PLANNING COMMISSION

WEDNESDAY, OCTOBER 9, 2024

PUBLIC HEARING

2. Frog Pond East and South Implementation-Development Code (Continued from July 10) (Pauly)(60 Minutes)

PLANNING COMMISSION
RESOLUTION NO. LP24-0003

A RESOLUTION OF THE CITY OF WILSONVILLE PLANNING COMMISSION RECOMMENDING ADOPTION OF DEVELOPMENT CODE AMENDMENTS TO IMPLEMENT THE FROG POND EAST AND SOUTH MASTER PLAN AND MAKE RELATED UPDATES TO RESIDENTIAL DEVELOPMENT REGULATIONS CITYWIDE.

WHEREAS, The City adopted the Frog Pond Area Plan in 2015 setting a vision for urban growth on the East side of Wilsonville; and

WHEREAS, at the time of adoption a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB) and a portion was designated as Urban Reserve; and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for the area within the UGB; and

WHEREAS, both the Frog Pond Area Plan and Frog Pond West Master Plan set a foundation for future master planning of the Urban Reserve land not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427, expanded the UGB to include the Urban Reserve area covered by the Area Plan; and

WHEREAS, a condition of approval of the 2018 UGB expansion was that the City adopt a Master Plan for the area added to the UGB within four years;

WHEREAS, the area added to the UGB in 2018 became known as Frog Pond East and South; and

WHEREAS, on December 19, 2022 the City Council adopted a Master Plan for Frog Pond East and South in Ordinance No. 870; and

WHEREAS, the Master Plan provides the guiding principles and policies for future land uses, public realm development, and provision of necessary infrastructure; and

WHEREAS, the Master Plan focused on the provision of a variety of housing throughout the Master Plan area, including lower-cost options; and

WHEREAS, the Master Plan directs addressing housing affordability in two specific ways, first, by requiring development of specific housing types expected to provide market-rate options for households making between 80 percent and 120 percent of MFI with potentially some units for households between 60 percent and 80 percent MFI, and second, by removing regulatory

barriers to development of housing affordable for households making less than 80 percent of MFI; and

WHEREAS, Ordinance No. 870 added Implementation Measure 4.1.7.D. to the City's Comprehensive Plan Text, which includes specific requirements for implementation of the Master Plan, specifically with Development Code amendments; and

WHEREAS, the Master Plan contains other language providing specific direction for implementing Development Code amendments, including, but not limited to, those under *Coding For Variety and Priority Housing Types* and *Coding for Main Street* in Chapter 8 of the Master Plan; and

WHEREAS, the City desires to fully implement the Development Code amendments as directed by the Master Plan; and

WHEREAS, a number of Development Code amendments necessary for and supportive of implementation of the Master Plan can be applied similarly to the entirety of the Residential Neighborhood (RN) Zone or all residential land in Wilsonville, as applicable; and

WHEREAS, the City finds it prudent where amendments can be applied similarly to residential land beyond Frog Pond East and South to adopt amendments in a manner that make such regulations apply more broadly, either to the entirety of the Residential Neighborhood (RN) Zone or Citywide; and

WHEREAS, the City desires to ensure that residential development can be reviewed using clear and objective criteria; and

WHEREAS, the City is obligated to satisfy requirements related to stormwater in its NPDES MS4 Permit issued in 2021, and modified May 5, 2023 and effective until September 30, 2026; and

WHEREAS, the City desires and is required to take a stormwater management approach that prioritizes a low impact development in addition to using green infrastructure; and

WHEREAS, low impact development stormwater management approach is best served by having standards integrated into the Development Code in addition to being in the Public Works Standards to support clear consideration during land use planning and site planning; and

WHEREAS, the standards aim to mimic predevelop hydrology by installing stormwater management facilities as close to the source as practicable; and

WHEREAS, managing stormwater as close to the source as practicable can reduce the cost of piping stormwater and reduce the amount of land used by larger stormwater facilities; and

WHEREAS, the City finds the lifecycle cost of stormwater facilities, including vegetation management and irrigation, is not substantially different than or less than other public, semi-public, or private irrigated landscaping, particularly considering stormwater facilities require use of native plants that need less maintenance and irrigation than turf grass and other formal landscaping; and

WHEREAS, the Planning Commission held thirteen public work sessions from January 2023 to June 2024, to review the proposed Development Code amendments; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the proposed Development Code amendments; and

WHEREAS, required notice of a public hearing has been provided to affected property owners and nearby properties as well as published in the *Wilsonville Spokesman*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.197 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on July 10, 2024 meeting to review the proposed Development Code amendments and which time the Planning Commission continued the public hearing to a time and date certain of October 9, 2024; and

WHEREAS, the Planning Commission held the continued public hearing on October 9, 2024; and

WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE CITY OF WILSONVILLE PLANNING COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Wilsonville Planning Commission does hereby adopt the Planning Staff Report and Attachments (attached hereto as Exhibit A), as presented at the public hearing, including the findings and recommendations contained therein.

Section 2. The Planning Commission does hereby recommend that the Wilsonville City Council adopt the proposed Development Code amendments.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 9th day of October, 2024, and filed with the Planning Administrative Assistant on this date.

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PLANNING COMMISSION CHAIR KARR

ATTEST:

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Mandi Simmons, Administrative Assistant III

SUMMARY OF VOTES:

Andrew Karr, Chair

Ronald Heberlein, Vice-Chair

Matt Constantine

Nicole Hendrix

Samuel Scull

Yana Semenova

Jennifer Willard

EXHIBITS:

A. LP24-0003 Staff Report and Attachments

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: October 9, 2024	**Subject: Resolution No. LP24-0003 Frog Pond East and South Master Plan Development Code Amendments** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☒ Motion ☒ Public Hearing Date: October 9, 2024 continued from July 10, 2024 ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Recommend to City Council approval of the proposed amendments to the City's Development Code to support implementation of the Frog Pond East and South Master Plan and related updates to residential development regulations Citywide.	
Recommended Language for Motion: I move to adopt Resolution No. LP24-0003 recommending adoption of Development Code amendments to implement the Frog Pond East and South Master Plan and make related updates to residential development regulations Citywide.	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMMISSION
Planning Commission will consider a recommendation to City Council to amend the City's Development 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. 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.

Housing is the focus of the Frog Pond East and South Master Plan and implementing Development Code amendments. The Master Plan and implementing Development Code intend to create **a variety of housing options**. The housing efforts reflected in the Master Plan and proposed Code amendments intend to provide more **attainable housing options** for households making moderate to low incomes, including purchasing options. This housing focus is a key action (Action 1C) from the 2020 Equitable Housing Strategic Plan. It also follows up on the 2021 Middle Housing in Wilsonville project by including strategies and regulations to deliver a variety of middle housing types in Frog Pond East and South. The Master Plan and implementing Development Code address housing affordability in two specific ways.

First, they require development of specific housing types expected to provide market-rate options for households making between 80 percent and 120 percent of MFI with potentially some units for households between 60 percent and 80 percent MFI. These specific housing types include middle housing such as townhouses and small units such as cottages and Accessory Dwelling Units (ADUs). Second, the Master Plan and implementing Development Code remove regulatory barriers to development of housing affordable for households making less than 80 percent of MFI. Examples of removing barriers include allowing different housing types throughout the Master Plan area and allowing ADUs to be built with all townhouses. However, realization of these lower-cost units for residents earning less than 80 percent will require other actions that go beyond regulations and zoning.

Beyond housing, the Frog Pond East and South Master Plan and the proposed implementing Development Code intend to carry forward key elements of the Frog Pond Area Plan including:

- **Great neighborhoods** that are a connected part of Wilsonville.
- **A cohesive place** where individual private development and public realm improvements fit seamlessly together in a coordinated whole.
- **Neighborhoods with walkable and active streets**, extensive walking and biking routes, quality parks, open spaces, and natural areas.
- **Quality development and community design** that is an attractive and valued addition to the City.

- **Easy access to nature, parks and open spaces** for all neighborhood residents.

The proposed Code Amendments support and enable 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. Proposed language requires the parks and open space envisioned in the Master Plan, including the Focal Green Points throughout the neighborhoods. Proposed clear and objective design standards support quality and attractive development, including both siting standards like setbacks and architectural standards.

While most of the proposed amendments are specific to development in Frog Pond East and South, a number of them also apply to the entirety of the Residential Neighborhood (RN) zone or to residential land citywide as follows:

- Updating the review authority, review process, and design standards for apartments and other multi-family housing, making them more consistent with the review authority, review process, and design standards for other types of housing
- Clarifying that the City's general Site Design Review standards and process do not apply where residential design standards apply
- , Preventing future private covenants, like CC&Rs, from restricting housing types any more than City zoning, consistent with State law
- Establishing stormwater design standards for residential development consistent with the City's Public Works Standards
- Expanding the allowance of Accessory Dwelling Units to all townhouses, rather than just townhouses on larger lots and detached single-family homes
- Establishing specific requirements regarding maintenance of and access to narrow residential side yards

The Planning Commission has held 14 work sessions on the proposed Development Code amendments, and the feedback, as well feedback from other stakeholders, has been incorporated into the proposed amendments included in Attachment 1. In Attachment 1, staff has included information boxes for each amendment or group of amendments to help the Commission 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 included 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.
Impact on Housing Cost:	This field was added since the July hearing. The information both explains, as applicable, how the proposed amendment complies with State rules regarding impacts on housing cost as well as less formally discusses potential impact on the cost of housing.
Compliance Notes:	This field was added since the July hearing. The information calls out any notable statute, rules, or other regulations that the proposed amendment seeks to comply with.
Recent Edits:	This field calls attention to recent edits. Edits Between June work session and July public hearing: Under this heading edits are described that occurred between the draft amendments published June 5, 2024 for the June 12 Planning Commission work session (which was the same version included in City Council's June 17, 2024 work session packet) and the version of the proposed amendments published July 3, 2024 for the July 10 Planning Commission hearing. Since July public hearing: Under this heading edits are described that occurred after the July 3 publication of the proposed amendments.

Summary of Additional Edits Since July

Since the opening of the public hearing in July the City has made the additional edits to the proposed amendments:

Section 4.001 Definitions:

- Modified the existing definition of "Dwelling Unit" to better define what "housekeeping facilities are" by replacing "housekeeping facilities" with "living and sleeping space as well as sanitary, bathing, and food preparation facilities". Also the word "family" was updated to "household" Both changes are more consistent with definitions in State statute and rules related to housing.
- Updated proposed definition of "Mobility-Ready Unit" be consistent with the language used in the modified definition of "Dwelling Unit.
- Corrected prior scrivener's error wherein "Dwelling Unit, Detached" was exactly the same as "Dwelling Unit". New definition states it is a dwelling unit that does not meet the existing definition of "Dwelling Unit, Attached."

Section 4.118 Standards for all Planned Development Zones

- Staff discovered waiver language in this section that specifically relates to open space waivers in the Residential Neighborhood (RN) Zone. The existing language is intended for Frog Pond West where a specific approach to open space was used. Frog Pond East and South open space requirements function the same as other residential areas in the City. The language in this section was updated to state that the existing RN Zone reference only applies to the Frog Pond West Neighborhood.
- Added language to identify where housing variety standards land within the waiver process. They are most like density waivers, so they have been grouped accordingly, requiring any waiver show the intent of the standards are met in an alternative way.

Subsection 4.113 (.05) Residential Stormwater Standards

- The following are updates to the residential stormwater standards based on continued staff and stakeholder review:
    - Added language to the purpose statement to further clarify the intent of mimicking predevelopment hydrology;
    - Added the allowance of ponds as a priority facility type with a clear and objective size limitation of being sized to serve 4 acres;
    - Consolidated and simplified conflicting use language; and
    - Added language to be clearer about stormwater design waiver process and authority.

Section 4.127 (.22) Waivers for Frog Pond East and South

- Language is added to allow earlier granting of certain waivers during review of Stage I Preliminary Plan prior to some of the Stage II Final Plan and associated applications being filed. The earlier granting of waivers can give developers more certainty as they invest money in design and engineering. This modification was recommended by a development stakeholder, and staff supports.

EXPECTED RESULTS:
A recommendation to City Council regarding Development Code amendments related to Frog Pond East and South.

TIMELINE:
Following the Planning Commission's recommendation, the City Council is scheduled to take final action on the Development Code amendments on November 18.

CURRENT YEAR BUDGET IMPACTS:
This 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 continued 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.

ATTACHMENTS:
1. Frog Pond East and South Proposed Development Code Amendments (October 2, 2024)
2. Findings Report (October 2, 2024)
3. LP24-0003 Frog Pond East and South Development Code Record (electronic only)

Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.001 Definitions

Amendment Description:	Define Net Development Area. Applies Citywide.
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Net area is a component for implementation of variety standards called for in the Master Plan.
Rationale for Amendment Text:	The language builds on the existing definition of Gross Development Area, and identifies what specifically is excluded from the Gross Development Area to calculate the Net Development Area.
Impact on Housing Cost:	No direct impact noted
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Added additional language clarifying yard space is limited to that on individual lots rather than common tracts, etc. Since July public hearing: None

(.XXX) Development Area, Net: The portion of Gross Development Area that is not required for open space in tracts, stormwater facilities in tracts, other similar common-use tracts, or public right-of-way. Net Development Area includes areas used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space on individual lots, and landscaping and hardscape not otherwise excluded by this definition.

Amendment Description:	Refining terms used in definition of "Dwelling Unit". Also correcting prior scribner error wherein the definition of "Dwelling unit, Detached" is a word for word repeat of the "Dwelling Unit" definition.
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	None, technical edits
Rationale for Amendment Text:	The revised code text provides consistency across definitions with language used in State statute and rules and provides more clarity than "housekeeping facilities"
Impact on Housing Cost:	No direct impact noted
Compliance Notes:	Not directly driven by any compliance standards, however improves consistency with definitions in State law and provides additional clarity in support of clear and objective standards.
Recent Edits:	Between June work session and July public hearing: None Since July public hearing: Edits to these definitions added.

(.XXX) *Dwelling Unit:* A building or portion thereof providing ~~complete housekeeping facilities~~ **living and sleeping space as well as sanitary, bathing, and food preparation facilities** for one ~~family~~ **household**~~, including a kitchen and bathroom~~, but not a trailer house or other recreational vehicle.

(.XXX) *Dwelling Unit, Attached:* A dwelling unit which (1) shares one or more common or abutting wall, floor, or ceiling with one or more dwelling units and/or (2) has a shared roof structure with or a roof without a spatial gap between one or more dwelling units. The common or abutting walls, floors, ceilings, and roofs includes those of attached garages, storage areas, or other accessory uses. When a dwelling unit is attached only to an accessory dwelling unit and the accessory dwelling unit is not attached to any other dwelling unit, the dwelling unit is not "Attached" under this definition while the accessory dwelling unit is "Attached" under this definition.

(.XXX) *Dwelling Unit, Detached:* ~~A building or portion thereof providing complete housekeeping facilities for one household, including a kitchen and bathroom, but not a trailer house or other recreational vehicle.~~ **A dwelling unit not meeting the definition of Dwelling Unit, Attached.**

Amendment Description:	Definition of Frog Pond Neighborhoods
Applicability:	All of Frog Pond
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Some proposed Residential Neighborhood (RN) Zone regulations apply differently to Frog Pond West than Frog Pond East and South. These definitions provide for clear delineation in applying the regulations.
Rationale for Amendment Text:	The language clearly defines the geographic extent of each Frog Pond neighborhood.
Impact on Housing Cost:	No direct impact noted
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Definitions added to provide additional clarity to the proposed Code standards as suggested by City legal staff. Since July public hearing: None

(.XXX) Frog Pond West Neighborhood: The geographic area covered by the Frog Pond West Master Plan. The area is bounded on the south by SW Boeckman Road, on the west by Boeckman Creek, on the north by a line extending directly west from the intersection of SW Stafford Road and SW Kahle Road, and on the east by SW Stafford Road.

(.XXX) Frog Pond East Neighborhood: The portion of the geographic area covered by the Frog Pond East and South Master Plan north of SW Advance Road. The area is bounded on the south by SW Advance Road, on the west by SW Stafford Road, on the north by east-west portion SW Kahle Road and a line extending directly east from the point where SW Kahle road turns to the north, and on the east by the eastern boundary of the Urban Growth Boundary established by Metro Ordinance No. 18-1427.

(.XXX) Frog Pond South Neighborhood: The portion of the geographic area covered by the Frog Pond East and South Master Plan south of SW Advance Road, including park land owned by the City of Wilsonville south of Advance Road between SW 63rd Avenue and SW 60th Avenue and Meridian Creek Middle School and surrounding land owned by the West Linn-Wilsonville School District. The area is bounded on the north by SW Advance Road, on the west by a line extending directly south of the intersection of SW Stafford Road and SW Advance Road, excluding land that is part of the 1995 Landover Subdivision Plat, on the south by SW Kruse Road east of SW 60th Avenue and west of SW 60th Avenue by an east-west property line approximately 314 feet south of SW Kruse Road, and on the east by property lines paralleling SW 60th Avenue approximately 863 feet to the east (also, the southern and eastern boundaries of the Urban Growth Boundary established by Metro Ordinance No. 18-1427).

Amendment Description:	Clean up and clarify definitions regarding lots, lot lines, and yards
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Ensures development standards such as setbacks function as intended in all development scenarios contemplated.
Rationale for Amendment Text:	To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change.
Impact on Housing Cost:	Moving potential unintended setbacks limit need for custom design and similar cost-increasing design actions.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor typographical and clarifying word choice edits. Since July public hearing: None

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines each abut a street or private drive or (2) where the shortest lot line abuts a tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded on two opposite sides by a single lot shall not be considered in determining if a lot is a corner lot.**

(.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~, other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, then the boundary line abutting the tract with a pathway is the Front Lot Line.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street, or private drive **is the front lot line**~~, other than an alley~~. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both of equal length and on the same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining lot lines.

Amendment Description:	Define live-work
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Clarifies allowance of live-work units as it relates to implementation of the Commercial Main Street.
Rationale for Amendment Text:	Establishes a clear definition for this type of use allowed in the Frog Pond East Commercial Main Street and elsewhere in the City. The definition is adapted from one from Oregon City with feedback from City staff who have worked with approval of other live-work units in Villebois and Town Center.
Impact on Housing Cost:	Provides flexibility to provide additional units in areas not directly zoned for residential, which increases supply which generally is understood to support the reduction of housing cost.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor clarifying edits. Since July public hearing: None

(.XXX) Live-Work Dwelling Unit (LWDU): A dwelling unit where (1) the ground-level front façade has a commercial-type store front determined by having at least sixty percent glazing and a permanent architectural cover over the entry (2) the interior along the building frontage is designed for workspace and no kitchen, bathroom, bedroom, closet, or storage is adjacent to the front façade and (3) all or a portion of the dwelling unit meets the commercial building code to support an accessory commercial or light industrial use. This is differentiated from a home occupation or home business in that the dwelling unit is specifically designed to accommodate a commercial or light industrial use, whereas a home occupation or home business takes place in a residential structure without such specific design. This is differentiated from a Business-Integrated Dwelling Unit in that in a Live-Work Dwelling Unit the residential and commercial uses are not required to be fully divided physically.

(.XXX) Business-Integrated Dwelling Unit(s) (BIDU): A dwelling unit integrated with a non-residential use where (1) the dwelling unit is the secondary use to the non-residential use, (2) the dwelling unit consists of a ground floor footprint less than or equal to 40 percent of the ground floor non-residential use, (3) the dwelling unit is separated from the non-residential use by a demising wall, and (4) the dwelling unit has direct interior entry from the non-residential use. This is differentiated from a Live-Work Dwelling Unit in that the dwelling unit must be fully divided from the non-residential use and that the space designed to be non-residential cannot be used for residential.

