



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: December 5, 2022		Subject: Ordinance No. 870 - 1 st Reading Frog Pond East and South Master Plan	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: December 5, 2022 <input type="checkbox"/> Ordinance 2 nd Reading Date: December 19, 2022 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: Planning Commission adopted Resolution No. LP22-0002 on November 16, 2022 recommending approval to City Council.	
Staff Recommendation: Staff recommends Council adopt Ordinance No. 870 on first reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 870 on first reading.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond Area Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION:

Adoption of the Frog Pond East and South Master Plan.

EXECUTIVE SUMMARY:

Following designation of an area included in the Frog Pond East and South Master Plan as an urban reserve in 2010, the City adopted the Frog Pond Area Plan in 2015 to set the stage for additional planning and eventual development to meet identified housing needs. Besides the urban reserve area, the Frog Pond Area Plan also established a vision for growth for undeveloped land already within the City's Urban Growth Boundary (UGB) now known as Frog Pond West. In 2017, a Master Plan and implementing zoning code was adopted for Frog Pond West. The Master Plan provided the necessary regulatory framework for the residential neighborhood currently under development north of Boeckman Road and west of Stafford Road.

In 2018, Metro expanded the UGB to include the urban reserve land known as Frog Pond East and South. As part of Metro Ordinance 18-1427 adopting the UGB expansion, it required Wilsonville to complete master planning to make the area development ready, from a regulatory standpoint, by December 2022. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master planning effort identified the types and locations of the homes, other land uses, parks, open spaces, streets, trails, neighborhood amenities, and infrastructure to be built over the next 10-20 years.

The Frog Pond East and South Master Plan has a number of similarities to prior master plans such as Villebois and carries forward and builds on the vision of prior Frog Pond planning work.

Vision concepts carried forward from prior Frog Pond planning work include:

- Creating great neighborhoods that are a connected part of Wilsonville.
- Cohesive design where individual private developments and public realm improvements fit seamlessly together into a coordinated whole.
- Walkable and active streets.
- A variety of housing.
- Provision of extensive walking and biking routes and quality parks, open spaces, and natural areas.
- Quality development and community design that is an attractive and valued addition to the City.
- Easy access to nature, parks and open spaces for all neighborhood residents.

The Frog Pond East and South Master Plan also has a number of approaches different from past master-planning efforts, including the prior Frog Pond Planning efforts. Key differences include:

- Bringing in additional community voices not historically well-represented in planning processes.
- Implementation of strategies from 2020 Equitable Housing Strategic Plan including additional housing variety and integration of less expensive housing options.
- Wide allowance of middle housing based on recently adopted State law and new local regulations adopted in 2021 with the Middle Housing in Wilsonville Project.

- Related to the housing aspects above, land use mapping primarily based on built form rather than number of allowed residential units per a given land area as has been often done in past planning efforts.

Since the Council’s last work session in November, the project team has continued to refine the Master Plan document, including responding to and incorporating comments from City Council. The following are highlights of specific changes pursuant to Council’s recent comments.

- Added a call-out box in Chapter 1 of the Master Plan describing what “Master Planning” is as follows:

Master Planning identifies the types and locations of the homes, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. Master Plans also identify implementing policies and regulatory strategies, along with water, sewer, stormwater, and transportation infrastructure needs and funding sources.

- Added sentence to implementation language regarding Frog Pond Grange in order to clarify uncertainty of future funding. Added sentence reads as follows:

Any future public ownership or use of the Grange building is dependent on future funding not yet identified.

- Added an implementation measure that provides direction on creating development code standards on usability of smaller side yards. Added language reads as follows:

Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

The requested action to adopt the Master Plan document by City Council, is an important milestone in an effort the City began more than a year ago. It helps establish the policies and plans to realize the cities vision for Frog Pond East and South and provide more housing options. The project team will continue to work with the Planning Commission and City Council over the coming months on implementation steps including Development Code updates and infrastructure financing.

EXPECTED RESULTS:

Adoption of Ordinance No. 870.

TIMELINE:

This is a major completion milestone for a long running project. However, the project will continue with review of development code language and infrastructure financing extending into the first half of 2023.

CURRENT YEAR BUDGET IMPACTS:

The project is funded by a combination of a \$350,000 Metro grant, an \$81,000 Oregon Department of Land Conservation and Development (DLCD) grant, and matching City funds in the form of staff time. \$311,000 is budgeted in FY 22/23 to complete the project.

COMMUNITY INVOLVEMENT PROCESS:

The project has a community engagement plan which laid out a robust public engagement program that included meaningful and impactful involvement of people who identify with historically marginalized communities. Information on the engagement can be found in Chapter 1 of the Master Plan as well as Appendix A.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Furthering of the City’s Equitable Housing Strategic Plan and Council’s goal of affordable home ownership, while creating Wilsonville next great neighborhoods.

ALTERNATIVES:

The City Council can adopt Ordinance No. 870, adopt with modifications to the Master Plan, or continue the hearing to direct further changes to the Plan.

CITY MANAGER COMMENTS:

N/A

ATTACHMENTS:

1. Ordinance No. 870
 - A. [Frog Pond East and South Master Plan \(dated November 9, 2022\)](#)
 - B. [Frog Pond East and South Master Plan Appendices \(dated November 9, 2022\)](#)
 - C. [Frog Pond East and South Master Plan Compliance Findings \(dated November 9, 2022\)](#)
 - D. Memorandum with additional edits to the Frog Pond East and South Master Plan amended by and recommended for adoption by Planning Commission (dated November 16, 2022)
 - E. Adopted Planning Commission Resolution No. LP22-0002
 - F. [Frog Pond East and South Master Plan Record \(electronic only\)](#)
 - G. Memorandum with additional edits to Frog Pond East and South Master Plan and Appendices, Ordinance No. 870 (dated December 5, 2022)