

Date of this notice: July 28, 2026

We are interested in your comments on a zoning map amendment.

We are mailing you information about this land use application because you own land within 500 feet of the property listed below. We invite you to send written comments regarding the proposal and/or verbally comment at a public hearing. All written comments must be received by 4:00 PM on the day of the public hearings in order to be considered during the hearing.

Project Name: Bornstedt Views FSH Overlay Map Amendment

Address: Vacant Lots 10 and 11 and Tract B

Property Location: Bornstedt Views Subdivision (Plat No. 4813)

Map and Tax Lot Number: 24E24CA01000 (Lot 10), 24E24CA01100 (Lot 11) 24E24CA04500 (Tract B)

Property Owner/Applicant: Alex Flikkema, NW Executive Homes & Development LLC

Property's Comprehensive Plan Designation: Low Density Residential

Property's Zoning Designation: Single Family Residential (SFR)

Application File Number: 26-029 ZC - Zoning Map Amendment - Bornstedt Views

Background

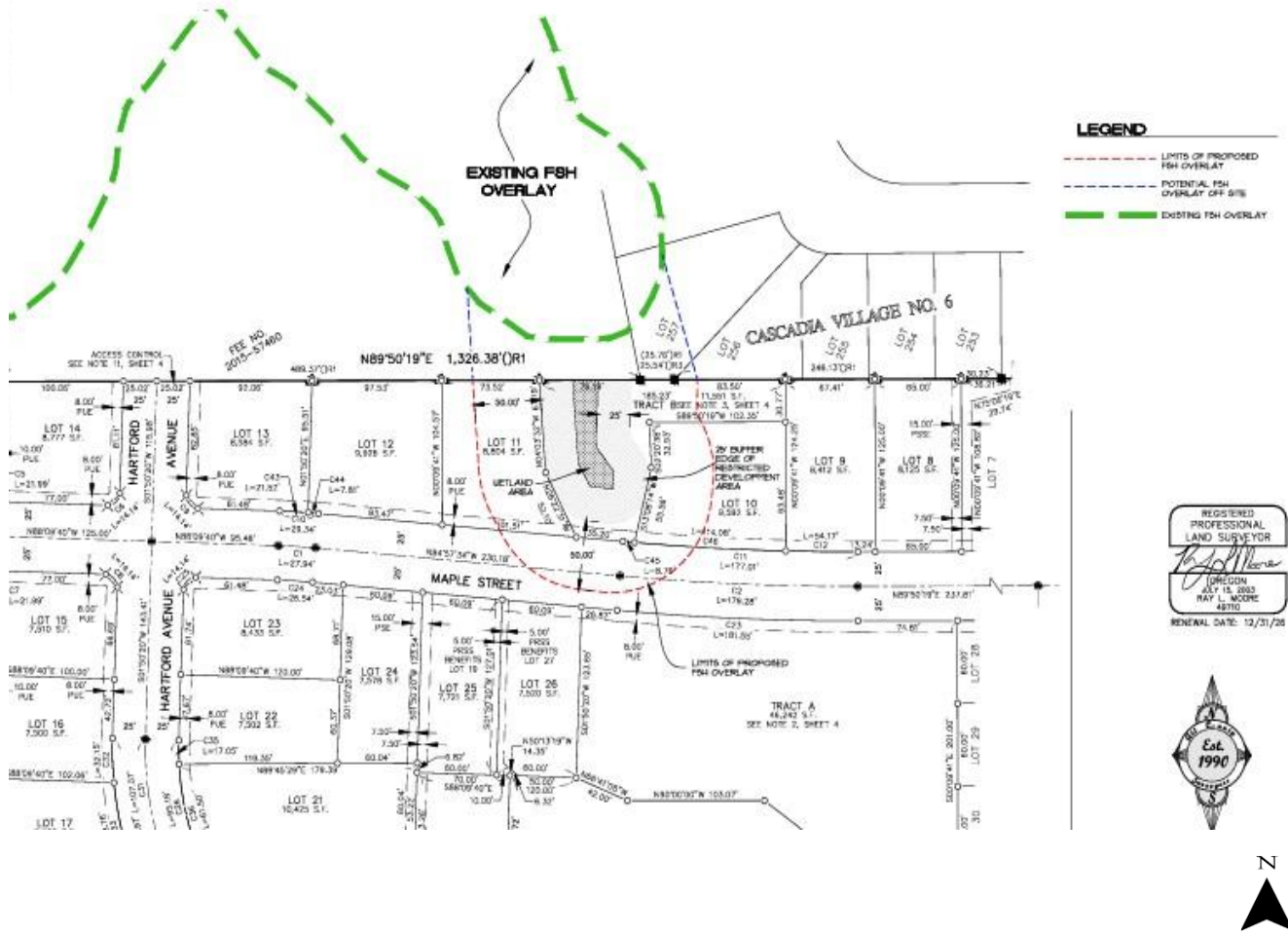
The Bornstedt Views Subdivision (File No. 21-021) was approved by the City of Sandy Planning Commission on July 28, 2022. Condition A.7, of this approval included the following language: "A.7. Submit concurrence from the Oregon Department of State Lands (DSL) prior to any development activities on the 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.