Amendment Description:	Mobility-Ready Definition
Applicability:	Citywide, but primarily Frog Pond East and South at this time
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Mobility-ready units is one of the "target" unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South.
Rationale for Amendment Text:	The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars.
Impact on Housing Cost:	No direct impact noted for definition. See addition discussion of requiring this type of unit in Section 4.127.
Compliance Notes:	Definition not driven by any compliance standards. See addition discussion of requiring this type of unit in Section 4.127.
Recent Edits:	Between June work session and July public hearing: Minor clarifying edits. Since July public hearing: Additional minor clarifying edit to be consistent with definition of dwelling unit.

(.XXX) Mobility-Ready Unit: A dwelling unit with living and sleeping space as well as sanitary, bathing, and food preparation facilities on one level and that level is accessible from a parking space or public sidewalk without the use of stairs or with up to two stairs with space to add a wheelchair accessible ramp.

Amendment Description:	Urban Form Type definitions
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Key definitions to implement the different residential urban forms identified in the Master Plan.
Rationale for Amendment Text:	Detailed definitions consistent with the language and intent in the Master Plan.
Impact on Housing Cost:	No direct impact noted for definition. See addition discussion of requiring this type of unit in Section 4.127.
Compliance Notes:	Definitions not driven by any compliance standards. See addition discussion of requiring this type of unit in Section 4.127.
Recent Edits:	Between June work session and July public hearing: Removed unnecessary reference to the RN Zone from definitions. Since July public hearing: None

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: A categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

Amendment Description:	Administrative review of multi-family structures
Applicability:	Citywide
Impacted Code Section(s):	4.030
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area.
Rationale for Amendment Text:	The language intends to provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures subject to clear and objective standards, rather than subject to Site Design Review like commercial and industrial buildings. Multi-family buildings with seven or more units will require Class II Administrative Review, which requires public notice. The new process for multi-family applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.
Impact on Housing Cost:	Reduces process and provides more certainty for multi-family housing, reducing cost in the development process
Compliance Notes:	Ensures clear and objective standards for a needed housing type as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Added "previously" to lots that had been legally created to be clearer the new Class II process only applies where the multi-family building is going on an existing lot. Since July public hearing: None

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development

Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review, meeting clear and objective zoning, siting, and design standards, and located on lots that have previously been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which are subject to review by the Development Review Board.**

Section 4.113. Standards Applying to Residential Developments in any Zone.

Amendment Description:	Clarify exceptions to open space requirements for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	Supports the broader code amendments allowing multi-family development to be reviewed similar to middle housing and detached single-family homes, which in turn supports the variety of housing throughout Frog Pond East and South called for in the Master Plan.
Rationale for Amendment Text:	These code edits avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear that no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.
Impact on Housing Cost:	Ensures development does not have to meet the open space requirement both at a master plan level and an individual development level, ensuring the cost of providing open space is not inadvertently increased.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability and Review.*

1. The open space standards of this subsection shall apply to all residential development with the following exceptions:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the open space requirements.

b. Development **within a previously approved Stage II Planned Development area so long as the Gross Development Area of the Stage II Planned Development area does not increase, the land being developed was previously designated for residential development, and there is no decrease in area of the previously approved required open space.**

2. The amount and location of open space required in this subsection is determined at the time of Stage II Final Plan review.

3. The design of required open space is reviewed through Site Design Review.

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

. . .

Amendment Description:	Clarify stormwater facilities in the right-of-way do not count as required open space
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	None, except that it will ensure required open space planned is provided consistent with this citywide update.
Rationale for Amendment Text:	Minor edit to be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.
Impact on Housing Cost:	No direct impact, just increasing clarity of existing standard.
Compliance Notes:	Not driven by any compliance standards, however, supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

c. Non-fenced vegetated stormwater features **outside the public right-of-way.**

. . .

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.02)
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for purposes of constructing an ADU. The language also applies to other setbacks, including front and side. However, side setbacks are generally already 10-feet or less, and ADUs have historically not been built frequently in front yards.
Impact on Housing Cost:	Removes additional barriers to ADUs, which can be a lower cost housing option.
Compliance Notes:	Metro condition A. 3. of the 2018 UGB expansion decision (Ord. No. 18-1427) requires cities to explore ways to encourage the construction of ADUs in the expansion areas. The City is expanding similar changes throughout the City to remove barriers to ADU development.
Recent Edits:	Between June work session and July public hearing: Added text addressing relationship between ADU and garage setbacks where an ADU is either built over a garage or is a garage conversion. Since July public hearing: None

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

. . .

5. Minimum setback to garage door or carport entry: 20 feet. Except, however, in the case of an alley where garages or carports may be located no less than four feet from the property line adjoining the alley

. . .

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet. **Where an ADU is adjacent to an alley, it may meet the same setback as a garage taking alley access as established in 5. above. Garage setbacks in 5. above continue to apply regardless of relationship to a Cottage Cluster or ADU.**

B. *For lots not exceeding 10,000 square feet:*

. . .

5. Minimum setback to garage door or carport entry: 20 feet. Wall above the garage door may project to within 15 feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four feet from the property line adjoining the alley.

. . .

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet. **Where an ADU is adjacent to an alley, it may meet the same setback as a garage taking alley access as established in 5. above. Garage setbacks in 5. above continue to apply regardless of relationship to a Cottage Cluster or ADU.**

Amendment Description:	Remove redundant parking standards reference
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing parking language removed and replaced with stormwater standards.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The language is redundant.
Impact on Housing Cost:	No direct impact, as State rules remove parking requirements regardless of what is in the code, but removing parking does reduce the potential over consumption of land by parking, thus reducing the cost of the associated housing.
Compliance Notes:	Reflects compliance with CFEC rules.
Recent Edits:	None

Amendment Description:	Establish residential stormwater design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing language replaced in its entirety.
Relationship to Frog Pond East and South Master Plan:	Consistent with the stormwater component of the Master Plan and the assumption of land area dedicated to stormwater in the calculations for minimum unit and variety requirements (in 4.127 (.06) Table 6B).
Rationale for Amendment Text:	The language aims to clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on the City's stormwater policy and how it interacts with residential development.
Impact on Housing Cost:	Some stormwater infrastructure required by these standards may cost more than alternative designs without the same standards. The cost includes both construction costs and long term maintenance costs. The standards however are applied consistently to all unit types, as well as all development types, not showing in prejudice towards increasing housing costs. The stormwater standards have been carefully crafted to meet legally defensible and reasonable policy objectives as laid out in PW Standards and Stormwater Permits to meet the objectives and offering flexibility in type of facility in a manner that meets the specific policy objectives in a reasonable and flexible manner without unnecessary standards that do not specifically relate to policy objectives.

Compliance Notes:	Not driven by any land use compliance standards, however, supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: • Established clear and objective measurement of what Maximum Extent Practicable is, which is 10 percent of new and redeveloped impervious area. This measurement is consistent with the definition of Maximum Extent Practicable in the Public Works Standards. • Addition of areas that qualify as high priority locations, including areas on private lots. • Added clear threshold of 12 feet in width to be considered a high priority linear facility. • Additional edits to add clarity and direction on how to prioritize conflicting uses with stormwater management facilities. • Added language reflecting existing policy that stormwater management facilities are to be maintained by homeowners associations or similar entities. • Simplification of the waiver language. Since July public hearing: • Added language to the purpose statement to further clarify the intent of mimicking predevelopment hydrology • Added the allowance of swales or ponds as a priority facility type with a clear and objective size limitation of being sized to serve a typical larger block (4 acres). • Consolidated and simplified conflicting use language • Added language to provide the appropriate code reference and clarify waivers to Residential Stormwater Design Standards are reviewed by the City Engineer and not the Development Review Board. All waiver criteria applicable to stormwater standards are now in Section 8.310, which will be adopted with City Council concurrent with Development Code amendments.

(.05) ~~*Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155~~ ***Residential Stormwater Design Standards:***

A. ***Purpose.*** **The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods in a manner that mimics the predevelopment hydrology by treating and controlling the stormwater as close to the source as practicable. These standards work in concert with related Public Works Standards and intend to better integrate the Public Works Standards requirements with land use planning and site layout.**

B. *Low Impact Development.* All stormwater management facilities for treatment and flow control related to residential development shall follow low impact development design standards as described herein and in the City's Public Works Standards.

C. *Ownership and Maintenance*. All stormwater management facilities shall be owned and maintained by a homeowners association or similar entity and are subject to ownership and maintenance agreements with the City.

***D. Sizing.* Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Public Works Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.**

E. *Locating.* Stormwater management facilities are required to be dispersed and integrated with development in order for stormwater to be managed and treated close to the source mimicking predevelopment hydrology. Stormwater management facilities shall be located pursuant to 1. and 2. below while considering conflicting uses pursuant to 3. below. See also Subsection (.01) D. for the extent stormwater management facilities can be counted as required open space. No stormwater management facilities shall be counted as required usable open space in (.01) D. 3 unless a waiver is granted pursuant to Subsection G.

1. High Priority Locations. Stormwater management facilities at locations listed a. through h. in no particular order shall, at minimum, have a combined surface area equal to the required sizing pursuant to Subsection D or 10 percent of new and redeveloped impervious surface in the development, whichever is less.

a. Street medians;

b. Planter strips;

c. Curb extensions or bulb outs on streets;

d. Shoulder/planter areas up to 12 feet wide, as measured from the top of the facility, along midblock bike and pedestrian connections, and along other off-street trails;

e. Facilities up to 12 feet wide, as measured from the top of the facility, around the edges of or within parks and open space;

f. Separate tracts for stormwater management facilities that are either:

i. No more than 12 feet in width, as measured from the top of the facility; or

ii. Sized to serve an area no larger than four acres.

g. Private yard areas on lots so long as all the following criteria are met:

i. A stormwater management facility is not more than 12 feet wide, as measured from the top of the facility;

ii. Foundations of habitable structures are not within five feet of a stormwater management facility; and

iii. The yard area with the stormwater management facility is unfenced is visible and accessible from the street.

2. Low priority. If additional stormwater management facilities are needed after meeting the minimum surface area requirement in 1. above, the following locations can also be used:

a. Landscaped areas within five feet of multi-family residential and commercial building foundations; and

b. Separate tracts for stormwater facilities besides those considered high priority under 1. f. above.

3. *Conflicting Uses To Be Located Prior to Stormwater Facilities.* When locating stormwater facilities, particularly in locations 1. a.-b. above, the locating of the following uses, according to established standards, shall occur prior to locating stormwater facilities on land not occupied by one of these uses.

a. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;

b. Street trees and other required landscape trees, including associated mounds as established in the Public Works standards;

c. Driveways and associated curb cuts; and

d. Pedestrian walkways and bicycle paths.

4. While not required to be located prior to stormwater facilities, the applicant is encouraged to plan for locating other potential conflicting uses when locating stormwater facilities to avoid later design changes to stormwater facilities. Such potential conflicting uses include but are not limited to: fire hydrants and fire department connections (FDCs); mailboxes; utility access structures, clean outs, pedestals, and vaults for public and franchise utilities; and public utility easements for gas, electricity, and communication.

F. *Prohibited Design Elements.* To support the integration of stormwater facilities into site design, the following design elements are prohibited unless they are approved by the City Engineer, or designee, as part of a waiver request;

1. Fences

2. Retaining walls over two feet in height as measured from the bottom of the footing to the top of the wall.

G. *Waivers to the Standards of this Subsection.* Waivers to the Residential Stormwater Design Standards in this Subsection shall be processed by the City Engineer, or designee, pursuant to Wilsonville Code Section 8.130 and are not subject to waiver review by the Development Review Board as established in Sections 4.118.

(.07) *Fences:*

. . .

Amendment Description:	Special requirements for narrow fenced areas.
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.07)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan.
Rationale for Amendment Text:	This language, together with new language in Chapter 6, nuisances, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance.
Impact on Housing Cost:	Minimal increase in cost to meet a specific policy objective.
Compliance Notes:	Not driven by any compliance standards, however, supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

. . .

Amendment Description:	Removing additional barriers to ADU development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.10)
Relationship to Frog Pond East and South Master Plan:	Frog Pond East and South included ADU-focused work to better facilitate construction of these units that can provide a lower cost housing alternative throughout the city. The Master Plan work included identification of specific code edits that can further remove barriers to ADU development. Removing these barriers, together with variety requirements in Frog Pond East and South, will very likely result in ADU development at a higher level than elsewhere in the City.
Rationale for Amendment Text:	The specific changes to remove barriers to ADU development identified as part of the Frog Pond East and South Master Plan include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from maximum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.
Impact on Housing Cost:	Removing additional barriers to ADU development supports the development of a lower cost housing option.
Compliance Notes:	Metro condition A. 3. of the 2018 UGB expansion decision (Ord. No. 18-1427) requires cities to explore ways to encourage the construction of ADUs in the expansion areas. The City is expanding similar changes throughout the City to remove barriers to ADU development.
Recent Edits:	Between June work session and July public hearing: Removed redundant process language to be more consistent with how process is described in code for other residential development such as detached homes. Other minor renumbering and typographical edits. Since July public hearing: None

(.10) *Accessory Dwelling Units:*

A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.

B. *Standards:*

1. Number Allowed.

   a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.

   b. For all other dwelling units: None.

2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.

3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.

4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximums** ~~setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes~~.

5. *Design Standards:*

   a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.

      i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

   b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.

      i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry respectively.

   c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.

~~6. Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~

6. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.

7. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.

~~8. Reserved.~~

9. Accessory dwelling units may be short-term rentals, but the owner/local operator must be in compliance with Chapter 7 of Wilsonville Code, which may include an active business license with the City of Wilsonville for a short-term rental business and payment of all applicable lodging and other taxes.

(.14) Design Standards for Detached Single-family and Middle Housing.

Amendment Description:	Clarify applicability of certain residential design standards by zone
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) A.
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The minor edits provide more clarity to where alternative design standards are provided and thus the citywide standards do not apply. This includes being clear of all the standards that do apply in Frog Pond East and South.
Impact on Housing Cost:	Clarifying edit, no change to how standards apply to any specific housing.
Compliance Notes:	Not driven by any compliance standards, however, supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edits for readability and clarity. Since July public hearing: None

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the area regulated by the Frog Pond West Master Plan zoned** Residential Neighborhood ~~Zone~~, as these zones**/areas** have their own variety standards, except that the **variety** standards do apply to middle housing development with multiple detached units on a single lot for which the **variety** standards of these zones**/areas** do not address.

2. The entry orientation ~~and window standards~~ for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones/areas have their own related standards applicable to all single-family and middle housing.

. . .

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

. . .

Amendment Description:	Clarify measurement of garage doors
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14)
Relationship to Frog Pond East and South Master Plan:	None, but ensures consistency in implementing similar standards throughout the City, including Frog Pond East and South.
Rationale for Amendment Text:	These minor edits provide consistency with similar proposed amendments in the RN Zone (Section 4.127) text.
Impact on Housing Cost:	Reduces construction cost by enabling the wider use of lower cost standard-sized garage doors rather than custom-sized garage doors.
Compliance Notes:	Not driven by any compliance standards, however, supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

3. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

. . .

F. Standards applicable to Cottage Clusters.

. . .

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

. . .

d. *Garages and carports.*

. . .

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width **as measured from the interior of the garage door frame**.

G. Standards applicable to Cluster Housing besides Cottage Clusters.

. . .

4. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

. . .

Amendment Description:	Clarify process for alternative discretionary review of residential design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) J.
Relationship to Frog Pond East and South Master Plan:	Consistent with language in the RN Zone (4.127) related to the Master Plan language regarding alternative discretionary review.
Rationale for Amendment Text:	Minor edits provide clarity for process to require alternative discretionary review of residential design standards.
Impact on Housing Cost:	Clarifying process can reduce time, and thus permitting costs, for approving housing. The alternative process allows a path for relief where any individual standard does have a unique undesired impact on a specific project.
Compliance Notes:	Reflects alternative standards to clear and objective standards allowed in ORS 197.307 (4).
Recent Edits:	None

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request **a waiver as part of** Site Design Review by the Development Review Board of a proposed design. In addition to the **waiver criteria in Sections 4.118 and 4.140 and applicable** Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;
2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~
3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types~~.~~**; and**
4. **The request remains substantially consistent with any legislative master plan the property is included within.**

Amendment Description:	Design standards for multi-family housing
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.15) (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The detailed design standards allow for the administrative review of multi-family development consistent with how other residential development is reviewed. The standards below were adapted by expert consultants from the design standards for buildings of similar bulk in the City's existing design standards, particularly townhouses. In addition, consideration was given for typical larger parking areas for multi-family development.
Impact on Housing Cost:	Having clear and objective design standards to be used as part of an administrative process reduces review timelines and uncertainty during review, thus reducing design and permitting cost for housing. The established standards are based on model code in Oregon Administrative Rules for middle housing of similar bulk. These model code standards have been found by the State to be reasonable requirements that do not unduly increase the cost of housing.
Compliance Notes:	Establishes clear and objective standards for a needed housing type as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Clarification that standards do not apply to buildings with ground floor live-work units, which are subject to Site Design Review the same as other mixed-use buildings. Other minor edits to increase clarity. Since July public hearing: None

(.15) ***Design Standards for Multi-Family Housing:***

A. ***Purpose and Intent.*** **The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.**

B. ***Applicability.*** **These standards apply to all multi-family development except for the following:**

1. Mixed-use buildings that include ground floor non-residential uses or live-work units and multi-family residential above.

2. Multi-family buildings in the Village and Town Center Zones which are subject to zone-specific standards in Section 4.125 or 4.132, respectively.

C. *Entrance Orientation*.

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection C.2.

a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and

b. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street; or

iii. Open onto a porch. The porch must:

a. Be at least 25 square feet in area; and

b. Have at least one entrance facing the street or have a roof.

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:

a. The courtyard must be at least 15 feet in width;

b. The courtyard must abut a street; and

c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

D. *Windows*. A minimum of 15 percent of the area of all public-facing façades must consist of windows or entrance doors, including associated frames and trim. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

E. *Articulation.*

1. *Minimum Articulation.* All public-facing façades shall incorporate a selection of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements from this list that will be required is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.

a. Varying rooflines.

b. Offsets of at least 12 inches.

c. Balconies.

d. Projections of at least 12 inches and width of at least three feet.

e. Porches.

f. Entrances that are recessed at least 24 inches or covered.

g. Dormers at least three feet wide.

2. *Articulation Element Variety.* Different articulation design elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection E.1. above; the same element but at least 50 percent larger; or varying rooflines that are vertically offset by at least three feet.

a. Where two to four elements are required on a façade by E.1., at least two different elements shall be used.

b. Where more than four elements are required on a façade by E.1., at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.

1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.

3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

G. *Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimize the visual impacts of parking areas and garages.

1. Off-street parking spaces and drive aisles shall not be located in the Front Yard.

2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles are only counted as parking areas if:

a. parking spaces adjacent to the drive aisle are provided; and

b. the drive aisle is between a building and street.

3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles necessary to connect to the street are permitted within ten feet of property lines.

4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).

5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.

6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) E. 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.

Amendment Description:	Clarify that residential design and variety standards are among the standards subject to waivers
Applicability:	Citywide
Impacted Code Section(s):	4.118
Relationship to Frog Pond East and South Master Plan:	Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	Residential design standards did not exist in the way they do now when this code language in Section 4.118 was created. This provides clarity that an applicant can apply for a waiver for residential design standards.
Impact on Housing Cost:	Makes clear that even if a residential design standard increases cost in a manner that makes a project unfeasible, that a clear process exists to waive it to remove the barrier.
Compliance Notes:	Reflects alternative standards to clear and objective standards allowed in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: None Since July public hearing: Clarified that variety standards are most like density standards rather than other standards, and a similar level of review applies. Previously it was unclear what language in 4.118 applied to variety standards, which is allowed to be waived consistent with language in 4.127 (.22)

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

. . .

