

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, MAY 11, 2026
6:30 PM**

Staff Communications:

6. Frog Pond East and South Training



Planning Division Memorandum

From: Kimberly Rybold, Senior Planner
To: Development Review Board Panel A
Date: May 4, 2026
RE: Frog Pond East and South Training

In 2022, the City adopted the Frog Pond East and South Master Plan for Wilsonville's future growth area on the City's east side. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master plan identifies 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. What makes this master plan unique is that to encourage a variety of housing types consistent with State law for middle housing, land use recommendations are based on built form rather than number of allowed residential units per a given land area.

To implement these recommendations, the City adopted new Development Code standards for Frog Pond East and South in 2024. These standards were adopted as an amendment to the Residential Neighborhood (RN) Zone, expanding the zoning designation used in Frog Pond West. The Master Plan and implementing Development Code intend to create a variety of housing options that are attainable for households of various income levels.

The Development Code also supports and enables the transportation system called for in the Master Plan by requiring certain public realm amenities, defining block size and street spacing, and addressing potential design conflicts. There are requirements for the parks and open space envisioned in the Master Plan, including the Green Focal Points throughout the neighborhoods. Clear and objective design standards support quality and attractive development, including both siting standards like setbacks and architectural standards.

This training session will familiarize the Development Review Board with these new Development Code standards in preparation for upcoming review of development applications in this area. At this meeting, staff will provide an overview of the Master Plan and Development Code and provide an opportunity to answer questions Board members have. Staff requests your review of the Master Plan and Development Code prior to this training.

Frog Pond East and South Master Plan: <https://www.wilsonvilleoregon.gov/planning/page/frog-pond-east-and-south-master-plan-0>

Residential Neighborhood Zone (note that the training will focus on sections pertaining to Frog Pond East and South, not Frog Pond West):
https://library.municode.com/or/wilsonville/codes/code_of_ordinances?nodeId=CH4PLLADE_ZO_S4.127RENERNZO