



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 20, 2024		Subject: Frog Pond East and South Master Plan Development Code	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: The Planning Commission held a number of work sessions starting in January 2023. The Commissions input and guidance are reflected in the draft Code amendments.	
Staff Recommendation: Provide requested input on draft Code amendments for Frog Pond East and South Implementation.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL

This work session will (1) continue to answer Council questions raised in recent work sessions and (2) provide the Council an opportunity to review the draft Development Code amendments (Attachment 1) in Section 4.127, Residential Neighborhood (RN) Zone, which is the zoning designation for the entirety of Frog Pond, including Frog Pond East and South.

EXECUTIVE SUMMARY:

The Frog Pond East and South Master Plan, adopted by City Council in December 2022, provides clear policy direction and guidance for future development in Frog Pond East and South. An important implementation step is to develop a detailed set of Development Code standards.

In the prior two work sessions the Council reviewed related draft Development Code and Nuisance Code amendments planned to apply citywide. This work session will focus on Development Code amendments located in Section 4.127, Residential Neighborhood (RN) Zone, which is the zoning for Frog Pond, including Frog Pond East and South.

Attachment 1 contains the current draft of proposed amendments to Section 4.127. Attachment 1 also includes related definitions proposed for Section 4.001, the section that contains all Development Code definitions. Attachment 1 includes information boxes for each amendment or group of amendments to help the Council and interested parties navigate the amendment package. The example below includes an explanation of what each field in the box is intended to portray.

Amendment Description:	A short description of the proposed amendment for reference and orientation of the reader
Applicability:	Provides clarity to whether the proposed amendment applies to citywide residential development, Frog Pond West, and/or Frog Pond East and South.
Impacted Code Section(s):	Provides a reference to the code section, and any applicable subsection, in which the amendment is proposed. Where the section or subsection is new, “(new)” is added after the reference.
Relationship to Frog Pond East and South Master Plan:	Explains how the proposed amendment relates to implementation of the Frog Pond East and South Master Plan. The vast majority relate, with a couple unrelated minor amendments being done because it is more efficient than going through a separate code amendment process.
Rationale for Amendment Text:	Provides a summary of the why and how of the chosen code text.
Recent Edits:	As applicable, calls attention to edits to the amendments since the last time they were seen by the Council. Where there have not been edits, the field states “None”.

In this work session, staff seeks additional feedback or concerns about specific Development Code amendments. Staff would also appreciate feedback on what additional detail the Council would find helpful in the information boxes, particularly for content contained in the “Relationship to Frog Pond East and South Master Plan” and “Rationale for Amendment Text” fields, to ensure understanding of the amendments, clear communication for the public, and delineate findings for the record.

Discussion Questions:

- What, if any, additional specific feedback does the City Council have on the Development Code Amendments in Attachment 1?
- What, if any, additional explanation would the City Council like to see in any of the individual “Relationship to the Frog Pond East and South Master Plan” or “Rationale for How Amendment Drafted” fields?

EXPECTED RESULTS:

Feedback from the meeting will guide completion of a package of Development Code amendments for adoption.

TIMELINE:

After final work sessions in June, Planning Commission and City Council public hearings will be held in July and August.

CURRENT YEAR BUDGET IMPACTS:

The Development Code implementation work is funded by remaining funds from the \$350,000 Metro grant for the Frog Pond East and South Master Plan and matching City funds in the form of staff time.

COMMUNITY INVOLVEMENT PROCESS:

During this implementation phase, the primary focus is on honoring past input. The project team continues to engage key stakeholders for input on draft Development Code amendments.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Realization of the policy objectives set out in the Frog Pond East and South Master Plan to create Wilsonville’s next great neighborhoods. This includes furthering of the City’s Equitable Housing Strategic Plan and Council’s goal of affordable home ownership.

ALTERNATIVES:

The project team prepared draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be, and have been, considered to meet the same intent.

ATTACHMENTS:

1. Frog Pond East and South Draft Development Code Amendments, Section 4.127 and 4.001 (May 1, 2024)