2. Minimum density standards and **housing variety standards in** ~~of~~ residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and

Amendment Description:	Clarifying existing special waiver process for open space in the RN Zone
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.118
Relationship to Frog Pond East and South Master Plan:	Supports implementation of open space consistent with the Master Plan.
Rationale for Amendment Text:	In Frog Pond West open space requirements were primarily met by specific spaces planned as part of the Master Plan, and the Master Plan area is exempt from open space standards applicable to other residential areas in the City. See Subsection 4.127 (.09). As such specific waiver language related to open space in Section 4.118 states it is not applicable to the RN zone. While this is accurate for Frog Pond West, it is not for Frog Pond East and South. Frog Pond East and South are subject to the open space requirements applicable citywide, therefore this existing exemption in 4.118 should not apply to the plan area.
Impact on Housing Cost:	None, the edit keeps consistency with other code language and does not change policy.
Compliance Notes:	None, edit is for consistency.
Recent Edits:	Between June work session and July public hearing: None Since July public hearing: Recently discovered additional reference to the RN zone and the need for the additional edit.

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

17. Open space in the **Frog Pond West Neighborhood in the** Residential Neighborhood zone; and;

. . .

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the **Frog Pond West Neighborhood in the** Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.08)(B)(2)(d);

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.120 and 4.123
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for the purposes of constructing an ADU.
Impact on Housing Cost:	Further removes barriers to building ADUs, which can be an affordable housing option.
Compliance Notes:	Metro condition A. 3. of the 2018 UGB expansion decision (Ord. No. 18-1427) requires cities to explore ways to encourage the construction of ADUs in the expansion areas. The City is expanding similar changes throughout the City to remove barriers to ADU development.
Recent Edits:	Between June work session and July public hearing: Additional language addresses relationship between ADU and garage setbacks where an ADU is either built over a garage or is a garage conversion. Since July public hearing: None

Section 4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet. Where an ADU is adjacent to an alley, it may meet the same setback as a garage taking alley access in B.1. above. Garage setbacks in B.1. above continue to apply regardless of relationship to an ADU.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For Cottage Clusters **and ADUs**, minimum front and rear setbacks are 10'. **Where an ADU is adjacent to an alley, it may meet the same setback as a garage taking alley access. Garage setbacks continue to apply regardless of relationship to a Cottage Cluster or ADU.**

Section 4.127. Residential Neighborhood (RN) Zone.

. . .

(.02) *Permitted uses:*

A. Open Space.

Amendment Description:	Updated residential permitted uses for RN Zone
Applicability:	The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Reflects the variety of residential unit types encouraged in the Master Plan
Rationale for Amendment Text:	Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area.
Impact on Housing Cost:	No policy change, thus no impact on housing cost. However, it does reflect the wide allowance of a variety of housing including lower-cost options.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edits to increase clarity and remove a typographical error. Since July public hearing: None

B. **Residential dwelling units with the following limitations:**

1. Frog Pond West Neighborhood:

a. During initial development:

i. a maximum of two townhouses may be attached, except on corner lots, a maximum of three townhouses may be attached.

ii. triplexes are permitted only on corner lots, and quadplexes are not permitted.

iii. only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

b. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

2. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

3. Multi-family dwelling units are only allowed in the Commercial Main Street Area in the Frog Pond East Neighborhood if contained within a mixed-use development. The Commercial Main Street Area is as described in Subsection (.07) A. 1. and shown in Figure A-7.

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

Amendment Description:	Define permitted uses for the Commercial Main Street in Frog Pond East
Applicability:	Commercial Main Street area of Frog Pond East
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Implements the Commercial Main Street requirement from the Master Plan
Rationale for Amendment Text:	The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement.
Impact on Housing Cost:	This is a Commercial Area meant to serve housing, rather than an area meant to provide housing. However, like other commercial areas of the City housing is allowed. The requirement that some commercial be provided does increase the overall cost of a mixed-use building versus a residential only building. If commercial space does not lease up the cost of the space has to be carried by the residential portion. To limit the impact of the cost of adding commercial while still honoring the policy choice of providing commercial space in the Master Plan, flexibility for the allowance of ground floor live-work units and Business Integrated Dwelling Units is provided.
Compliance Notes:	No State or Regional requirements drive the inclusion of commercial. The inclusion reflects the Frog Pond Area Plan and Frog Pond East and South Master Plan, and the resulting Commercial Comprehensive Plan Designation previously adopted for the subject land.
Recent Edits:	Between June work session and July public hearing: Updated numbering, removed unnecessary code reference to 4.127 (.02) B. 3. Since July public hearing: None

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-9. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be Live-Work Dwelling Units.

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.

2. Office, including medical facilities.

3. Personal and professional services.

4. Child and/or day care.

5. Food or Beverage service (e.g., restaurants, cafes, brewpubs, bars).

6. Community services and community centers.

7. Commercial recreation.

8. Religious institutions.

9. Business-Integrated Dwelling Units accessory to uses listed 1.-9. above.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

Amendment Description:	Clear and Objective Identification of the Subdistrict Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.05)
Relationship to Frog Pond East and South Master Plan:	Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.
Impact on Housing Cost:	On their own subdistricts are neutral on housing costs. However, a number of regulations are applied on a sub-district level that can impact housing cost. See discussion elsewhere in this Section.
Compliance Notes:	The concept of regulating housing variety and other standards by subdistrict is not driven by State or Regional requirements. It reflects the neighborhood within a neighborhood similar to the Villebois SAP concept. The implementation measures adopted into the Comprehensive Plan with the Frog Pond East and South Master Plan do specifically require mapping of subdistricts and their use for regulations including minimum number of units, housing variety, and min and max of target units. See Implementation Measure 4.1.7.D. 1. and 2.
Recent Edits:	None

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1,580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, east of Subdistrict E2, and west of and abutting the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

G. Subdistrict S1. The area south of SW Advance Road, east of and abutting the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road, and west of and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

Amendment Description:	Clarification that certain existing code language relates only to Frog Pond West.
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.06) A.
Relationship to Frog Pond East and South Master Plan:	Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan.
Rationale for Amendment Text:	Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood.
Impact on Housing Cost:	This is a clarification of applicability of standards that does not impact housing cost.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

(.06) *Development Allowances:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage **outside of the SROZ** and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 6A. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58

R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

Amendment Description:	Minimum Unit Table
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area.
Rationale for Amendment Text:	Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan. The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed by the Planning Commission and City Council in work sessions.
Impact on Housing Cost:	While the Table does require a development level and variety that will produce lower-cost housing options, this analysis focuses on how the variety required by the table may increase housing costs. Housing Variety requirements indicated by the minimums in the table do require additional unit types than might otherwise be built, which can increase certain design and construction costs. Care was taken in drafting the standards to establish standards that did not create too granular of standards as to unduly decrease the ability to use standard industry efficiencies in design and construction. See examples of how care was taken below. When weighed with the variety standards ensuring production of lower cost unit types, the potential for added costs of producing more types of units leading to higher housing costs is off-set. It is better to have relatively higher design and construction costs on lower cost units than only have larger higher-cost housing that may

be more cost-efficient to design and build, but do not provide lower cost unit types to the market. The following are specific steps the proposed requirements take to balance the variety requirements with the potential to increase cost of a given housing unit to do less design and construction efficiency.

- Not generally requiring variety within a block, but allowing "block level variety" as required in the Master Plan to be substantially met with variety on adjacent blocks and "across the street."
- Thoughtfully choosing geographic size and number of units per certain geographic size that ensure variety throughout the plan area but do not unduly increase the number of unit types to be designed and built.
- Exempting small developments from requirements such as small unit and mobility-ready unit minimums to avoid forcing too many unit types in small areas.
- Allowing each variety requirement to be met by different unit types, thus providing flexibility and reducing the likelihood a new custom home design will be needed to meet a given standard.
- Allowing a single unit to be counted against meeting multiple requirements. For example, a cottage in a cottage cluster could meet middle housing, small unit, and mobility-ready requirements. This allows more land to be used by other units as well as if a developer does create a new home design for the development, they are able to maximize its use and not have to create multiple new home designs.

Beyond the variety-related concerns, the mobility-ready unit requirement does have potential to increase costs as a similarly square foot unit on a single floor takes up more land and has more roof area (an expensive portion of the construction) than a multi-floor unit. However, the regulations allow multiple ways for the requirement to be met minimizing this impact on cost by allowing more units, such as ADUs and ground floor apartments, as well as primary-on-main units that have an upstairs portion, to help meet the requirement. The requirement is tailored to be directly responsive to a policy goal of more mobility-friendly units while minimizing impact on costs.

Compliance Notes:

The minimum of 1325 units is required Metro Condition of Approval F. 1. In Ordinance No. 18-1427.

Metro Condition of Approval A. 2. Requires the City allow middle housing throughout, similar to what is required in House Bill 2001 (2019) and implementing rules. The requirement that 20% of likely build out is middle housing is not required by the State or Region, nor does the Master Plan establish a specific amount. 20% is similar to what was built in

	Villebois, and where possible the City relied on precedents in the City and from comparable cities when establishing numeric standards. The minimum amounts of certain target unit types are required by Implementation Measure 4.1.7.D 2. c. and d.. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area. The definition of small unit, mobility-ready unit, and the percent required by each of these are not driven by State or Regional requirements nor are they defined or specified in the Master Plan. The definitions and requirements were determined in consultation with the Planning Commission and City Council after looking for similar precedents, sales data from Zillow, and testing for feasibility. The numbers were chosen to balance having in impactful amount of the target unit types and market feasibility.
Recent Edits:	None

C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	**Minimum Total Number of Units**	**Minimum Number of Middle Housing Units [A, B, G]**	**Minimum Number of Small Units [B, C, D, G]**	**Minimum Number of Mobility-Ready Units[B, C, E, F, H]**
E1	**104**	**26**	**7**	**13**
E2	**110**	**28**	**7**	**14**
E3	**133**	**34**	**9**	**17**
E4 [H]	**211**			
E4 TL 1101 (portion) [I]	**185**	**15**	**4**	**8**
E4 TL 1200	**24**	**6**	**2**	**3**
E4 TL 1000	**2**	**1[J]**	**1[J]**	**0**
E5	**227**	**57**	**15**	**29**
E6	**141**	**36**	**9**	**18**
S1	**25**	**7**	**2**	**4**
S2[E]	**91**			
S2 TL 1000 28050 SW 60th Ave	**6**	**2[J]**	**1[J]**	**1[J]**
S2 TL 800 5890 SW Advance Rd	**6**	**2[J]**	**1[J]**	**1[J]**
S2 TL 500 5780 SW Advance Rd	**5**	**2[J]**	**1[J]**	**1[J]**
S2 TL 300 5738 SW Advance Rd	**5**	**2[J]**	**1[J]**	**1[J]**
S2 TL 100 5696 SW Advance Rd	**5**	**2[J]**	**1[J]**	**1[J]**
S2 TL 900	**5**	**2[J]**	**1[J]**	**1[J]**
S2 TL 700	**33**	**9**	**3**	**5**
S2 TL 400	**4**	**1[J]**	**1[J]**	**0**
S2 TL 200	**4**	**1[J]**	**1[J]**	**0**
S2 TL 1100 28152 SW 60th Ave	**5**	**2[J]**	**1[J]**	**1[J]**
S2 TL 1200	**5**	**2[J]**	**1[J]**	**1[J]**

S2 TL 1300 28300 SW 60th Ave	**8**	**2[J]**	**1[J]**	**1[J]**
S3 [E]	**125**			
S3 TL 1400 28424 SW 60th Ave	**25**	**7**	**2[J]**	**4**
S3 TL 1500 28500 SW 60th Ave	**25**	**7**	**2[J]**	**4**
S3 TL 1600	**8**	**2[J]**	**1[J]**	**1[J]**
S3 TL 1800 28668 SW 60th Ave	**8**	**2[J]**	**1[J]**	**2[J]**
S3 TL 1700 28580 SW 60th Ave	**10**	**3**	**1[J]**	**2[J]**
S3 TL 1900 5899 SW Kruse Rd	**33**	**9**	**3**	**5**
S3 TL 2000 5691 SW Kruse Rd	**16**	**4**	**1[J]**	**2[J]**
S4 [D]	**158**			
S4 TL 2600	**35**	**9**	**3**	**5**
S4 TL 2700 28901 SW 60th Ave	**123**	**31**	**8**	**16**

Notes: *(see following pages with explanatory information)*

Amendment Description:	Table 6B Note Re: Clarification that certain middle housing that is substantially the same as detached single-family homes does not count as middle housing for the purpose of Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note A.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement.
Rationale for Amendment Text:	The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family homes and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units.
Impact on Housing Cost:	Without this clarification the standards meant to require lower cost middle housing may be used to build homes that are substantially similar to detached single-family homes on their own lots. This language ensures the requirement actually produces middle housing types expected to be lower cost than detached homes on their own lot.
Compliance Notes:	Not driven by any compliance standards.
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

A Cluster Housing is among the housing types defined as Middle Housing in Section 4.001, but only Cluster Housing meeting at least one of the criteria in this footnote shall be counted as Middle Housing for the purpose of meeting the minimum number of Middle Housing units in Table 6B. The purpose of this requirement is to prevent Cluster Housing that is substantially the same as Single-family Dwelling Units from being counted.

Criteria to Determine if Cluster Housing can be counted towards the minimum number of Middle Housing units in Table 6B:

Criterion 1: No Middle Housing Land Division is dividing the lot on which the Cluster Housing is placed. A future land division is not considered if it occurs at least three years after occupancy is granted for the last dwelling unit on the lot.

Criterion 2: A Middle Housing Land Division is proposed but at least of half of the resulting Middle Housing Land Division Units do not front on a street, tract with a private drive, or open space tract.

Criterion 3: A Middle Housing Land Division is proposed, but more than half of the dwelling units on the lot on which the Cluster Housing unit or units are placed are attached Middle Housing units or Cottage Cluster units.

Amendment Description:	Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note B.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories.
Rationale for Amendment Text:	The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs.
Impact on Housing Cost:	The ability to double count units helps encourage ADUs and cottages, which would be lower cost housing options. It also offers flexibility in meeting the variety standards helping to minimize the impact of variety standards on design and construction efficiencies discussed under the analysis of Table 6B.
Compliance Notes:	Metro condition A. 3. of the 2018 UGB expansion decision (Ord. No. 18-1427) requires cities to explore ways to encourage the construction of ADUs in the expansion areas. The double counting of ADUs helps encourage them.
Recent Edits:	Between June work session and July public hearing: Minor edit. Since July public hearing: None

B. A single dwelling unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

Amendment Description:	Table 6B Note Re: Defining Small Unit.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note C.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	"Small unit" is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a "small unit" the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production.
Compliance Notes:	The threshold is not driven by compliance. Rather after careful review of data such as Zillow sales data and discussion with the Planning Commission and City Council, 1,200 square feet was chosen as the threshold for a small unit that meets the intent of it being a target unit type from the Master Plan.
Impact on Housing Cost:	Setting the threshold for small unit at 1,200 square feet ensures it is substantially different than a typical detached home and having limited size will ensure the small units are lower cost than large units.
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

C. Small dwelling units must be 1,200 square feet or less of Habitable Floor Area, as defined in Section 4.001.

Amendment Description:	Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Notes D. E. and J.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area.
Impact on Housing Cost:	These footnotes remove certain variety requirements when a development of a certain small size. This footnote specifically removes the impact of variety standards on design and construction efficiencies discussed under the analysis of Table 6B.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edit. Since July public hearing: None

D. Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

E. Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

J. Only required if a tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall not be allowed concurrently or within 12 months.

Amendment Description:	Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note F.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units.
Impact on Housing Cost:	This footnote limits the potential added cost of mobility-ready requirements by allowing a portion of mobility-ready units to be primary on main type units that do have an upstairs, thus increasing the flexibility to use unit types the developer may already be building to meet this requirement supporting efficiency in design and construction.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

F. Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the dwelling unit would still otherwise meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.

Amendment Description:	Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note G. and H.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan.
Impact on Housing Cost:	These footnotes allow flexibility that limit potential cost impact variety standards can have on design and construction efficiencies discussed under the analysis of Table 6B.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small dwelling unit requirement for a subdistrict may be partially or fully met by excess dwelling units meeting the requirement from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the dwelling unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no dwelling unit is counted towards meeting the minimum in both subdistricts.

3. the number and type of dwelling units equal to the amount credited are adjacent to the receiving subdistrict determined by being across a proposed shared property line at a subdistrict boundary or across and fronting the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by counting excess mobility-ready dwelling units from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no dwelling unit is counted towards meeting the minimum in both subdistricts.

2. the number of mobility-ready dwelling units equal to the amount credited are near the receiving subdistrict determined by being within a block of the subdistrict boundary.

Amendment Description:	Table 6B Note Re: Clarification concerning geography in which minimums must be met
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note I.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently.
Impact on Housing Cost:	These footnotes allow flexibility that limit potential cost impact variety standards can have on design and construction efficiencies discussed under the analysis of Table 6B.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

I. Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

Amendment Description:	Adjusting Table 6B minimums when the development does not include as much net area as assumed.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Supports housing variety implementation in Table 6B
Rationale for Amendment Text:	In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty.
Impact on Housing Cost:	The flexibility in this Subsection ensure the minimum unit count requirements in Table 6B are applied as intended and that they are proportionately reduced if the amount of land is less. This maintains the housing cost balance designed into the regulations as discussed under the analysis of Table 6B.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

1. As an alternative to Table 6B when the Net Development Area is less than 70% of the Gross Development Area, the applicant may adjust the minimum requirements in Table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 70% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

Amendment Description:	Establishing housing unit categories and types for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) D. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing.
Rationale for Amendment Text:	The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards
Impact on Housing Cost:	Establishing these categories supports the variety requirements that ensure lower-cost housing types are built. At the same time the organization of the housing types support the ability to use a variety of unit types to meet variety standards ensuring options are available for developers to develop units responsive to the market and that provide a reasonable level of design and construction efficiency.
Compliance Notes:	Not required by State or Regional policy, but specifically called out in the Master Plan.
Recent Edits:	Between June work session and July public hearing: Minor edits to increase clarity. Since July public hearing: None

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Categories and Types

Multi-family Category
Multi-family Types: • **Elevator-served attached multi-family** • **Other attached multi-family (10 or more units per building)** • **Other attached multi-family (5-9 units per building)**
Middle Housing Category
Middle Housing Types: • **Townhouses and side by side duplex, triplex, quadplex** • **Stacked duplex, triplex, quadplex** • **Cluster housing, excluding cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units[A.]** • **Cottage cluster**
Accessory Dwelling Units (ADUs) Category

ADU Types: • **All ADUs**
Other Detached Units Category
Other Detached Units Types: • **All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units[A] , and detached multi-family**

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a resulting Land Division Unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as a detached dwelling unit on its own lot. To qualify as a Middle Housing Unit, there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family home, determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the housing unit type as long as such middle housing land division is applied for at least 24 months after occupancy is granted for the dwelling unit.

Amendment Description:	Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) E. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs.
Rationale for Amendment Text:	The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan. The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot.
Impact on Housing Cost:	The minimum housing variety standards can lead to more house types in a given geography than the market would otherwise deliver. While this supports housing variety, there is expense tied to each new unit type introduced because of added costs in design and engineering different units and loss in efficiency during construction as construction laborers need to understand different plans and use different size elements and potentially use different construction methods. Care was taken in drafting the standards to establish standards that did not create too granular of standards as to unduly decrease the ability to use standard industry efficiencies in design and construction. Geographic size and number of units per certain geographic size were chosen that ensure variety throughout the plan area but do not unduly increase the number of unit types to be designed and built. When weighed with the variety standards ensuring production of lower cost unit types, the potential for added costs of producing more units, which has been carefully limited, leading to higher housing costs is off-set. It is better to have relatively higher design and construction costs on lower cost units than only have larger higher-cost housing that may be relatively cheaper to design and build, but do not provide lower cost unit types to the market. In regards to the variety of units provided to the market, the proposed variety standards will result in similar variety as other master-planned communities, including Villebois in Wilsonville.

