



**CITY COUNCIL MEETING  
STAFF REPORT**

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| <b>Meeting Date:</b> February 24, 2022  |   | <b>Subject: Ordinance Nos. 854 and 855 – 1<sup>st</sup> Reading</b><br>Annexation and Zone Map Amendment for Frog Pond Crossing subdivision in Frog Pond West   |  |
|   |   | <b>Staff Member:</b> Philip Bradford, Associate Planner   |  |
|   |   | <b>Department:</b> Community Development  |  |
| <b>Action Required</b>  |   | <b>Advisory Board/Commission Recommendation</b>   |  |
| <input checked="" type="checkbox"/> Motion<br><input checked="" type="checkbox"/> Public Hearing Date:<br>February 24, 2022<br><input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date:<br>February 24, 2022<br><input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date:<br>March 7, 2022<br><input type="checkbox"/> Resolution<br><input type="checkbox"/> Information or Direction<br><input type="checkbox"/> Information Only<br><input type="checkbox"/> Council Direction<br><input type="checkbox"/> Consent Agenda |   | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denial<br><input type="checkbox"/> None Forwarded<br><input type="checkbox"/> Not Applicable<br><br><b>Comments:</b> Following their review at the February 14, 2022 meeting, the Development Review Board (DRB) Panel A, 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 Master Plan, Stage II Final Plan, Site Design Review, Tentative Subdivision Plat, Type C Tree Removal, and two Waivers. |  |
| <b>Staff Recommendation:</b> Staff recommends City Council adopt Ordinance Nos. 854 and 855.  |   |   |  |
| <b>Recommended Language for Motion:</b> In two separate motions: <ul style="list-style-type: none"> <li>• I move to adopt Ordinance No. 854 on first reading.</li> <li>• I move to adopt Ordinance No. 855 on first reading.</li> </ul>   |   |   |  |
| <b>Project / Issue Relates To:</b>  |   |   |  |
| <input type="checkbox"/> Council Goals/Priorities:  | <input checked="" type="checkbox"/> Adopted Master Plan(s):<br>Frog Pond West | <input type="checkbox"/> Not Applicable   |  |

**ISSUE BEFORE COUNCIL:**

Approve, modify, or deny Ordinance Nos. 854 and 855 to annex 9.74 acres and rezone approximately 8.46 acres on the west side of SW Stafford Road north of SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 29-lot subdivision.

**EXECUTIVE SUMMARY:**

The proposed subdivision is the fifth area, following the 71-lot Frog Pond Ridge, 44-lot Stafford Meadows and 74-lot Frog Pond Meadows subdivisions to the south and the 78-lot Morgan Farm subdivision to the west, proposed for annexation and subsequent development consistent with the Frog Pond West Master Plan. The subdivisions are envisioned to blend together as one cohesive neighborhood. Concurrent with the adoption of the Frog Pond West Maser 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 Ridge subdivision consistent with this intention.

**EXPECTED RESULTS:**

Adoption of Ordinance Nos. 854 and 855 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.

**FINANCIAL REVIEW:**

Reviewed by: KAK Date: 2/9/2022

**LEGAL REVIEW:**

Reviewed by: BAJ Date: 2/10/2022

**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:**

The 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:**

1. Ordinance No. 854
  - A. Legal Description and Sketch Depicting Land/Territory to be Annexed
  - B. Petition for Annexation
  - C. Annexation Findings
  - D. Development Review Board Panel A Resolution No. 399 Recommending Approval of Annexation
2. Ordinance No. 855
  - A. Zoning Order DB21-0037 Including Legal Description and Sketch Depicting Zone Map Amendment
  - B. Zone Map Amendment Findings
  - C. Development Review Board Panel A Resolution No. 399 Recommending Approval of Zone Map Amendment