



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> August 5, 2024		<b>Subject: Ordinance No. 892 – Request for Continuance</b> Frog Pond East and South Master Plan Code Amendments	
		<b>Staff Member:</b> Daniel Pauly, Planning Manager	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: August 5, 2024 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: August 5, 2024 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: December 2, 2024 <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 type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		<b>Comments:</b> At their July 10 meeting, Planning Commission opened and continued the Public Hearing on Resolution No. LP24-0003 to the October 9 Planning Commission meeting, which would make a recommendation to City Council regarding Ordinance No. 892.	
<b>Staff Recommendation:</b> Open the legislative public hearing for Ordinance No. 892 and continue the item to the City Council’s November 18, 2024 regular meeting in order to receive a recommendation from the Planning Commission.			
<b>Recommended Language for Motion:</b> I move to continue the public hearing for Ordinance No. 892 to a date and time certain of November 18, 2024, at 7:00 p.m.			
<b>Project / Issue Relates To:</b>			
<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

Adoption of amendments to the City’s Development Code (Chapter 4 of City Code) and Nuisance Code (Chapter 6 of City Code) to support implementation of the Frog Pond East and South Master Plan and related updates to residential development regulations Citywide.

**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 consistent with the Master Plan. The City Council has held eleven work sessions regarding the proposed Code amendments since the adoption of the Master Plan. These standards will be relied on by developers to plan and design development. These standards will also be relied on by City reviewers to ensure development meets City expectations.

Upon recommendation from City Staff, the Planning Commission continued their public hearing from July 10 to October 9 regarding a recommendation to City Council on the proposed Code amendments. The Planning Commission continuance necessitates a mirroring continuance from City Council from August 5 to November 18. The November 18 packet will contain additional details on the proposed Code amendment package, including a Planning Commission recommendation.

**EXPECTED RESULTS:**

Continuation of the public hearing for Ordinance No. 892 to City Council's November 18 meeting.

**TIMELINE:**

This will be a major completion milestone for a long-running project to provide for the orderly future growth of the City. Following adoption of the Code in the fall, it will be available for use in applying to development applications in Frog Pond East and South which are anticipated to occur as soon as infrastructure improvements allow.

**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. However, the project team continues to engage key stakeholders for input on draft Development Code amendments. Public notice was provided for the hearing enabling added public input and awareness. The notice included a link to the proposed amendments on the City's *Let's Talk, Wilsonville!* website with a space to provide feedback.

**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.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Ordinance No. 892 Draft (July 2024)
2. Results of the July 10, 2024 Planning Commission Meeting