Compliance Notes:	Not required by State and Regional policy, however directly called out in the Master Plan. Also supports Metro Condition of Approval regarding the encouraging of ADUs by allowing ADUs to count for more land area than they take up.
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

E. Unit Type Variety for East and South Neighborhoods:

1. ***Required Number of Unit Types in a Development.*** **To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable dwelling units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.**

2 Acres or less - 1 Unit Type Required

More than 2 acres up to 5 acres - 2 Unit Types Required

More than 5 acres - 3 Unit Types Required

2. ***Maximum Net Area for A Single Unit Type.*** **These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.**

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example, for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. In Subdistrict E4, Net Development Area (parking, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

Amendment Description:	Ensuring Variety Standards Comply with State Middle Housing Law
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) F. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the State requirement to include middle housing.
Rationale for Amendment Text:	The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law.
Impact on Housing Cost:	Minimal to no impact anticipated, including for compliance purposes.
Compliance Notes:	Directly driven to comply with HB 2001 (2019) Middle Housing requirements and implementing OARs. OAR 660-046-0205(2)(b)(A) identifies options for regulating Middle Housing within Master Planned Communities (MPC) adopted after January 1, 2021. Frog Pond East and South qualifies as an MPC under these provisions. The OAR identifies three regulatory options within MPCs: (i) plan to provide infrastructure that accommodates at least 20 dwelling units per net acre; (ii) plan to provide infrastructure based on the implementation of a variable rate infrastructure fee or system development charge or impact fee; or (iii) require applications for residential development within an MPC to develop a mix of residential types, including at least two Middle Housing types other than Duplexes. In addition, the OAR allows MPC to meet the general requirements of OAR 660-046-0205(2) by allowing for the development of Triplexes, Quadplexes, Townhouses, and Cottage Clusters, in areas zoned for residential use that allow for the development of detached single-family dwellings. The City is electing to comply with this general requirement. The proposed Code specifically includes the proposed WC Subsection 4.127 (.06) F. which states, "Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots."
Recent Edits:	Between June work session and July public hearing: Minor edit to reference state law by title rather than by ORS and OAR reference.

Since July public hearing: None

F. Pursuant to State of Oregon middle housing statute and administrative rules, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots.

Amendment Description:	Clear and Objective Identification of the Urban Form Type Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.07) all text is new, this Subsection was previously "Development Standards Generally" which language has now been consolidated into Subsection (.08)
Relationship to Frog Pond East and South Master Plan:	Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave lack of clarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type.
Impact on Housing Cost:	The added clarity can reduce the time and cost of the land use review process., which contributes to lower development costs.
Compliance Notes:	Establishes clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

(.07) ***Frog Pond East and South Urban Form Types:***

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along SW Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented, mixed-use commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by larger buildings, including full block width, with less setbacks than other residential Urban Form Types.

3. Urban Form Type 2: The purpose of this Urban Form Type is to create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, encouraging shorter building height, and providing for larger setbacks.

B. Urban Form area boundary descriptions:

1. Subdistrict E1:

a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and connecting to the framework street crossing the BPA easement.

b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

c. Urban Form Type 3: The area of the Subdistrict west of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

a. Urban Form Type 2: A contiguous area of between 6 and 6.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

b. Urban From Type 3: The far west and east area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the Subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

b. Urban Form Type 3: The surrounding area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the Subdistrict and extending between 125 feet and 160 feet both north and south of SW Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

b. Urban Form Type 1:

i. The eastern half of the Subdistrict area north of the Commercial Main Street area.

ii. The eastern half of the Subdistrict area (east of the SROZ) south of the Commercial Main Street area extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured at the intersection of SW 63rd Avenue.

c. Urban Form Type 2:

i. The western half of the Subdistrict area north of the Commercial Main Street area.

ii. **The western half of the Subdistrict area south of the Commercial Main Street area and west of the SROZ.**

iii. **The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.**

5. Subdistrict E5:

a. Urban Form Type 1: the northern portion of the Subdistrict extending south to within approximately 250 feet of SW Advance Road and extending east to west across the entire Subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.

b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area and north of SW Advance Road.

6. Subdistrict E6:

a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area, north of SW Advance Road and south of the BPA Easement.

7. Subdistrict S1:

a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.

8. Subdistrict S2:

a. Urban Form Type 2: The western portion of the Subdistrict, extending east of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.

b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

9. Subdistrict S3:

a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east

boundary must be between 200 feet and 240 feet east of SW 60th Avenue and is encouraged to be as close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: The western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet

ii. For the southern area of the Subdistrict: The western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 feet west of SW 60th Avenue and is encouraged to be as close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west from the Urban Form Type 1 boundary to approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 feet west of SW 60th Avenue and is encouraged to be as close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

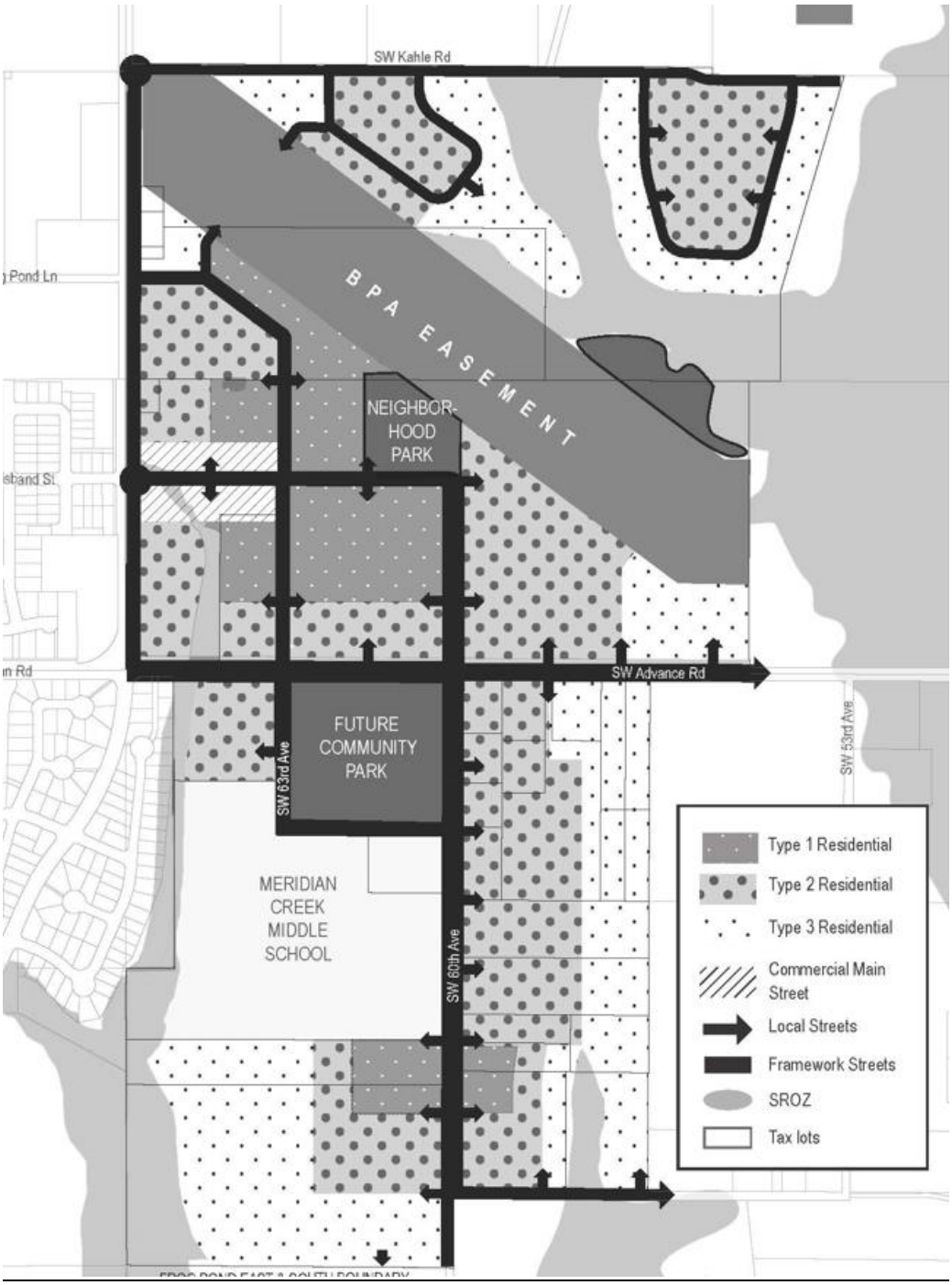


Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

Amendment Description:	Clarifications of existing Development Standards Language
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	This language includes technical edits to: • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South Make language generally more clear and concise
Impact on Housing Cost:	The added clarity can reduce the time and cost of the land use review process., which contributes to lower development costs.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Minor edits. Since July public hearing: None

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone section, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot d~~**D**evelopment shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards u~~**U**nless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table ~~2~~**8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

D. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).

3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 8A: Frog Pond West Neighborhood ~~Zone~~ Lot Development Standards										
Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

Amendment Description:	Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed.
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates generally to the acknowledgement of variety of housing allowed.
Rationale for Amendment Text:	Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed.
Impact on Housing Cost:	Removes a potential barrier to lower-cost middle housing development.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

Amendment Description:	Limit of setbacks required for ADUs
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to removing barriers to ADUs and encouraging them as a desired unit type.
Rationale for Amendment Text:	Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size.
Impact on Housing Cost:	Reduces potential barriers to ADU development, which are a lower cost housing type.
Compliance Notes:	Metro condition A. 3. of the 2018 UGB expansion decision (Ord. No. 18-1427) requires cities to explore ways to encourage the construction of ADUs in the expansion areas. This code amendment reduces a potential barrier to ADU construction thus helping encourage.
Recent Edits:	None

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

Amendment Description:	Tables 8B and 8C Development Standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include: • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexities and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that becomes a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lot patterns.
Impact on Housing Cost:	Development standards have the potential to significantly increase housing costs because of less efficient use of land or driving to more expensive construction methods and materials. In general, the proposed standards for Frog Pond East and South are similar to or less restrictive than other residential zones which have been deemed acceptable as not unduly increasing housing costs. Examples of less standards less restrictive than other residential zones include lot size, allowed building height, and lot coverage. One notable standard that does not exist in other residential zones is maximum building width. Care was taken to establish these widths to mirror the type of development anticipated in the different urban forms while creating differentiation between the different urban forms. Designing to enable the anticipated development in each Urban Form will prevent this

	standard from being a barrier or increasing costs as a vast majority of development will easily meet it. The standard is applied equally to all unit types, which is a consideration in State rules to determine if a standard unduly increases cost.
Compliance Notes:	The table establishes clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft.)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50, 4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two buildings on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks do not apply to shared walls at property lines between townhouse units.

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

E. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.

2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.

3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to a minimum of 3.5 feet for residential structures less than 70 feet wide, or (2) down to a minimum of five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth and width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.

I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

J. For lots 4,000 square feet in area or more with only units classified as "Other Detached Units" in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot; 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot; 8,000 square feet or more, standards for R-10 Large Lot.

Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets		
	Front Min. (ft.)[A]	**Front Max.[C] (ft.)**
• **Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point. Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A.** • **Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road** • **Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table**	**6[B]**	**10[D]**
• **Lot frontages along SW 60th Avenue** • **Lot frontages along SW 63rd Avenue south of SW Advance Road** • **Lot frontages along SW Stafford Road except the Brisband Main Street buildings** • **Lot frontages along SW Advance Road** • **Lot frontages along SW Kahle Road** • **Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue** • **Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension** • **Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table**	**10**	**25[E]**
• **Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table**	**10[E]**	**No max**

Notes:

A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence over the minimums in this table.

B. Where the minimum front setback is 6 feet it is intended to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.

E. In Urban Form 3, buildings or portions thereof greater than either 2 stories or 25 feet in height shall have a minimum front setback of 20 feet.

E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

Amendment Description:	Clarification that existing language applies to Frog Pond West
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South.
Impact on Housing Cost:	Clarifies applicability, does not change policy that would impact housing cost.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

1. Frog Pond West Neighborhood:

a. Lots adjacent to SW Boeckman Road and SW Stafford Road shall meet the following standards:

i. Rear or side yards adjacent to SW Boeckman Road and SW Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

b. Lots adjacent to the collector-designated portions of SW Willow Creek Drive and SW Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

Amendment Description:	Fence treatments along Stafford and Advance Roads
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads.
Rationale for Amendment Text:	For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance Road a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance Road being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road.
Impact on Housing Cost:	These standards increase the cost of materials and construction for fencing associated with residential development. However, they are narrowly tailored to meet prescribed policy objectives and use materials and styles extensively used in Villebois and Frog Pond West where no note of unduly increasing housing cost was noted.
Compliance Notes:	Not driven by any compliance standards, however establishes clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	Between June work session and July public hearing: Added detail to graphics, minor edits. Since July public hearing: None

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from SW Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

1. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.

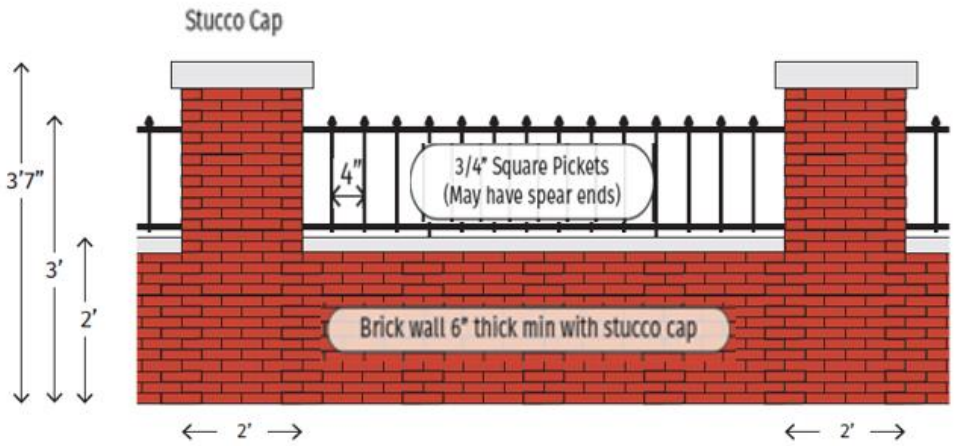


Figure A-8. Wall/Fence Along SW Stafford Road

2. **Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access points shall have a black "iron style" gate matching the style shown in Figure B-8. below.**

Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

ii. **Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.**

b. **Special Design Standards for SW Advance Road, except for the portion on the north side included in the SW Stafford Road special design standards in a. above:**

i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

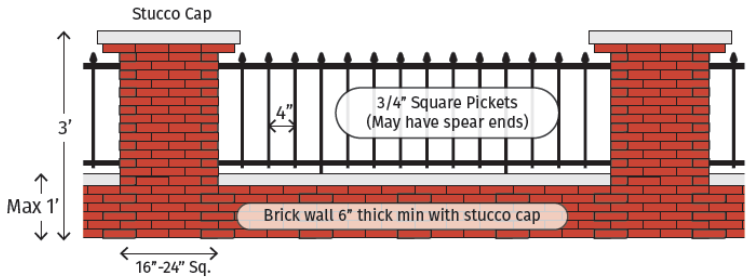


Figure C-8.

iii. No motor vehicle access is allowed directly to a lot or tract from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots directly adjacent to SW Advance Road shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

Amendment Description:	Public Realm Elements
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) F. (new)
Relationship to Frog Pond East and South Master Plan:	Chapter 7 Public Realm
Rationale for Amendment Text:	The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan.
Impact on Housing Cost:	These standards can increase the cost of materials and construction for the public realm associated with residential development. However, they are narrowly tailored to meet prescribed policy objectives and are of a similar level of other developments such as Frog Pond West and Villebois were such standards have not been noted to unduly increase the cost of housing.
Compliance Notes:	Not driven by any compliance standards, however creates clear and objective standards for housing as required in ORS 197.307 (4). Less clear and objective language regarding gateway treatment is in Commercially zoned land and does not directly relate to needed housing.
Recent Edits:	Between June work session and July public hearing: Incorporation of specifics about East Neighborhood Park. Removal of Arts, Heritage, and Cultural review requirement for gateway feature due to lack of clear criteria and timeline for their consideration. Language encourages consultation. Added flexibility to gateway feature height as long as it remains clearly and prominently visible 1,000 feet away. Other minor edits. Since July public hearing: None

F. Public Realm Requirements for Frog Pond East and South Master Plan area

1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:

a. Active transportation connections shall be provided as shown in Figure 20.

b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.

c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.

d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.

e. Sign toppers or "sign caps" shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City's Public Works Standards.

Figure D-8. Frog Pond Street Sign Topper

f. Consistent with Figure 18 and the text on page 77, the East Neighborhood Park shall be a minimum of three acres in size, not including the BPA easement area, and located directly adjacent to the BPA easement in Subdistricts E5 and/or E6. The park shall also have frontage on SW Brisband Street. Park location shall provide a terminal vista on the north end of SW 60th Avenue and may provide a terminal vista on the east end of SW Brisband Street. Park features and amenities shall be consistent with the description on Page 78.

g. A "Main Street Gateway" feature shall be provided on SW Brisband Street at SW Stafford Road. The feature shall:

- **i. be at least 20 feet in height so as to be visible from a distance, the Development Review Board may approve height shorter than 20 feet upon the finding that the gateway feature remains clearly and prominently visible from 1,000 feet away;**
- **ii. be at least 3 feet in width and length, on average;**
- **ii. incorporate both sides of SW Brisband Street or be centered within the round-a-bout;**
- **iii. include materials and other design elements representative of Frog Pond East and South as outlined and depicted in the Frog Pond East and South Master Plan; and**
- **iv. be professionally designed by a professional(s) with experience designing such gateway features. An affidavit of such professional's credentials shall be included in the development application material.**
- **v. The "Main Street Gateway" design is subject to Site Design Review. Additionally, the design is encouraged, but not required, to be coordinated with and reviewed by the Arts, Cultural, and Heritage Commission. Any review comments by the Arts, Cultural, and Heritage Commission shall be forwarded to the Development Review Board as part of the record for Site Design Review.**

(.09) *Open Space:*

. . .

Amendment Description:	Frog Pond East and South open space requirements, including green focal points.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.09)
Relationship to Frog Pond East and South Master Plan:	Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18.
Rationale for Amendment Text:	Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language are added.
Impact on Housing Cost:	Open space requirements do use land that could otherwise be housing and the cost of their development does increase the cost of associated housing. However, open space and parks are generally accepted as reasonable amenity in residential development to be required of development when the primary purpose of parks or open space are to serve the immediate nearby residents. The open space requirements are consistent with the general requirements in the City and do not add atypical cost to this development. The standards do require Green Focal Points even if open space requirements are otherwise met, but with a required minimum size of 2,000 square feet for an entire subdistrict the added cost per unit is minimal.
Compliance Notes:	Green focal points are identified in Chapter 9 of the Master Plan, and well as Figure 18 of the Master Plan. Implementation Measure 3.1.11.p. of the Comprehensive Plan further states, "New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development, *considering the provisions of applicable legislative Master Plans*." (emphasis added)
Recent Edits:	Between June work session and July public hearing: Minor reordering for clarity. Added reference to standards for East Neighborhood Park in Subsection (.08). Since July public hearing: None

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space

requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict:

- **Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.**
- **Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.**
- **Subdistrict E4: A plaza space to be integrated with the Brisband Street Main Street mixed-use development.**
- **Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.**
- **Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.**
- **If Subdistrict is not listed above, a Green Focal Point is still required, but there is no special locational requirement.**

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

2. East Neighborhood Park. See Subsection 4.127 (.08) F. 1. f. above.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

. . .