The purpose of this land use application is 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 (see sketch map on the following page). As detailed in Note 3 of the plat, Tract B was conveyed to the City of Sandy as a tree, wetland, and stream protection tract to be owned and maintained by the City of Sandy.

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the **City of Sandy Planning Commission on Monday, August 24, 2026, at 6:30 PM** and/or the **City Council on October 5, 2026, at 7:00 PM**.

BORNSTEDT VIEWS FSH OVERLAY SKETCH MAP



Please consult the City's website at <https://www.ci.sandy.or.us/meetings> for more information about how to participate remotely at the hearing.

How to provide comments

There are two ways you can provide comments on this application:

1. **You can submit written comments either by mail or email.** Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is the following:



Development Services Department
ATTN: Patrick Depa
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us. Please include the file number of the application 26-029 ZC in the subject line. All written comments must be received by 4:00 PM on the day of the public hearing in order to be considered during the hearing.

2. **You can comment at a public hearing.** There will be two public hearings about this application:

Planning Commission: August 24, 2026, at 6:30 p.m.
City Council: October 5, 2026, at 7:00 p.m.
City Hall at 39250 Pioneer Blvd., Sandy, OR 97055 -or-
Zoom: *links will be posted to the City website*

All of the City's public hearings are held in-person as well as broadcasted online via Zoom. You are welcome to participate either in-person or online. In-person hearings are held on the lower level of City Hall at 39250 Pioneer Boulevard. To access the online Zoom broadcast and to learn about how to participate in the hearings, please visit www.ci.sandy.or.us/calendar.

What to comment on

Because of state and federal laws, the City of Sandy can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Sandy Development Code chapters are being considered as part of the review of this application:

Chapters: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.26 Zoning District Amendments; 17.30 Zoning Districts; and, 17.60 Flood Slope and Hazard Overlay.

You can access the Sandy Municipal Code at [library.municode.com/or/sandy/codes/code of ordinances](http://library.municode.com/or/sandy/codes/code_of_ordinances).

How to get more information

You can review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 8:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of any application materials, a reasonable fee may be required to cover the cost of paper and staff time.



Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed on the comment sheet. The Planning Commission will make a recommendation on this proposal and forward their recommendation to the City Council for a decision. Both hearing bodies will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

Appeal Standing: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow the City Council to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

Staff Contact: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: pdepa@ci.sandy.or.us



Comment sheet for file number 26-029 ZC

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Attach additional written comments on a separate piece of paper.

Your name: _____ Your phone number: _____

Your address:

Applicable code criteria: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.26 Zoning District Amendments; 17.30 Zoning Districts; and, 17.60 Flood Slope and Hazard Overlay.