



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 18, 2022		Subject: Ordinance Nos. 859 and 860 – 1st Reading Annexation and Zone Map Amendment for Frog Pond Estates subdivision in Frog Pond West Staff Member: Cindy Luxhoj AICP, Associate Planner Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: April 18, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: April 18, 2022 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: May 2, 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: Following their review at the March 28, 2022 meeting, the Development Review Board, Panel B, unanimously recommended approval of an Annexation and a Zone Map Amendment for the subject property. The DRB also approved with conditions, contingent on the Annexation and Zone Map Amendment, a Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Tentative Subdivision Plat, and Type C Tree Removal.	
Staff Recommendation: Staff recommends City Council adopt Ordinance Nos. 859 and 860 on first reading.			
Recommended Language for Motion: In two separate motions, I move to adopt Ordinance Nos. 861 and 862 on the first reading.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond West	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Approve, modify, or deny Ordinance Nos. 859 and 860 to annex 13.24 acres and rezone approximately 13.24 acres west of SW Stafford Road between SW Boeckman Road and SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 17-lot subdivision.

EXECUTIVE SUMMARY:

The proposed subdivision is the seventh development proposal in Frog Pond West and will connect to the previously approved Frog Pond Ridge subdivision, blending together as one cohesive neighborhood consistent with the Frog Pond West Master Plan. Concurrent with the adoption of the Frog Pond West Master Plan, the City added a new zoning district, Residential Neighborhood (RN), intended for application to the Master Plan area. The requested zone map amendment proposes applying the Residential Neighborhood (RN) Zone to the Frog Pond Estates subdivision consistent with this intention.

This application also includes annexation and rezoning of property owned by the West Linn-Wilsonville School District, and dedication of a portion of the property as right-of-way to be developed as part of the Frog Pond Estates subdivision. The undedicated portion of the school district property is planned for a future primary school.

EXPECTED RESULTS:

Adoption of Ordinance Nos. 859 and 860 will bring this portion of the Frog Pond West Master Plan area into the City and zone it for development consistent with the Master Plan.

TIMELINE:

The Annexation and Zone Map Amendment will be in effect 30 days after ordinance adoption on second reading and upon filing the annexation records with the Secretary of State as provided by ORS 222.180.

CURRENT YEAR BUDGET IMPACTS:

The project will result in income and expenditures consistent with the infrastructure financing plan of the Frog Pond West Master Plan.

COMMUNITY INVOLVEMENT PROCESS: Staff sent the required public hearing notices. In addition, significant public involvement occurred during development and approval of the Frog Pond Area Plan and Frog Pond West Master Plan, with which the proposed actions are consistent.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Annexation and development of the subject land will provide additional housing choices and continued development of quality neighborhoods.

ALTERNATIVES:

The alternatives are to modify, approve, or deny the annexation and zone map amendment requests.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:**Attachment 1 – Ordinance No. 859:**

Exhibit A – Legal Description and Sketch Depicting Land/Territory to be Annexed

Exhibit B – Petition for Annexation

Exhibit C – Annexation Findings

Exhibit D – Development Review Board Panel B Resolution No. 401 Recommending
Approval of Annexation

Attachment 2 – Ordinance No. 860:

Exhibit A – Zoning Order DB21-0066 Including Legal Description and Sketch Depicting
Zone Map Amendment

Exhibit B – Zone Map Amendment Findings

Exhibit C – Development Review Board Panel B Resolution No. 401 Recommending
Approval of Zone Map Amendment