Amendment Description:	Block and access standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.10) B.
Relationship to Frog Pond East and South Master Plan:	Reflects no specific block and access standards in the Master Plan beyond identifying framework streets.
Rationale for Amendment Text:	Provides reference to general citywide block and access standards for applicability to Frog Pond East and South.
Impact on Housing Cost:	The block and access standards are typical of other residential areas of the City and do not impose any atypical costs.
Compliance Notes:	Not driven by any compliance standards, however creates clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

2. **In the Frog Pond East and South Neighborhoods, or** if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use~~ the block and access standards in Section 4.124(~~.06~~**.09**) ~~as the applicable standards~~ **apply**.

. . .

(.14) *Main Entrance Standards:*

. . .

Amendment Description:	Removal of little utilized entrance distance from grade requirement
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.14) C.
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety.
Rationale for Amendment Text:	Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU.
Impact on Housing Cost:	The added flexibility for placement of ADUs on the ground floor with stair access to a second floor unit adds flexibility that can add to construction of more lower-cost unit types.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

. . .

B. *Street-Facing Garage Walls:*

. . .

3. *Standards:*

Amendment Description:	Simplification of garage standards
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.15) B.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication.
Impact on Housing Cost:	The modification of the garage standard is anticipated to allow for the wider use of standard-sized garage doors which are less expensive than custom-sized garage doors, thus helping reduce the construction cost.
Compliance Notes:	Not driven by any compliance standards, however supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door**.

b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

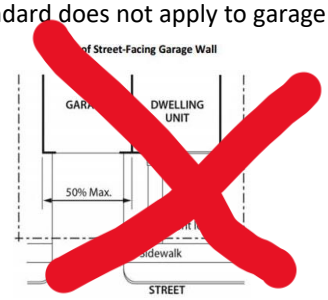
c. The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance

of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.



(.16) *Residential Design Standards:*

. . .

Amendment Description:	Applicability of existing residential design standards for RN zone
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.16)
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South.
Rationale for Amendment Text:	When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes.
Impact on Housing Cost:	Applying the simpler Citywide design standards contributes to the ability for design standards to not unduly increase the cost of housing. The Citywide design standards mirror model design standards in State Administrative Rules that are a safe harbor for design standards to be considered not to be an undue cost burden.
Compliance Notes:	Not driven by any compliance standards, however creates clear and objective standards for housing as required in ORS 197.307 (4). The standards being applied were found to be compliant with State rules during the City's Middle Housing in Wilsonville Code Update in 2021. They reflect State Model Code from OAR 660-046 or are equally applied to all housing types, allowing them to qualify as safe harbor under State rules.
Recent Edits:	Between June work session and July public hearing: Minor edits to consistently reference the different Frog Pond neighborhoods. Since July public hearing: None

B. *Applicability.* ~~These~~ **In the Frog Pond West Neighborhood** standards **C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In the Frog Pond East and South Neighborhoods, the standards in C. through G. do not apply. Rather, design**

standards in 4.113 (.14) apply to all public-facing facades in the Frog Pond East and South Neighborhoods.

. . .

(.17) *Fences:*

Amendment Description:	Applicability of existing fence requirements
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.17)
Relationship to Frog Pond East and South Master Plan:	Consistent with specific fencing standards for Stafford Road and Advance Road.
Rationale for Amendment Text:	This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods.
Impact on Housing Cost:	This specific standard is anticipated to have minimal to any impact on housing cost as it does not require additional materials or construction.
Compliance Notes:	Not driven by any compliance standards, however creates clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

A. ~~Within Frog Pond West, f~~Fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
3. Height transitions for fences shall occur at fence posts.

. . .

Amendment Description:	Waivers for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.22) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval.
Rationale for Amendment Text:	Maintains the City's existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety.
Impact on Housing Cost:	Where an applicant has a plan that does not meet one or more standard but overall meets the intent of the standard, this allows a clear alternative approval path. Certain waivers could reduce the cost of certain units by removing the cost of complying with waived standards.
Compliance Notes:	Reflects alternative standards to clear and objective standards allowed in ORS 197.307 (4). As noted above, directly implements Implementation Measure 4.1.7.D. 3. from Master Plan regarding an alternative discretionary path for approval.
Recent Edits:	Between June work session and July public hearing: Minor typographical edits. Since July public hearing: Added ability to apply for certain early waivers concurrent with a Stage I Master Plan. Further clarified the applicability of the number on which to base the calculation of the 5 unit or 20% limit for housing variety.

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

A. Applicants for development in the Frog Pond East and South Neighborhoods may request waivers to applicable development and design standards in Section 4.127 pursuant to Section 4.118 (.03), provided the criteria in subsection B. are met. Waivers are typically applied for with a Stage II final plan. However, when a Stage I approval is requested prior to submission of a Stage II final plan in the Frog Pond East and South Neighborhoods, the applicant may elect to request a waiver or waivers related to standards impacting lot size or dimension, housing variety, the size or location of parks or open space, or the location of streets or pathways in conjunction with the Stage I approval, if the applicant can demonstrate each requested waiver would directly impact site layout. In such case, a Stage II final plan for the same development area may not be applied for until there is a final decision on the Stage I and associated waivers. Each approved Stage I waiver shall expire unless a Stage II final plan consistent with the approved Stage I waiver is submitted within two years.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South Neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20 percent.

a. Except as indicated in b. and c. below, the number on which the greater of 5 units or 20 percent is calculated shall be the number as written in Table 6B and shall not include any modification, combination, or summation of the number.

b. Where an application includes two or more adjacent tax lots within the same subdistrict, the number on which the greater of 5 units or 20 percent is calculated shall be the sum of the requirements for those tax lots, as allowed in Footnote I. of Table 6B.

c. Where a requirement in Table 6B is adjusted pursuant to Subsection, 4.127 (.06) C. 1., the number on which the greater of 5 units or 20 percent is calculated shall be the adjusted number.

Amendment Description:	Development Standards for the Commercial Main Street
Applicability:	Commercial Main Street Area of Frog Pond East
Impacted Code Section(s):	4.127 (.23) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street
Rationale for Amendment Text:	The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street.
Impact on Housing Cost:	Generally these should not be read to impact housing costs as they are applicable to commercial development. However, the plans are for mixed use development that includes residential units. Care was taken to model these standards after existing standards in the Planned Development Commercial Zone and Town Center Zone that also allow for mixed use development. While design standards do generally increase costs of development, the standards are reasonable and the associated costs are not atypical from other similar areas in Wilsonville.
Compliance Notes:	Helps implement the Commercial Main Street consistent with the Master Plan. No State or Regional requirements involved.
Recent Edits:	Between June work session and July public hearing: Additional clarity of what is not allowed in front setback in terms of delivery and collection service. Edited Figure B-23 for pedestrian connection spacing to be consistent with Code text. Other minor edits. Since July public hearing: None

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. *Applicability.* These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.

B. *Allowed Uses.* See Subsection (.02) above.

C. *Development Standards.* The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table 23A. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	**0 ft.**
Maximum	**20 ft.**
Side facing street on corner	
Minimum	**0 ft.**
Maximum	**10 ft.**
Side yard	
Minimum	**0 ft.**
Maximum	**10 ft.**
Rear setback	

Minimum	**0 ft.**
Building height (stories) [A]	
Minimum	**two**
Maximum	**four**
Ground floor height minimum	**12 ft.**
Building site coverage maximum	**90%**
Minimum landscaping	**10%**
Minimum building frontage [B]	
On SW Brisband Street	**70%**
On SW Stafford Road	**None**
On other streets	**None**

[A] Second stories or higher in buildings must be usable. No false front buildings are permitted.

[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D *Design Standards:*

1. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

2. *Building and Entry Placement.* Buildings shall meet the following standards:

a. Development shall meet the minimum building frontage standards in Table 23A.

b. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.

c. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.

d. The primary entrance shall orient to SW Brisband Street or SW Stafford Road.

f. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

3. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection Table 23A. No off-street vehicle parking, loading, delivery, or collection service is permitted within the setback. Bicycle parking is permitted within the setback.

4. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. *Parking Location and Landscape Design:*

a. Parking must be located to the rear of buildings.

7. *Building Design Standards:*

a. *General Provisions:*

i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.

ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.

iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. *Design Standards.* All buildings shall comply with the following design standards:

i. *Windows:*

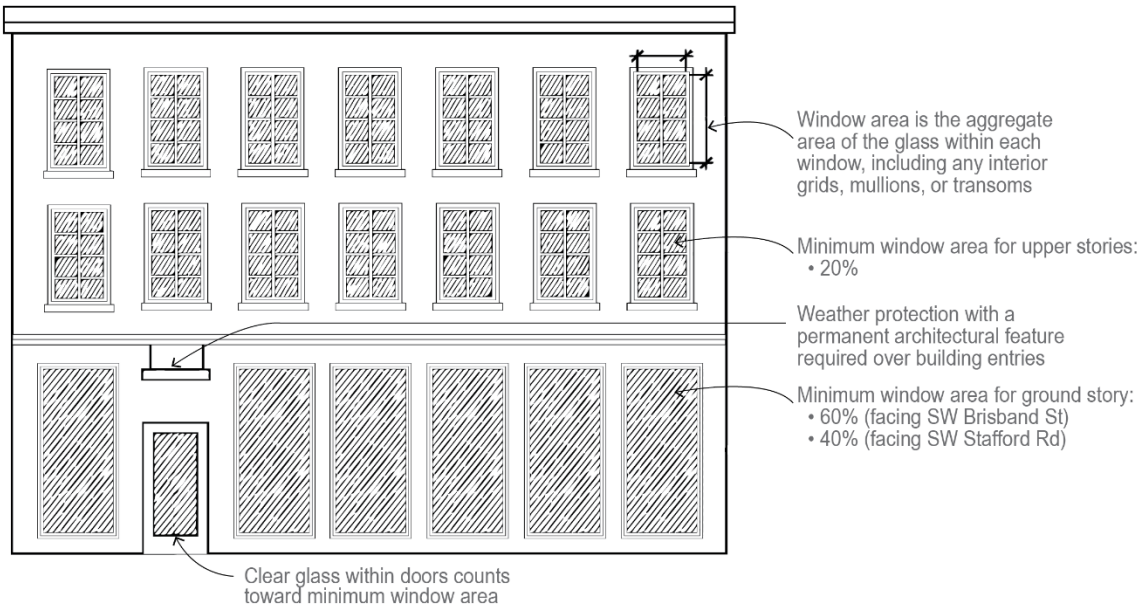
- **Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:**

Ground Story facing SW Brisband Street	**60% of ground floor wall area**
Ground Story facing SW Stafford Road or SW 63rd Avenue	**40% of ground floor wall area**
Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue	**20% of facade**
Other facades	**No minimum**

- **Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.**
- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass**

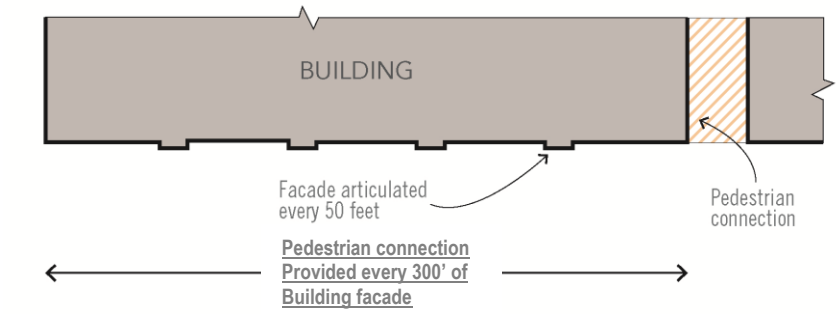
doorway openings to ground level may be counted toward meeting the requirement.

Figure A-23. Window Placement and Percentage of Facade



ii. ***Building Facades:*** **Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.**

Figure B-23. Building Facade Articulation



iii. *Weather Protection:* Building facades facing SW Brisband Street shall provide weather protection as follows:

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

iv. *Building Materials.* Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.

vi. *Rooftop features/equipment screening:*

- **The following rooftop equipment does not require screening:**
  - **Solar panels, wind generators, and green roof features;**
  - **Equipment under two feet in height.**
- **Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is designed to match or be complementary to the architecture of the building.**
- **Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.**

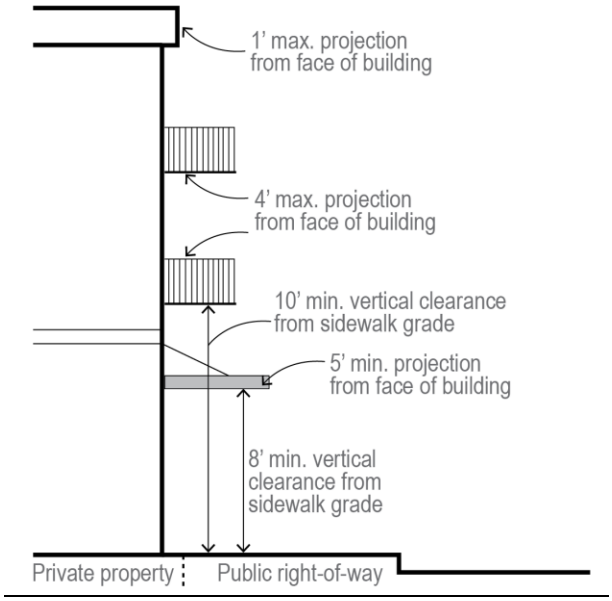
- **All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from ground-level public view and from views from adjacent buildings.**
- **On all structures exceeding 35 feet in height, roofs shall have drainage systems that are designed to match or be complementary to the architecture of the building.**
- **Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.**
- **Required screening shall not be included in the building's maximum height calculation.**

vii. ***General Screening.*** **Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.**

viii. ***Building projections.*** **Building projections are allowed as follows (see Figure C-23):**

- **Architectural elements such as eaves and cornices may project up to one foot from the face of the building.**
- **Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.**

Figure C-23. Building Projections

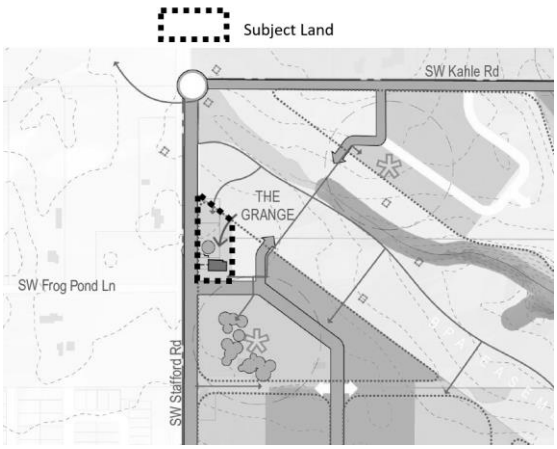


Amendment Description:	Specific Land Use Considerations for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.24) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas.
Rationale for Amendment Text:	Directly reflects the direction given in the Master Plan with identifying location description and map.
Impact on Housing Cost:	No impacted on housing cost anticipated.
Compliance Notes:	Does not relate to State or Regional regulations. As mentioned above, directly implements Implementation Measure 4.1.7.D. 5. And 10. from the Master Plan regarding treatment of these specific areas.
Recent Edits:	Between June work session and July public hearing: Added code reference to SROZ Map Verification process for Treed area on the south side of SW Kahle Road. Since July public hearing: None

(.24) ***Special, Specific Land Use Considerations***

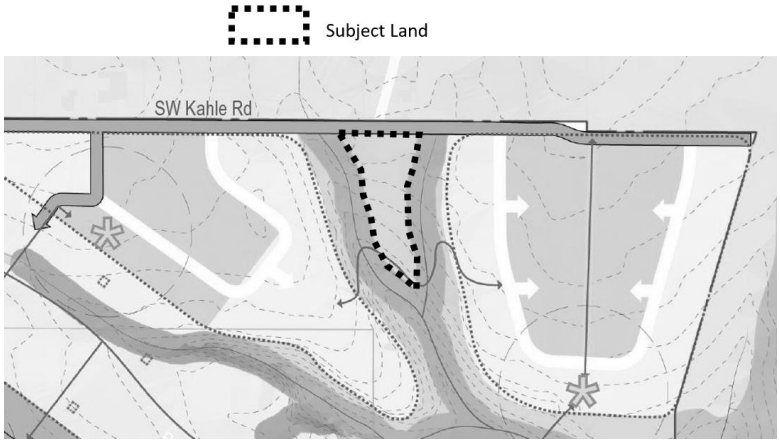
A. ***Frog Pond Grange Property.*** **This special consideration pertains to an area described as: the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. The Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open space. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

Figure A-24



B. ***Treed area on south side of SW Kahle Road.*** **This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification pursuant to Section 4.139.05, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.**

Figure B-24



Amendment Description:	Remove buffering language for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.176 (.04)
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, including multi-family, throughout the Master Plan, by not requiring screening between different unit types.
Rationale for Amendment Text:	Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language being deleted reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the current approach of integration of housing types.
Impact on Housing Cost:	Removes a buffering and screening cost that would apply to multi-family development, reducing cost.
Compliance Notes:	Not driven by any compliance standards.
Recent Edits:	None

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Amendment Description:	Deed restriction cannot restrict housing types allowed by zoning
Applicability:	Citywide
Impacted Code Section(s):	4.210 and 4.220
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, but not allowing any to be disallowed by private covenant or deed restriction.
Rationale for Amendment Text:	House Bill 2001 (2019) established that from January 1, 2020, private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. These edits reflects this law and further clarify that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants.
Impact on Housing Cost:	Removes ability to place barrier to more affordable housing types.
Compliance Notes:	Necessary to comply with a prohibition on CC&R restriction on housing type from House Bill 2001 (2019).
Recent Edits:	Between June work session and July public hearing: Minor typographical edits. Since July public hearing: None

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies;** the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential ~~subdivision or condominium development~~**land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall, in all cases, ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or,~~ violate established conditions of approval for the development**, or violate other statutes, rules, or standards the City has responsibility to enforce, including those related to not allowing deeds or covenants to limit housing types allowed by the City's zoning for a given property(ies).**

Amendment Description:	Clarify applicability of DRB Site Design Review for housing
Applicability:	Citywide
Impacted Code Section(s):	4.420
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	The amendments to this section clarify that residential structures reviewed under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this proposed change supports the change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards.
Impact on Housing Cost:	Supports a simpler review process for housing that helps reduce development costs.
Compliance Notes:	Supports clear and objective standards for housing as required in ORS 197.307 (4).
Recent Edits:	None

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design are reviewed under the authority of the Planning Director as established is Section 4.030..**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

FROG POND EAST AND SOUTH MASTER PLAN IMPLEMENTING DEVELOPMENT CODE – FINDINGS REPORT

INTRODUCTION

This Findings Report provides findings supporting the City of Wilsonville's adoption of Development Code amendments related to the Frog Pond East and South Master Plan – Case File LP24-0003 (the proposal). The proposal includes amendments to the Wilsonville Development Code to implement the Frog Pond East and South Master Plan, adopted as a component of the City's Comprehensive Plan through City Ordinance No. 870 on December 19, 2022. Ordinance No. 870 included findings, to which this proposal will refer to, as the intent of this proposed legislative action is to help implement the Master Plan.

