



ORDINANCE NO. 2026-22

AN ORDINANCE MODIFYING THE CITY ZONING MAP TO INCLUDE THE FSH OVERLAY IN THE BORNSTEDT VIEWS SUBDIVISION

WHEREAS, an ordinance 2019-16, approving annexation of one property totaling approximately 12.84 acres and assignment of single family residential (SFR) zoning was adopted; and

WHEREAS, on July 28, 2022, the Bornstedt Views subdivision (File No. 21-021) was approved by the City of Sandy Planning Commission for a 43-lot subdivision; and

WHEREAS, in compliance with Ordinance 2019-16, Condition A.7., of the Bornstedt Views subdivision approval the City required the applicant to verify any streams or wetlands on the subject property, receive concurrence from the Department of State Lands, and apply to update the Flood and Slope Hazard (FSH) overlay district on the subject property; and

WHEREAS, the applicant applied to change the Zoning Map designation for the Map and Tax lot numbers 24E24CA01000 (Lot 10), 24E24CA01100 (Lot 11), and 24E24CA04500 (Tract B) by adding the FSH Overlay District to the underlying single family residential (SFR) district; and

WHEREAS, the applicant submitted an area map (Exhibit A) that reflects the required setbacks for wetlands and stream banks as described in Section 17.60.30 Required setback areas; and

WHEREAS, on July 20, 2026, the City provided notice of the proposed map amendment to DLCD in conformance with ORS 197.610; and

WHEREAS, the Planning Commission held a public hearing to review the map amendment on August 24, 2026, and forwarded a recommendation of approval based on the findings of fact addressed in the staff report (Exhibit B) to the City Council; and

WHEREAS, the City Council then held a public hearing to review the proposal on October 5, 2026.

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

Section 1: The City Council approves the Zoning Map amendment to change the Zoning Map designation for the Map and Tax lot numbers 24E24CA01000 (Lot 10), 24E24CA01100 (Lot 11), and 24E24CA04500 (Tract B). The identified properties will be changed to include the Flood and Slope Hazard (FSH) overlay in addition to the underlying zoning district of Single Family Residential (SFR). The City Manager, or designee, is hereby authorized and directed to take such actions as are necessary to effectuate this change.

Section 2: The applicant submitted an area map that shows the specific lots and area where the FSH Overlay will be applied to the zoning map (Exhibit A).

Section 3: The Zoning Map amendment is supported by the Findings and Conditions contained in the staff report attached as Exhibit B and incorporated into this Ordinance.

This ordinance is adopted by the City Council of the City of Sandy this 5th day of October, 2026.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder