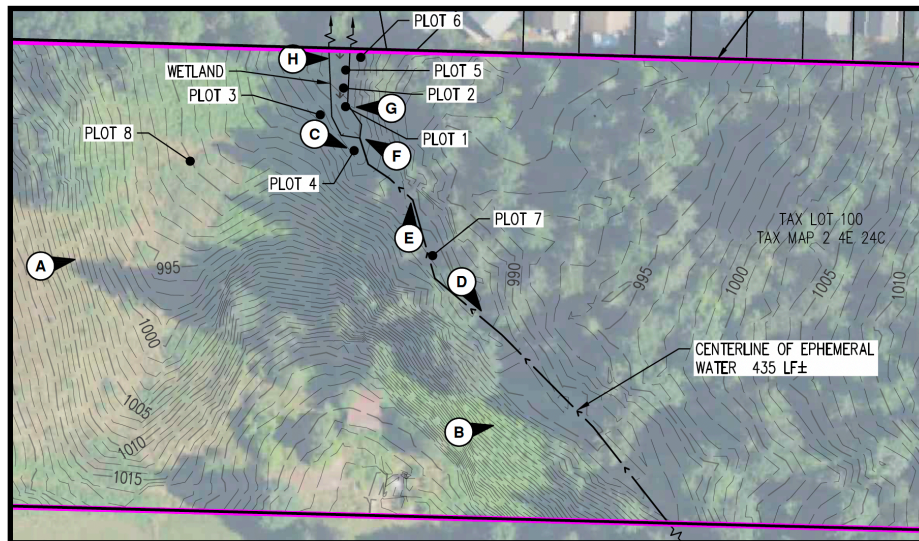
Approval File: File No. 21-021 SUB/VAR/TREE/HD

### 1. Project Description and Background

The Bornstedt Views Subdivision (File No. 21-021) was approved by the City of Sandy Planning Commission on July 28, 2022. Condition A.7, of this approval included the following language:

*A.7. Submit concurrence from the Oregon Department of State Lands (DSL) prior to any development activities on the site. If DSL determines there's an intermittent stream and/or a significant wetland on the subject property, the applicant shall submit an application and receive approval for an update to the FSH overlay district on the subject property in compliance with Ordinance 2019-16.*

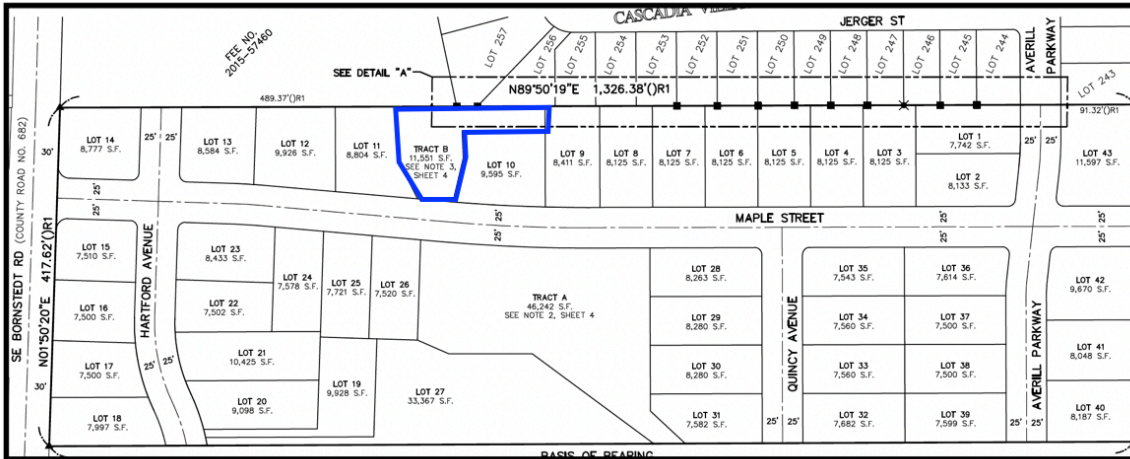
On August 6, 2024 the Department of State Lands issued a letter (WD #2024-0397) concurring with the submitted wetland delineation for the property. This delineation and concurrence identified a 0.03 acre wetland at the northern boundary of the site and a non-jurisdictional ephemeral drainage traversing the property from south to north as shown below.



In order to fulfill the requirements of Condition A.7, the applicant has submitted an application requesting the City amend its Zoning Map to include this small wetland area with a 25-foot buffer around the perimeter of the wetland as

specified in Section 17.60.30 - Required Setback Areas, of the Sandy Development Code.

The wetland area is located on Tract B of the Bornstedt Views Subdivision as identified on the image below. As detailed in Note 3 of the plat, Tract B will be conveyed to the City of Sandy as a tree, wetland, and stream protection tract to be owned and maintained by the City of Sandy.



The submission of this application was coordinated with City of Sandy Planning staff and it was determined that a pre-application conference would not be required prior to submitting the application.

## II. Application Approval Requests

The applicant requests the following approvals with this application:

- Type IV Zoning Map Amendment to include a wetland boundary and buffer located on Tract B of the Bornstedt Views Subdivision.

## III. Items Submitted With This Application

- Land Use Application
- Project Narrative
- Wetland Boundary and Buffer Map
- DSL Concurrence (WD #2024-0397)

## V. Conclusion

The applicant proposes an amendment to the City's Zoning Map to include the wetland boundary and a buffer as FSH Overlay located on Tract B of the Bornstedt Views Subdivision. This application has been submitted to fulfill the requirements of Condition A.7 of the subdivision approval. As noted above, concurrence of the wetland boundary was received from the Department of State Lands and as shown on the Final Plat for this subdivision, Tract B containing this feature will be conveyed to the City of Sandy.