COMPLIANCE WITH STATEWIDE PLANNING GOALS

ORS 197.175(2)(a) requires that as cities and counties amend and revise land use regulations, such as those in the Development Code, findings are made that they are in compliance with the Statewide Planning Goals. The following findings address the proposal's compliance with the applicable Statewide Planning Goals. The following Statewide Planning Goals are not applicable because the proposal is entirely within the Urban Growth Boundary or outside of the boundaries of the referenced goal (e.g., Willamette River Greenway):

- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands
- Goal 15: Willamette River Greenway
- Goals 16-18, the coastal goals

GOAL 1, CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The Frog Pond East and South Master Plan was found to be in compliance with Goal 1. The proposed Development Code directly implements the adopted Master Plan. Being in an implementation stage the focus was on honoring past input rather than seeking new input. The project team did still meet with stakeholders to seek input. The Planning Commission held 14 public work sessions during which public comment and input was accepted. The City Council also held 11 public work sessions. Public hearings are being held, following broad notice, offering opportunity for additional public input.

GOAL 2, LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Frog Pond East and South Master Plan was found to comply with Goal 2. The proposed Development Code further supports Goal 2 by taking the policy framework from the Master Plan and

establishing detailed regulations for application to all future land use actions in the Frog Pond East and South UGB expansion area. Having the implementing Development Code in place will provide for a clear process and standards on which all future land use actions in the area will be based, and coupled with existing Development Code will require and ensure adequate factual base for future land use decisions. This includes clear provision on minimum number of dwelling units, the location and provision of parks and open space, and siting and design standards for private development.

As part of the adoption of the Frog Pond East and South Master Plan, the City established a record that includes technical memoranda, studies, and analyses supporting each policy of the Master Plan that is the policy framework for the proposed Development Code.

During the Master Planning process, the following affected governmental units participated or had the opportunity to participate via notices and project information provided to them:

- ODOT
- Metro
- Clackamas County
- West Linn-Wilsonville School District
- TVF&R
- SMART Transit
- The Bonneville Power Administration

The proposed Code amendments are a continuation of the Master Planning effort and are fully reflective of the factual basis and agency outreach in the Master Plan. Based on the foregoing, the City Council finds that the proposal satisfies Goal 2 with respect to having an adequate factual base and being coordinated with all affected governmental units.

GOAL 5, NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Wilsonville's Goal 5 policies in the Comprehensive Plan are implemented by the existing Development Code, specifically Section 4.139.00, the Significant Resource Overlay Zone (SROZ). The proposed Code amendments do not change Goal 5 implementing Development Code sections. The existing SROZ regulations will apply to the Master Plan area the same as elsewhere in the City that has been found to be in compliance with Goal 5.

GOAL 6, AIR, WATER AND LAND RESOURCES

To maintain and improve the quality of the air, water and land resources of the state.

The Frog Pond East and South Master Plan was found to be in compliance with Goal 6. Nothing in the proposed Development Code would alter the ability of development in the Master Plan area to be built in compliance with the Master Plan and thus Goal 6.

GOAL 7, AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

The proposal satisfies Goal 7 because the City has considered the risks of natural hazards during the planning process. There are no identified floodplains within the planning area. Potential erosion hazards have been addressed through the planned use of the SROZ along the steep slopes of the Meridian Creek and Newland Creek corridors. The City coordinated with Tualatin Valley Fire & Rescue to ensure land uses and transportation facilities provide for adequate emergency response.

The proposed Code amendments continue to protect the same slopes and natural area as the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 7.

GOAL 8, RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The proposed Code amendments enable and reflect the same parks and open space elements in the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 8.

GOAL 9, ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposed Code amendments enable the commercial space in the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 9.

GOAL 10, HOUSING

To provide for the housing needs of citizens of the state.

The proposed Code amendments directly implement the residential component of the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 10. For additional detail see findings below compliance with Metro Code (beginning on pages 5 and 13 below), compliance with the Wilsonville Comprehensive Plan and Frog Pond East and South Master Plan (beginning on page 21 below).

GOAL 11, PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The proposed Code amendments do not conflict with and are consistent with the public utilities and services elements of the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 11.

GOAL 12, TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

The proposed Code amendments do not conflict with and are consistent with the transportation element of the Master Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 12.

GOAL 13, ENERGY CONSERVATION

To conserve energy.

The proposed Code amendments directly implement of the Master Plan elements found to be supportive of Goal 13, thus the proposal also satisfies Goal 13.

GOAL 14, URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The proposed Code amendments directly implement the components of the Master Plan supportive of Goal 14, which was found to comply with this goal, thus the proposal also satisfies Goal 14.

COMPLIANCE WITH METRO TITLE 11: PLANNING FOR NEW URBAN AREAS

INTRODUCTION

The Frog Pond East and South Neighborhoods were added to the Metro UGB in 2018 by Metro Ordinance No 18-1427. Metro Code 3.07.1120, Planning for Areas Added to the UGB, establishes the requirements for UGB expansion areas such as Frog Pond East and South. Each criterion within 3.07.1120 is stated below in bold italics type, followed by findings of compliance.

The proposed Code amendments related to the Frog Pond East and South Master Plan implement the Master Plan, which in turns implements the City's concept plan for the larger area, known as the Frog Pond Area Plan. Findings of compliance with Metro Code 3.07.1110, Planning For Areas Designated Urban Reserve, were adopted by the City when the Area Plan was approved. They are referenced below.

COMPLIANCE WITH METRO CODE 3.07.1120 PLANNING FOR AREAS ADDED TO THE UGB

A. The county or city responsible for comprehensive planning of an area, as specified by the intergovernmental agreement adopted pursuant to section 3.07.1110(c)(7) or the ordinance that added the area to the UGB, shall adopt comprehensive plan provisions and land use regulations for the area to address the requirements of subsection (c) by the date specified by the ordinance or by section 3.07.1455(b)(4) of this chapter.

The Frog Pond East and South area was added to the regional UGB through Metro's adoption of Ordinance 18-1427. The ordinance refers to the East and South neighborhoods as the "Advance Road Expansion Area." The general conditions state that Title 11 planning should be completed within four years from adoption of the ordinance (December 13, 2018). The City adopted comprehensive plan

provisions through Ordinance No. 870 in December 2022 meeting compliance requirements. This proposal adopts the related development code regulations.

B. If the concept plan developed for the area pursuant to section 3.07.1110 assigns planning responsibility to more than one city or county, the responsible local governments shall provide for concurrent consideration and adoption of proposed comprehensive plan provisions unless the ordinance adding the area to the UGB provides otherwise.

The adopted Area Plan assigns planning responsibility solely to the City of Wilsonville; therefore, this section does not apply.

2. Provision for annexation to a city and to any necessary service districts prior to, or simultaneously with, application of city land use regulations intended to comply with this subsection;

Frog Pond East and South will be annexed to the City of Wilsonville concurrent with development proposals consistent with this language.

3. Provisions that ensure zoned capacity for the number and types of housing units, if any, specified by the Metro Council pursuant to section 3.07.1455(b)(2) of this chapter;

The general conditions of Metro Ordinance 18-1427 require the City to "allow, at a minimum, single family attached housing, including townhomes, duplexes, triplexes, and fourplexes, in all zones that permit single family housing in the expansion areas." The requirements specific to Wilsonville also require that the City "plan for at least 1,325 homes in the Advance Road expansion area."

Proposed WC Subsection 4.127 (.02) B. of the proposed amended Residential Neighborhood (RN) Zone standards allows the uses listed in the condition of approval in Frog Pond East and South.

In accordance with relevant implementation language in the Master Plan, the proposed regulations plan for a minimum of 1325 units. Table 6B (copied below) in WC Subsection 4.127 (.06) assigns the minimum by the smaller of subdistrict, a sub geography of the Master Plan area, or existing tax lot. 125 units are assigned to the mixed-use Commercial Main Street, and the remainder are spread across the remaining buildable areas of the Master Plan area based on assigned Urban Form Type and an assumed net residential density for each Urban Form Type. Urban Form Type 1 has an assumed net density of 14.5 units per acre, Urban Form Type 2 has 12.5 units per net acre, and Urban Form Type 3 has 9 units per net acre.

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units[B, C, E, F, H]
E1	104	26	7	13

E2	110	28	7	14
E3	133	34	9	17
E4 [H]	211			
E4 TL 1101 (portion) [I]	185	15	4	8
E4 TL 1200	24	6	2	3
E4 TL 1000	2	1 [J]	1 [J]	0
E5	227	57	15	29
E6	141	36	9	18
S1	25	7	2	4
S2 [E]	91			
S2 TL 1000 28050 SW 60th Ave	6	2 [J]	1 [J]	1 [J]
S2 TL 800 5890 SW Advance Rd	6	2 [J]	1 [J]	1 [J]
S2 TL 500 5780 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 300 5738 SW Advance Rd	5	2 [J]	1 [J]	1 [J]

S2 TL 100 5696 SW Advance Rd	5	2[J]	1[J]	1[J]
S2 TL 900	5	2[J]	1[J]	1[J]
S2 TL 700	33	9	3	5
S2 TL 400	4	1[J]	1[J]	0
S2 TL 200	4	1[J]	1[J]	0
S2 TL 1100 28152 SW 60th Ave	5	2[J]	1[J]	1[J]
S2 TL 1200	5	2[J]	1[J]	1[J]
S2 TL 1300 28300 SW 60th Ave	8	2[J]	1[J]	1[J]
S3 [E]	125			
S3 TL 1400 28424 SW 60th Ave	25	7	2[J]	4
S3 TL 1500 28500 SW 60th Ave	25	7	2[J]	4
S3 TL 1600	8	2[J]	1[J]	1[J]
S3 TL 1800	8	2[J]	1[J]	2[J]

28668 SW 60th Ave				
S3 TL 1700 28580 SW 60th Ave	10	3	1[J]	2[J]
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	16	4	1[J]	2[J]
S4 [D]	158			
S4 TL 2600	35	9	3	5
S4 TL 2700 28901 SW 60th Ave	123	31	8	16
MASTER PLAN AREA TOTAL	**1325**	**288-313***	**72-92***	**145-162***

*varies because only required on smaller tax lots if tax lot consolidated with others in a development application (indicated by J in table above)

In addition to allowing all product types, the proposed Code amendments, consistent with the Master Plan, require certain target unit types including a minimum of 288-313 middle housing units, 72-92 units that are 1200 square feet or less, and 145-162 units with single-level living that require no to minimum stairs to access.

These provisions of the proposed Code meet the minimum housing types and housing unit counts required by Metro Ordinance 18-1427; therefore, this criterion is met.

4. Provision for affordable housing consistent with Title 7 of this chapter if the comprehensive plan authorizes housing in any part of the area.

Metro's Title 7 requires that cities "ensure that their comprehensive plans and implementing ordinances:

"A. Include strategies to ensure a diverse range of housing types within their jurisdictional boundaries.

"B. Include in their plans actions and implementation measures designed to maintain the existing supply of affordable housing as well as increase the opportunities for new dispersed affordable housing within their boundaries.

"C. Include plan policies, actions, and implementation measures aimed at increasing opportunities for households of all income levels to live within their individual jurisdictions in affordable housing."[1]

On a citywide basis, the City of Wilsonville complies with the above-cited provisions of Metro Title 7 through the policies and implementation measures of the Comprehensive Plan and the housing analysis and recommendations contained in the City's 2014 Residential Lands Study. In addition, the City's 2020 Equitable Housing Strategic Plan (EHSP) provides policy guidance for affordable housing in Wilsonville and calls for the Frog Pond East and South Master Plan to establish achievable goals/targets for affordable housing in the area and integrate affordable housing into the master plan.

The City studied issues and opportunities for affordable housing development in Frog Pond East and South in an Affordable Housing Analysis (Technical Appendix to the Frog Pond East and South Master Plan, Appendix B). This analysis recommended a range of strategies (building off the recommendations in the EHSP) that are likely to have the greatest impact in supporting development of affordable and mixed-income housing in Frog Pond East and South. Several of these strategies are carried forward in the Frog Pond East and South Master Plan As the implementation step of strategies from the Master Plan, the proposed Development Code also comply with this Metro Code provision. See Findings below under Frog Pond East and South Master Plan Compliance for detailed findings how each of these policies are further implemented by the proposed Development Code amendments.

Based on the foregoing, this criterion is met.

5. Provision for the amount of land and improvements needed, if any, for public school facilities sufficient to serve the area added to the UGB in coordination with affected school districts. This requirement includes consideration of any school facility plan prepared in accordance with ORS 195.110;

The City of Wilsonville has coordinated with the West Linn-Wilsonville School District throughout the planning processes for the Frog Pond area, including in the East and South Master Plan area. The Meridian Creek Middle School property was the first Frog Pond land to annex and develop after inclusion in the Urban Growth Boundary in 2013, and opened its doors in 2017. The School District is currently planning a new school in the Frog Pond West neighborhood. The School District also has land capacity for another school adjacent to the middle school in the South neighborhood, should additional school capacity be needed in the future. At this time, there are no additional schools being planned by the District in the Frog Pond area; the school needs of future Frog Pond residents will be met by the above-cited facilities and land holdings, in addition to existing schools in Wilsonville. The proposed Code

[1] Metro Code 3.07.730.

does not include any provision that would prevent compliance consistent with the Master Plan, which was found to be in compliance with this provision of Metro Code. This criterion is met.

6. Provision for the amount of land and improvements needed, if any, for public park facilities sufficient to serve the area added to the UGB in coordination with affected park providers.

The City of Wilsonville is the parks provider for the Master Plan area. The Master Plan includes a series of parks and open spaces of different sizes to be located centrally and distributed equitably throughout the East and South neighborhoods. Figure 19 in the Master Plan illustrates the Park and Open Space Plan, which provides for the siting of recreational facilities in the following ways:

- The proposed 3-acre East Neighborhood Park, which is centrally located to the East Neighborhood.
- Designation of the 10-acre Future Community Park as a key destination, and siting of walking, biking, and vehicular routes to connect it to the surrounding neighborhoods.
- Planning for the BPA power line easement for a variety of open space uses, including trails and potential recreational uses.
- Planning for the area northeast of the BPA powerline easement as open space.
- Planning for the Frog Pond Grange as a civic and community amenity.
- Proving a network of trails that will serve both recreational and transportation needs.
- Planning Green Focal Points that will establish small open spaces in the subdistricts and opportunities for informal community gathering and play.
- Planning for active transportation (bike lanes, buffered bike lanes, sharrows, and trails) as shown on Master Plan Figure 21, Active Transportation Plan.

The proposed Code does not include any provision that would prevent compliance consistent with the Master Plan, which was found to be in compliance with this provision of Metro Code. The proposed Development Code also furthers the implementation as shown in the Master Plan by establishing provisions that require open space and specific requirement for Green Focal Points. This criterion is met.

7. A conceptual street plan that identifies internal street connections and connections to adjacent urban areas to improve local access and improve the integrity of the regional street system. For areas that allow residential or mixed-use development, the plan shall meet the standards for street connections in the Regional Transportation Functional Plan;

The Street and Block Demonstration Plan (Master Plan, Figure 20) illustrates a potential layout of streets, blocks, and multi-use paths that would achieve the intent of providing connected, convenient, safe, and low-stress transportation options for Frog Pond East and South. The location of framework streets either exists today or will be a direct continuation of existing streets in adjacent urban areas, as shown on the Street and Block Demonstration Plan. The remaining street locations are shown in Figure 19 for demonstration purposes and actual street layout beyond the framework streets will be determined at the time of development review, based on standards contained in the Development Code and Public Works Standards.

A clear hierarchy of street connections is established with SW Stafford Road as a major arterial, SW Advance Road and SW 60th Avenue acting as collector streets, SW Brisband Street as a Main Street (local street), and all other streets as local streets. The spacing standards for street connections in the

Regional Transportation Functional Plan (major arterial streets at a one-mile spacing and minor arterial streets or collector streets at a half-mile spacing[2]) are met by the plan.

The Demonstration Plan's network of local streets provides a local street system at a spacing of approximately 200-450 feet, depending on the presence of pedestrian connections, alleys, etc. These metrics comply with Metro's local street spacing standard of 10 streets per mile or one street every 530 feet. The Demonstration Plan's local street network also provides direct public right-of-way routes and limits closed-end street designs, which is consistent with Metro's connectivity requirements.

The proposed Code provides provisions the would enable and require a street layout consistent with the Master Plan, which was found to be in compliance with this provision of Metro Code. The standards require access spacing and block size consistent with other Planned Development areas of Wilsonville, which include the 530-foot maximum street spacing standard. This criterion is met.

9. A strategy for protection of the capacity and function of state highway interchanges, including existing and planned interchanges and planned improvements to interchanges.

There are no existing or planned state highway interchanges in the Frog Pond East and South Area. Operations at the nearest highway interchanges at Wilsonville Road and Elligsen Road were evaluated as part of the transportation analysis for the Master Plan. (Master Plan Technical Appendix, Appendix I). This analysis concluded that the interchange ramps will continue to function acceptably through the planning horizon after accounting for the full build-out of the Frog Pond East and South Neighborhoods, which includes up to 1,800 housing units and up to 44,000 square feet of commercial space.

The proposed Code does not include any provision that would prevent compliance consistent with the Master Plan, which was found to be in compliance with this provision of Metro Code. This criterion is met.

D. The county or city responsible for comprehensive planning of an area shall submit to Metro a determination of the residential capacity of any area zoned to allow dwelling units, using a method consistent with a Goal 14 analysis, within 30 days after adoption of new land use regulations for the area.

The proposed Code does not include any provision that would prevent meeting this capacity consistent with the Master Plan, which was found to be in compliance with this provision of Metro Code upon adoption in December 2022. Specifically, the Code does not set any residential maximum densities that would be a barrier to this capacity. This criterion is met.

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SUMMARY OF COMPLIANCE WITH METRO ORDINANCE 18-1427

The following findings summarize the City's compliance with Metro Ordinance 18-1427 as of the adoption of the Frog Pond East & South Master Plan.

A.1 – The City amended its Comprehensive Plan to adopt the Master Plan on December 19, 2022, within four years of the Ordinance adoption date of December 13, 2018. Work has continued to adopt the Development Code and Infrastructure Funding Plan, both being adopted in late summer/fall of 2024.

A.2 – The City has completed its compliance with and implementation of HB 2001 for Middle Housing. The City allows townhomes, duplexes, triplexes, and fourplexes in all zones that permit single family housing in its base zones and in the planned application of the Residential Neighborhood zone in Frog Pond East and South. Consistent with the Mater Plan, the proposed Code allows and even encourages and requires middle housing in Frog Pond East and South. See especially, proposed WC Subsection 4.127 (.02) B. and Table 6B in WC Subsection 4.127 (.06).

A.3 – Consistent with the Master Plan, the proposed Code encourages ADUs. This includes siting requirements that would reduce barriers, allowing ADUs with all townhouses, and encouraging them by allowing them to count for multiple required categories of units in Table 6B of WC Subsection 4.127 (.06). In addition, for calculating of maximum land dedicated to one type of unit, the code incentivizes ADUs to count as half the area of a lot, even if it only occupies a small portion. The incentive works by allowing additional land to be dedicated to detached homes or townhouses over the otherwise limit by allowing ADUs to count as larger than occupied share of the land and towards a second or third unit type. This incentivizes ADUs over another additional unit type that would not get the larger than occupied benefit. See proposed Subsection 4.127 (.06) D. and E.

A.4 – The Master Plan incorporates recommendations consistent with Metro's Climate Smart Strategy in the following ways:

- The Master Plan includes a mixed-use Main Street.
- The Master Plan includes about 24% of its housing in the Type 1 urban form, estimated at a minimum density of 14.5 du/net ac. The Master Plan includes about 56% of its housing in the Type 2 urban form, estimated at a minimum density of 12.5 du/net ac. In the Wilsonville context, these are higher density housing types and a significant proportion of attached and middle housing choices.
- The Master Plan recommends a transit loop for the local SMART bus that will connect key destinations (Meridian Creek Middle School, the future Community Park, the central Type 1 housing area of Frog Pond East, and Main Street) and provide local bus service within a few blocks for most homes in the two neighborhoods.
- The Master Plan includes an extensive Active Transportation Plan.

The proposed Code does not include any provision that would prevent compliance consistent with the Master Plan, which was found to comply with this Condition of Approval. In fact, the proposed Development Code sets policies and requirements that will well exceed the minimum requirements, particularly by having transit access in excess of what would be typically expected at an edge suburban location, and well-planned infrastructure for biking and walking.

A.5 - The City has coordinated with Metro Planning and Development staff during the planning process for the Master Plan and implementing Development Code.

A-6 – During the Development Code implementation work, the City focused on implementing the Master Plan developed through extensive public engagement. The City has continued to engage with

stakeholders, held a substantial number of public work sessions, and completed the required notice of Public Hearings.

F.1 – The Ordinance requires planning for at least 1325 homes. In accordance with relevant implementation language in the Master Plan, the proposed Code adopts clear and objectives standards requiring a minimum of 1325 units. Table 6B (copied below) in WC Subsection 4.127 (.06) assigns the minimum by the smaller of subdistrict, a sub geography of the Master Plan area, or existing tax lot. 125 units are assigned to the mixed-use Commercial Main Street, and the remainder are spread across the remaining building areas of the Master Plan areas based on assigned Urban Form Type and an assumed net residential density for each Urban Form Type. Urban Form Type 1 has an assumed net density of 14.5 units per acre, Urban Form Type 2 has 12.5 units per net acre, and Urban Form Type 3 has 9 unites per net acre.

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S2 TL 500 5780 SW Advance Rd	5	2[J]	1[J]	1[J]
S2 TL 300 5738 SW Advance Rd	5	2[J]	1[J]	1[J]
S2 TL 100 5696 SW Advance Rd	5	2[J]	1[J]	1[J]
S2 TL 900	5	2[J]	1[J]	1[J]
S2 TL 700	33	9	3	5
S2 TL 400	4	1[J]	1[J]	0
S2 TL 200	4	1[J]	1[J]	0
S2 TL 1100 28152 SW 60th Ave	5	2[J]	1[J]	1[J]

S2 TL 1200	5	2[J]	1[J]	1[J]
S2 TL 1300 28300 SW 60th Ave	8	2[J]	1[J]	1[J]
S3 [E]	125			
S3 TL 1400 28424 SW 60th Ave	25	7	2[J]	4
S3 TL 1500 28500 SW 60th Ave	25	7	2[J]	4
S3 TL 1600	8	2[J]	1[J]	1[J]
S3 TL 1800 28668 SW 60th Ave	8	2[J]	1[J]	2[J]
S3 TL 1700 28580 SW 60th Ave	10	3	1[J]	2[J]
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	16	4	1[J]	2[J]
S4 [D]	158			

S4 TL 2600	35	9	3	5
S4 TL 2700 28901 SW 60th Ave	123	31	8	16
MASTER PLAN AREA TOTAL	**1325**	**288-313***	**72-92***	**145-162***

*varies because only required on smaller tax lots if tax lot consolidated with others in a development application (indicated by J in table above)

COMPLIANCE WITH OREGON REVISED STATUTES AND ADMINISTRATIVE RULES

DEVELOPMENT OF MIDDLE HOUSING

ORS 197.758 and OAR 660-046

ORS 197.758(2) is the implementing statute for House Bill 2001 (HB 2001). The statute requires Oregon cities with populations over 25,000 and those within the Portland Metro boundary (collectively referred to as "Large Cities") to adopt development code regulations and comprehensive plan amendments to allow for the development of: (1) all Middle Housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters) in areas zoned for residential use that allow for the development of detached single-family dwellings; and (2) a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. The City of Wilsonville came into compliance with these regulations in 2021 through adoption of Ordinance No. 851, which amended the Comprehensive Plan and Development Code to allow all Middle Housing types in all residential zones, in compliance with the statute. This included amendments to the RN zone, which will be the implementing zone for the Frog Pond East and South Master Plan. Consistent with the Mater Plan, the proposed Code allows and even encourages and requires middle housing in Frog Pond East and South. See especially, proposed WC Subsection 4.127 (.02) B. and Table 6B in WC Subsection 4.127 (.06). In Table 6B between 288 and 313 middle housing units are required at a minimum, approximately 20% of the anticipated build out. The number varies on whether certain smaller existing tax lots are consolidated for development. If not, they are too small to meet variety requirements on their own.

ORS 197.758(5) and ORS 197A.420 state that local governments may regulate siting and design of Middle Housing provided that the regulations do not, individually or cumulatively, discourage the development of all Middle Housing types permitted in the area through unreasonable costs or delay. OAR 660-046-0210(3) provides specific standards limiting which siting standards comply with this ORS requirement (See also OAR 660-046-0215, 0220, 0225). The OAR's standards are incorporated into the Development Code text amendments and all proposed standards fall into one of two “safe harbors” in the OAR. The two “safe harbors” are (1) standards being applied the same as or less restrictive than

detached single-family homes to middle housing and (2) housing-type specific model code and specific provisions included in the OAR. A more complicated "alternative design standards" process is also laid out in OAR. OAR 660-046-0235 identifies the type of analysis that would be needed for these "alternative design standards". This analysis is not needed for the proposed code amendments as all applicable amendments fall under the "safe harbors". Specifically, the proposed siting and design standards in Frog Pond East and South are consistent with those in the existing RN zone and elsewhere in the City previously found to be OAR-compliant with the adoption of Ordinance No. 851. All design standards for Middle Housing in Frog Pond East and South as well as new standards applicable to middle housing citywide, such as stormwater design standards, are clear and objective and either the same as (or less restrictive than) the Model Code for Large Cities, or are the same as those applied to single-family detached dwellings in the same zone.

OAR 660-046-0205(2)(b)(A) identifies options for regulating Middle Housing within Master Planned Communities (MPC) adopted after January 1, 2021. Frog Pond East and South will qualify as an MPC under these provisions. The OAR identifies three regulatory options within MPCs: (i) plan to provide infrastructure that accommodates at least 20 dwelling units per net acre; (ii) plan to provide infrastructure based on the implementation of a variable rate infrastructure fee or system development charge or impact fee; or (iii) require applications for residential development within an MPC to develop a mix of residential types, including at least two Middle Housing types other than Duplexes. In addition, the OAR allows MPC to meet the general requirements of OAR 660-046-0205(2) by allowing for the development of Triplexes, Quadplexes, Townhouses, and Cottage Clusters, in areas zoned for residential use that allow for the development of detached single-family dwellings. The City is electing to comply with this general requirement. The proposed Code specifically includes the proposed WC Subsection 4.127 (.06) F. which states, "Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots." Notably, by its compliance method selection, the City provides more flexibility than OAR authorizes. The City could require at least two middle housing types besides duplexes, but allows flexibility to meet middle housing with fewer unit types, including primarily by townhouses. Also, the City increases flexibility related to the requirements by not mapping areas that are required to be certain unit types. Allowing developers to do the site planning under the proposed standards adds substantial flexibility both in choosing unit types and where to place them. Alternatively, the City could have mapped areas for apartments, multiple types of middle housing, with a note that areas that are mapped for detached single-family homes also must allow middle housing. This mapping approach is similar to what occurred in Villebois, but the City recommends the proposed approach to increase flexibility while having the intended housing variety outcomes.

Senate Bill 458 (SB 458), which is added to ORS 92.010 to 92.192, requires local governments subject to HB 2001 to allow land divisions for any middle housing type permitted in accordance with code provisions adopted under ORS 197.758. The City incorporated the middle housing land division requirements of SB 458 into the Development Code as part of Ordinance No. 851. This included revisions to definitions, review procedures, and land division regulations, among others. No changes to those provisions will be proposed as part of the proposed Code amendments.

COMPLIANCE WITH WILSONVILLE COMPREHENSIVE PLAN AND DEVELOPMENT CODE AMENDMENT STANDARDS

INTRODUCTION

Finding of conformance with the Comprehensive Plan are required pursuant to WC Subsection 4.197 (.01) B. 2. The standards for amendments are listed below in bold, italic type, followed by FINDINGS.

WILSONVILLE COMPREHENSIVE PLAN-PUBLIC INVOLVEMENT

Public Involvement-In General

Goal 1.1, Policy 1.1.1
By following the applicable implementation measures, see findings below, the City provided opportunities for public involvement encouraging, and providing means for, involvement of interested parties. This includes numerous public work sessions, the public hearing process, including the notice, engaging stakeholders, and making information available on Let's Talk, Wilsonville! with the opportunity to provide feedback.

Early Involvement
Implementation Measure 1.1.1.a.
The Planning Commission and City Council and community members have had opportunity to comment on the proposed Master Plan in public work sessions and other public events while still in draft form. The City held 14 Planning Commission work sessions and 11 City Council work sessions between January 2023 and June 2024. For all these meetings the opportunity was available to the public to view and participate remotely or in-person. The meeting recordings were made available for viewing afterwards on the City's YouTube channel. City staff also held numerous meetings with interested developers. Specific examples of how input received from public input, including from developers during the process was incorporated and impacted the proposed Code text is as follows:

- Rewording definition of Net Development Area
- Allowing 1/3 of Mobility-Ready Units to include a stair-accessed portion (i.e. primary on main type design)
- Removing the maximum amount of stormwater that can go to one facility and a maximum size of stormwater facilities
- Simplifying the approach to side yard fences
- Making garage width based on door width from frame
- Allowing articulation to be used in lieu of actual building separation for multi-family building maximum building width in Urban Form Type 2
- Where commercial is required for ground-floor mixed use, allowing Business-Integrated Dwellings Units for additional flexibility.
- Ensuring standards allow multi-family in Urban Form Type 3 to accommodate multi-family in an area that could be a private sewer pump station
- Allowing flexibility on building height in Urban Form Type 3 to allow three-story townhouses
- Providing a clear number of unit minimums for each subdistrict, rather than using formulas, as seen in proposed Table 6B in Subsection 4.127 (.06)
- Optimizing flexibility for different types of units to count towards target units, including middle housing, small units, and mobility-ready units
- Allowing flexibility across subdistrict lines to help them meet the minimum standards

- Adding language allowing minimum requirements to be proportionately reduced if net development area is lower than expected
- Providing special language about calculating net area in Subdistrict E4, which has the Commercial Main Street, to remove commercial parking area from the net area
- Expressing flexibility on neighborhood park location in Frog Pond East as long as the design standards / features outlined in Master Plan can be met
- Incorporating stakeholder feedback into the proposed stormwater design standards

Encourage Participation of Certain Individuals, Including Residents and Property Owners Implementation Measure 1.1.1.e.
The City encouraged residents, property owners, and other interested parties impacted by the proposed Code amendments through notice and ample opportunity to provide input. The City also included projects information on the City's Let's Talk, Wilsonville! website.

Procedures to Allow Interested Parties to Supply Information Implementation Measure 1.1.1.f.
The City afforded interested parties the opportunity to provide oral input and testimony during the public hearings. Throughout the work sessions and extended period of work, the City also encouraged and afforded opportunity for comments either in writing or in-person or virtually at Planning Commission meetings.

Types of Planning Commission Meetings, Gathering Input Prior to Public Hearings Implementation Measure 1.1.1.g.
Prior to the scheduled public hearing on the proposed Code amendments, the Planning Commission held a series of 14 work sessions open to the public from January 2023 to June 2024, during which the Planning Commission considered public input and provided feedback, which was incorporated into the current draft.

Public Notices for Planning Commission Meetings Implementation Measure 1.1.1.h.
The notice regarding the public hearing clearly indicated the type of meeting.

User Friendly Information for Public Policy 1.2.1, Implementation Measures 1.2.1.a., b., c.
The published notecard mailings and notices provided user-friendly information about the purpose, location, and nature of the meetings as has been standardized by the City. The mailings widely publicized different ways for impacted parties to participate, access additional information about the proposal, and staff contact information for questions they may have. The notice to impacted parties provided the necessary information for them to access to the draft Code and staff report on which the Planning Commission will base their decision. Staff provided contact information and links to these files via the Let's Talk, Wilsonville! webpage.

Coordinate Planning Activities with Affected Agencies Implementation Measure 1.3.1.b.
The Master Plan was coordinated with other agencies including with the West Linn-Wilsonville School district on both future school needs and property they own in the area, TFV&R, on right-of-way design, and Clackamas County on road jurisdiction and impact on intersections that will remain county

responsibility. Nothing in the proposed Code edits changes the Master Plans ability to be implemented consistent with the prior coordination.

WILSONVILLE COMPREHENSIVE PLAN-HOUSING AND RESIDENTIAL AREAS

Variety and Diversity of Housing
Policy 4.1.4, Implementation Measures 4.1.4.b.,d.,j.,o.
Consistent with the Master Plan, the proposed Code amendments strongly supports Wilsonville's policies and implementation measures related to providing a variety of housing options to meet diverse housing preferences and needs. The Code first allows a variety by zoning not by housing type or density but by urban form. It adds to this minimum unit requirements that a variety of housing types be built and that the variety be integrated spatially throughout the planning area.

The proposed regulatory approach to housing variety and diversity is different than previously used in the City. The approach is different out of necessity due to updated State statute and rules. While the approach is different, it is clear and objective and results in similar variety and diversity requirements as Villebois. It also aligns with other master-planned areas in the region being planned, and emerging regulatory requirements.

Villebois has been successful with a variety of housing types and gives the City confidence in the feasibility of the variety requirements for Frog Pond East and South. Below is a comparison of variety in Villebois and proposed in Frog Pond East and South.

	Total Units	Middle Housing	Mobility-Ready	Detached single-family
Villebois built/approved	2593	524 (20.2%) Townhouses	421+ (16%+)	1538 (59.3%)
Frog Pond East and South	1325 min. 1625 assumed	313 (19.3%) Min.	160 (9.8%) Min.	792 (48.7%) Estimated Max.

- The Frog Pond East and South Master Plan actually requires many fewer housing types than Villebois. The Master Plan could be built with as few as three housing types, where the Villebois Village Master Plan had 13, 11 of which were built.

The City has reviewed a number of similar contemporary plans in the Portland Metro area and see similar variety themes, this includes River Terrace 2.0 in Tigard, Cooper Mountain North in Beaverton, and Witch Hazel Village South in Hillsboro.

- All plans include a housing mix/middle housing

- All plans avoid type separation and encourage block-level mix of housing types
- Some have 30+% middle shown in models or proposed requirements
- Some require multiple housing types in development

Initial draft OHNA (Oregon Housing Need Analysis) "safe harbor" requirements are looking at zoning for 50% MFR and 25% Middle Housing; locational safe harbors are still being drafted (with the intent that housing types are integrated).

Recent Urban Growth Report data from Metro for growth capacity includes middle housing assumptions from 26-34 percent of total new housing, varying depending on low, medium, and high growth assumptions.

Based on this information, the City finds the proposed variety requirements are reasonable, feasible, and appropriate.

Public Services and Facilities
Implementation Measure 4.1.4.b.,h.,i.,o.,r.
The adopted Master Plan includes components to provide the necessary infrastructure and services. Future development proposals will need to follow the plans to ensure provision of adequate public services and facilities. Nothing in the proposed Code edits changes the Master Plans ability to implement the planned public services and facilities.

Safe, Convenient, Healthful, Attractive Residential Areas; Compatibility with Adjacent Areas
Implementation Measure 4.1.4.c.,t.
The adopted Master Plan carries forward the vision of the Frog Pond Area Plan to "create great neighborhoods that are a connected part of Wilsonville" and create "cohesive design where individual private development and public realm improvements fit seamlessly together into a coordinated whole". Examples of how this is done include carrying forward a number of the public realm design elements from Frog Pond West and being thoughtful about how the urban form interacts with adjacent development. The proposed Code amendments carries forward the vision of the Master Plan by providing detailed requirements of the public realm design and implementing the urban forms along the edges. The proposed Development Code supports the implementation of the connectivity plans and active transportation components of the Master Plan, including implementing street and pathway spacing.

Housing Needs
Implementation Measure 4.1.4.f.-g.,k.-m.,p.
The adopted Master Plan was found to be implementing housing need building on the 2014 HNA and 2020 Equitable Housing Strategic Plan, with an overall focuses on housing. The proposed Code mirrors and implements the Master Plan. The Master Plan compliance findings are below.

FROG POND EAST AND SOUTH MASTER PLAN COMPLIANCE

Ordinance No. 870 adopted amendments to the text of the Comprehensive Plan related to Frog Pond East and South as well as the Frog Pond East and South Master Plan as a supporting document of the Comprehensive Plan. The findings below first respond to Comprehensive Plan text and then to the Master Plan text. The responses to the Master Plan focus on Chapter 8, Implementation, which lays out the implementation steps for the remaining Chapters. Responses to other Chapters will be limited to specific Public Realm language from Chapter 7, Public Realm, not referenced in Chapter 8.

Designation and Mapping of Subdistricts
Implementation Measure 4.1.7.D.1.
Subdistrict boundaries were thoughtfully considered during Master Planning and are not arbitrary. Page 47 of the Master Plan specifically addresses the purpose of the subdistricts as a community design concept to promote "neighborhoods within neighborhoods". The Master Plan directs further that a number of standards, including minimum unit type, housing variety ,and green focal point requirements are applied at a subdistrict level based on the "neighborhoods within neighborhoods" concept. This additionally ensures housing variety is throughout the development rather than segregated and ensures close by gathering places for all residents in Frog Pond East and South. The subdistrict approach mirrors a similar approach in Villebois that used "Specific Areas" for neighborhoods within neighborhoods design. Subdistricts are carefully defined by existing and planned edges and boundaries such as the BPA corridor, riparian corridors, and framework streets. They are generally designed to have approximately 20 acres.

Subdistricts are implemented in a clear and objective manner by proposed WC Subsection 4.127 (.05) A. 2. The proposed language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts.

Initially, only a map was planned to guide Subdistrict boundary implementation. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.

Clear and Objective Standards-Minimum number of units at subdistrict or tax lot level
Implementation Measure 4.1.7.D.2.a.
This is implemented by Table 6B in WC Subsection 4.127 (.06). The table establishes a minimum for each subdistrict and tax lot. The minimums established in the table include minimums for three priority housing types or "target housing types" called for in the Master Plan. These include middle housing, small units 1200 square feet or less, and mobility-ready units. The total is summed in table below. Middle housing represents approximately 20 percent of anticipated build out, small units (1200 square feet or less) five percent of anticipated build out, and mobility-ready units ten percent of anticipated build out. These minimum standards require a certain amount of these unit types to provide lower cost and accessible housing options throughout the Master Plan area.

Minimum Total Number of Units	Minimum Number of Middle Housing Units	Minimum Number of Small Units	Minimum Number of Mobility-Ready Units
1325	**288-313***	**72-92***	**145-162***

*varies because only required on smaller tax lots if tax lot consolidated with others in a development application

Clear and Objective Standards-Development standards based on urban form types
Implementation Measure 4.1.7.D.2.b.
This is implemented by Tables 8B and 8C in WC Subsection 4.127 (.08). Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include:

- An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexities and likely contradictions in the standards.
- Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C.
- Creating a maximum building width that becomes a key standard controlling building bulk and differentiating between different Urban Form Types.
- Creating a minimum distance between buildings when multiple buildings are on a lot so they mirror required setbacks to create consistency in built form regardless of lot patterns.

Clear and Objective Standards-Require a variety of housing and minimum and maximum of specific housing types
Implementation Measure 4.1.7.D.2.c.
This is implemented by a combination of Table 6B in WC Subsection 4.127 (.06) and WC Subsection 4.127(.06) E. Table 6B sets minimums for priority or "target" unit types including middle housing, small units 1200 square feet or less, and mobility-ready units that having living facilities on the ground floor. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number for each. Moderate buildout represents 125% of the minimum buildout (this mimics historic regional zoning approaches of setting a maximum density and minimum density at 80% of that max; the vast majority of developers exceeded minimums and hit the maximum allowed unit counts; thus, we have assumed developers will continue to exceed minimum unit counts). The set

percentage for middle housing is 20% (288-313 total units throughout Frog Pond East and South) , small units is 5% (72-92 total units throughout Frog Pond East and South), and mobility-ready units is 10% (145-162 total units throughout Frog Pond East and South). The range for each percentage exists because they are only required on smaller tax lots if the tax lot is consolidated with others during development.

These percentages are as recommended by the project team and reviewed by the Planning Commission and City Council in work sessions. The Frog Pond East and South Master Plan do not establish what the percentage of the priority or "target" units should be. Determining the appropriate percentage was among the decisions of Planning Commission and City Council during the drafting of the proposed Development Code amendments. Guiding principles used in the determination of the percentages include looking at local precedent, other precedent, considering market feasibility, and avoiding unintended consequences, especially inadvertently requiring a housing type either directly or indirectly. For middle housing, 20 percent is very close to the amount of middle housing built in the precedent-setting Villebois Village Master Plan area, which has 20.2 percent middle housing. The small unit percentage of five percent was solidified after reviewing sales data of small units in Clackamas and Washington County and set at a level that provided an impactful number of units, but did not push too aggressively on the market. For the mobility-ready units Villebois was compared, which has approximately 16 percent mobility-ready units. However, many of these mobility-ready units in Villebois are multi-family units that are not required to be built at the same scale in Frog Pond East and South making the number in Frog Pond East and South likely lower. The City also examined data from the American Community Survey and other sources to establish that approximately 7.1 percent of current Wilsonville residents have mobility limitations. Considering a good portion of mobility-ready units may be occupied by residents without mobility limitations, increasing the requirement to 10 percent was determined to create a reasonable likelihood that a unit would be available to the residents that do have mobility limitations.

WC Subsection 4.127(.06) E. clearly defines the number of unit types required in each development proposal, generally three, with practical flexibility added for smaller development where it may be infeasible to have the three unit types. The sixty percent maximum of net area for any single housing unit type is anticipated to prevent any single unit type to dominate any area by enabling only about half of the units to be a single unit type, which is consistent with the Master Plan housing variety policy objectives. Sixty percent was solidified as the best choice during work sessions as it is near half, but adds some flexibility and reduces the percentage of "gap units" not covered by a maximum or minimum requirement while not allowing a single unit category to dominate. It also avoids a scenario that may occur with a fifty percent requirement where multiple housing categories are on the verge of meeting the maximum and limit future flexibility.

In establishing the variety of standards, care was taken to not unreasonably increase cost to development.

The City analyzed the impact of the variety standards on cost. Housing Variety requirements indicated by the minimums in the table do require additional unit types than might otherwise be built, which can increase certain design and construction costs. Care was taken in drafting the standards to establish standards that did not create too granular of standards as to unduly decrease the ability to use standard industry efficiencies in design and construction. See examples of how care was taken below. When weighed with the variety standards ensuring production of lower cost unit types, the potential for added costs of producing more types of units is off-set. The City finds when weighing the considerations, it is

better to have relatively higher design and construction costs on lower-cost units than only have more higher-cost housing that may be more cost-efficient to design and build, but do not provide lower-cost unit types to the market. The following are specific steps the proposed variety requirements take to balance the potential to increase cost of a given housing unit due to less design and construction efficiency.

- Not generally requiring variety within a block, but allowing "block level variety" as required in the Master Plan to be substantially met with variety on adjacent blocks and across the street.
- Thoughtfully choosing geographic size and number of units per certain geographic size that ensure variety throughout the plan area but do not unduly increase the number of unit types to be designed and built.
- Exempting small developments from requirements such as small unit and mobility-ready unit minimums to avoid forcing too many unit types in small areas.
- Allowing each variety requirement to be met by different unit types, thus providing flexibility and reducing the likelihood a new custom home design will be needed to meet a given standard. Each variety requirement can be met by at least 2-3 housing types or configurations. Each requirement can be met by commonly built suburban housing types, which have historically been built in Wilsonville, including detached homes, town houses, and apartments.
- Allowing a single unit to be counted against meeting multiple requirements. For example, a cottage in a cottage cluster could meet middle housing, small unit, and mobility-ready requirements. This allows more land to be used by other units as well as if a developer does create a new home design for the development, they are able to maximize its use and not have to create multiple new home designs.

Beyond the variety-related concerns, the mobility-ready unit requirement does have potential to increase costs as a similarly square foot unit on a single floor takes up more land and has more roof area (an expensive portion of the construction) than a multi-floor unit. However, the regulations allow multiple ways for the requirement to be met minimizing this impact on cost by allowing more units, such as ADUs and ground floor apartments, as well as primary-on-main units that have an upstairs portion, to help meet the requirement. The requirement is tailored to be directly responsive to a policy goal of more mobility-friendly units while minimizing impact on costs.

The proposed regulatory approach to housing variety is different than previously used in Master Planned communities in Wilsonville like Villebois, but it offers similar outcomes to Villebois. It also aligns with other master-planned areas in the region being planned, and emerging regulatory requirements. The approach is different out of necessity due to updated Statute and rules. Villebois has been successful with a variety of housing types and gives the City confidence in the feasibility of the variety requirements for Frog Pond East and South. Below is a comparison of variety in Villebois and Frog Pond East and South.

	Total Units	Middle Housing	Mobility-Ready	Detached single-family

Villebois built/approved	2593	524 (20.2%) Townhouses	421+ (16%+)	1538 (59.3%)
Frog Pond East and South	1325 min. 1625 assumed	313 (19.3%) Min.	160 (9.8%) Min.	792 (48.7%) Estimated Max.

- In regards to different types of housing, the Frog Pond East and South Master Plan actually requires many fewer housing types than Villebois. The Master Plan could be built with as few as three housing types, where the Villebois Village Master Plan had 13, 11 of which were built.
- The City has reviewed a number of similar contemporary plans in the Portland Metro area and see similar variety themes, this includes River Terrace 2.0 in Tigard, Cooper Mountain North in Beaverton, and Witch Hazel Village South in Hillsboro.
  - All plans include a housing mix/middle housing
  - All plans avoid type separation and encourage block-level mix of housing types
  - Some have 30+% middle shown in models or proposed requirements
  - Some require multiple housing types in development
  - Some use a "transect" concept
- Initial draft OHNA (Oregon Housing Need Analysis) "safe harbor" requirements are looking at zoning for 50% MFR and 25% Middle Housing; locational safe harbors are still being drafted (with the intent that housing types are integrated).
- Recent Urban Growth Report data from Metro for growth capacity includes middle housing assumptions from 26-34 percent of total new housing, varying depending on low, medium, and high growth assumptions.

Clear and Objective Standards-Require middle housing
Implementation Measure 4.1.7.D.2.d.

Table 6B in the proposed WC Subsection 4.127 (.06) establishes the required middle housing in each subdistrict and tax lot. The minimum required amount of middle housing is calculated from an assumed moderate buildout and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20% of units.

The proposed regulatory approach to middle housing is different than previous integration of middle housing into master-planned communities in Wilsonville, particularly Villebois. The approach is different out of necessity due to updated Statute and rules. While the approach is different, it brings similar amount of middle housing as Villebois. It also aligns with other master-planned areas in the region being planned, and emerging regulatory requirements. Villebois has been successful with middle housing and gives the City confidence in the feasibility of the middle housing requirements for Frog Pond East and South. Below is a comparison of middle housing in Villebois and Frog Pond East and South.

	Total Units	Middle Housing
Villebois built/approved	2593	524 (20.2%) Townhouses
Frog Pond East and South	1325 min. 1625 assumed	313 (19.3%) Min.

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  - All plans include a housing mix/middle housing
  - All plans avoid type separation and encourage block-level mix of housing types
  - Some have 30+% middle housing shown in models or proposed requirements

OAR 660-046-0205(2)(b)(A) identifies options for regulating Middle Housing within Master Planned Communities (MPC) adopted after January 1, 2021. Frog Pond East and South will qualify as an MPC under these provisions. The OAR identifies three regulatory options within MPCs: (i) plan to provide infrastructure that accommodates at least 20 dwelling units per net acre; (ii) plan to provide infrastructure based on the implementation of a variable rate infrastructure fee or system development charge or impact fee; or (iii) require applications for residential development within an MPC to develop a mix of residential types, including at least two Middle Housing types other than Duplexes. In addition, the OAR allows MPC to meet the general requirements of OAR 660-046-0205(2) by allowing for the development of Triplexes, Quadplexes, Townhouses, and Cottage Clusters, in areas zoned for residential use that allow for the development of detached single-family dwellings. The City is electing to comply with this general requirement. The proposed Code specifically includes the proposed WC Subsection 4.127 (.06) F. which states, "Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots." Notably, by selecting the compliance method the City provides more flexibility for middle housing than OAR authorizes. The City could require at least two middle housing types besides duplexes, but allows flexibility to meet middle housing with fewer unit types, including primarily by townhouses.

Alternative discretionary path
Implementation Measure 4.1.7.D.3.

New proposed WC Subsection 4.127 (.22) addresses consideration of waivers in Frog Pond East and South allowing the alternative discretionary path prescribed by this implementation measure.

Define categories of housing for housing variety
Implementation Measure 4.1.7.D.4.
Proposed new WC Subsection 4.127 (.06) D. and Table 6C establish the housing categories for housing variety. The proposed text and table establish the purpose of the categories and clearly establish the category for each expected unit type. Four broad categories are established, multi-family, middle housing, accessory dwelling units, and other detached units including detached single-family. Some housing types that could be considered as one unit type are considered separately for the purpose of housing variety. The primary driver of the categorization and separation is encouraging a variety a built form, both in relation to the overall structure and individual units. For multi-family, elevator-served apartments have fewer exterior entrances and individual units are all accessible without stairs. The 5-9 unit multi-family have a built form more similar to middle housing than large multi-family buildings. For middle housing, townhouses and similar plexes that are side by side are a single unit type, while plexes that have units stacked are a separate unit type. Cluster housing and cottage clusters are detached middle housing types and have different layouts on lots from each other. The Other Detached Units category puts detached homes and other similar units as one type because they have a similar design and layout on sites, though sizes may vary. Of note, in some instances, the categorization and delineation of unit type makes it easier to meet the variety standards. For example, the consideration of elevator-served apartments, which are likely to be built along the Brisband Main Street, will also make it considerably easier for Subdistrict E4 to meet housing variety requirements if walk up apartments are also built in the subdistrict, as it counts as a separate unit type, reducing the number of types that would otherwise need to be built. The categorization and delineation of unit types also supports the inclusion of target unit types reflective in Table 6B including a variety of middle housing types, small units, and accessible units by allowing more types of units that meet these categories to be classified as separate unit types consistent with their varying urban forms.

Frog Pond Grange a community destination
Implementation Measure 4.1.7.D.5.
Proposed WC Subsection 4.127(.24) addresses special, specific land use coordination. Subsection A. under (.24) addresses the Frog Pond Grange property pursuant to this implementation measure. The language encourages it to be maintained for a similar use as it is used today. It lays out that preservation of the building is required unless there is substantial evidence that it is unfeasible.

Coordinate with BPA on easement area
Implementation Measure 4.1.7.D.6.
The proposed Code does not require or encourage any use in the BPA easement area that would conflict with this implementation measure to coordinate future development in the easement area with BPA.

Future study of design options for creek crossings
Implementation Measure 4.1.7.D.7.
Specific design for creek crossings will be addressed during development review. The proposed Code does not create any barrier to these future specific designs.

Design and implementation of SW Brisband Main Street
Implementation Measure 4.1.7.D.8.

The Master Plan envisions the SW Brisband Main Street as a gathering place and destination. Public input summarized in the Master Plan focused on the Main Street focused on eating and drinking establishments and convenience services where they could gather. A green focal point is also planned to encourage supporting gathering.

Using the precedence for similar mixed commercial/residential development planned for Wilsonville's Town Center, specific Code language is proposed to implement a Main Street design along SW Brisband Street between SW Stafford Road and SW 63rd Avenue. The proposed Code language in WC Subsection 4.127(.23) is a simplified version of the Town Center standards removing any language that would not be applicable to the relatively small application of the standards in this context. It should be noted, the proposed Code elects to integrate components of commercial zoning into the Residential Neighborhood (RN) Zone rather than establish separate zoning for the SW Brisband Main Street.

An important consideration for the SW Brisband Main Street is what percent of the ground floor to allow to be residential rather than commercial. The City finds it reasonable to allow up to 50% of the ground floor to be residential, consistent with the allowance in the City's Planned Development Commercial (PDC) Zone. The vast majority of the City with a Commercial Comprehensive Plan designation like the subject property is zoned PDC, so having consistent standards with this zone is reasonable. The primary reason for preparing for the subject land to be zoned RN over PDC is to allow implementation of specific clear and objective design standards that don't exist for PDC-zoned land, not to allow different uses. In relation to allowed uses this area of the RN zone should be consistent with the PDC zone. The proposed allowance of residential is also consistent with the ground floor mix allowed under the Vertical Housing Development Zone (VHDZ) program which supports similar type of development. Note, the area is not currently designated for as a VHDZ.

For additional flexibility along the SW Brisband Main Street, the City is allowing Business-Integrated Dwelling Units (BIDUs) to count as commercial space accessory to the primary commercial use.

Special provisions for public realm along Stafford, Advance, and East Neighborhood Park
Implementation Measure 4.1.7.D.9.
Proposed WC Subsection 4.127(.08) E. 2. establishes special design standards for both the SW Stafford Road and SW Advance Road frontages specific to this implementation measure. This includes having entrances front the streets and context specific fencing that uses similar materials and complements the design of the Frog Pond West wall along SW Stafford Road and SW Boeckman Road. The East Neighborhood parks is required to have active sides of homes towards the park, the same as existing standards for parks in Frog Pond West.

Treed area off Kahle Road
Implementation Measure 4.1.7.D.10.
Proposed WC Subsection 4.127 (.24) addresses special, specific land use coordination. Subsection B. under (.24) addresses the treed area off SW Kahle Road. The language requires further study to determine if it should be preserved as SROZ, and if not clarifies that Urban Form Type 3 applies with no minimum unit count.

Usable yard spaces for closely-spaced detached homes
Implementation Measure 4.1.7.D.11.

Language is proposed under the City's general residential fencing standards in WC Subsection 4.113 (.07). to address through-access of narrow yard areas to ensure access. In addition, new maintenance requirements are proposed to be added to the City's nuisance code.

Zoning Implementation-Zone Map Amendments and Implementation
Table 7 of the Master Plan lists the implementing zone for each Comprehensive Plan Designation. While no Zone Map amendments are proposed, the proposed Code language enables the RN Zone to be applied to the residential areas with clear standards that implement necessary components of the Frog Pond East and South Master Plan. The previously adopted RN Zone standards, developed to implement the Frog Pond West Master Plan, were written in a modular format that enabled future addition of specific requirements for Frog Pond East and South. The proposed updated RN Zone standards clearly delineate which standards apply throughout all Frog Pond neighborhoods and which ones apply respectively to Frog Pond West and to Frog Pond East and South. Examples of standards applying only to Frog Pond East and South are the density and minimum housing and variety requirement, siting and design standards, and public realm design standards.

In addition, rather than adding Frog Pond East-specific language to the Planned Development Commercial (PDC) Zone, aspects of the PDC Zone and Town Center (TC) Zone were incorporated into the RN Zone text to enable similar regulations of the PDC Zone to be applied to the Commercially designated land on SW Brisband Street in Frog Pond East. This includes use limitations consistent with the PDC Zone, notably the requirement of a minimum of fifty percent ground floor commercial, as well as design standards generally consistent with the Main Street standards in the TC Zone, though simplified to remove unnecessary standards for the limited application in Frog Pond East.

The Significant Resource Overlay Zone (SROZ) will be implemented where applicable. The City's SROZ map will be amended to apply the overlay where natural resource conditions warrant including wetlands, riparian areas, and significant upland habitat. The Public Facility (PF) zone remains available for any uses allowed in that zone, consistent with the Master Plan, but is not anticipated to be used beyond the previously annexed and zoned school and park land in Frog Pond South.

Coding for Variety and Priority Housing Types-General
The proposed Code implements coding for variety and priority housing types as established by this Master Plan text. See findings above for Implementation Measures 4.1.7.D.1.,2.a-2.d., and 4.

Coding for Variety and Priority Housing Types-Strategy 1: Permit a wide variety of housing types
The proposed standards permit the full spectrum of housing types in Frog Pond East and South including all housing types listed under Strategy 1 in the Master Plan. Permitting of all housing types is strategically limited by housing variety standards. The variety standards are specific and targeted to outcomes directed by Master Plan. The proposed code does offer a variety of ways to meet each variety requirement, allowing more flexibility than a prescriptive mapped Master Plan like the City has used before, such as in Villebois. At least 2-3 housing types/configurations can meet each variety requirement, including types that have historically been built in suburban Portland markets (detached homes, row houses, traditional multi-family).

Coding for Variety and Priority Housing Types-Strategy 2: Define "categories" of housing units
See finding above for Implementation Measure 4.1.7.D.4.

Coding for Variety and Priority Housing Types-Strategy 3: Establish minimum dwelling unit requirements
This is implemented by Table 6B in WC Subsection 4.127 (.06). The table establishes a minimum for each subdistrict and tax lot. See finding above for Implementation Measure 4.1.7.D.2.a.

Coding for Variety and Priority Housing Types-Strategy 4: Development Standards based on built form and urban form typologies.
See finding above for Implementation Measure 4.1.7.D.2.b.

Coding for Variety and Priority Housing Types-Strategy 5: Establish minimum housing variety standards by subdistrict and development areas.
WC Subsection 4.127 (.06) E. of the proposed Code establishes variety for the East and South neighborhoods consistent with this Master Plan language. The variety is calculated based on the smaller of a subdistrict or Stage I Master Plan area consistent with this language. The language includes the minimum number of types, which varies based on size, a maximum of 60% of net area dedicated to one unit type which ensures no single-one dominates consistent with this language.

Table 6B in WC Subsection 4.127 (.06) sets minimums for target unit types including middle housing, small units 1200 square feet or less, and mobility-ready units that have living facilities on the ground floor. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number for each . Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is twenty percent, small units is 5 percent, and mobility-ready units is 10 percent. The percentages are applied to the smaller of a subdistrict or tax lot ensuring variety is achieved throughout the East and South neighborhoods, rather than concentrated. The percentages in the draft Development Code are as recommended by the project team and reviewed by the Planning Commission and City Council in work sessions.

Coding for Variety and Priority Housing Types-Strategy 6: Encourage variety at block level
A combination of housing variety standards and the geographic extent used to apply the standards ensure that there is variety on each block or the adjacent block consistent with this language without implementing an independent standard. A demonstration plan prepared by Walker Macy, and presented in the February 14, 2024 Planning Commission Work Session, shows how the different layered regulations substantially create block-level variety.

Coding for Main Street
Consistent with this language in the Master Plan, the City looked at regulations for precedent mixed-use commercial areas in Wilsonville including the Villebois Village Center and Town Center. After reviewing the language, the Town Center language was found to present the best language on which to base the regulations for the Frog Pond East Main Street along SW Brisband Street between SW Stafford Road and the future SW 63rd Avenue. The Code text proposed is an adaptation of the Town Center regulations simplified and adapted for a smaller area. The proposed Code includes allowance of neighborhood-scale retail and other commercial uses, prohibition of drive-through uses, shallow setbacks to the sidewalk and up to four-stories in height, tall ground floors, requirements for high percentage of block face with building frontage, primary entrances oriented towards SW Brisband Street, parking to the side or behind buildings, provision of small plazas, awnings, and building articulation.

Chapter 7, Public Realm-Green Focal Points
Proposed WC Subsection 4.127 (.09) C. 1. requires green focal points consistent with this language in Chapter 7. This includes mirroring the language about flexibility in design and these spaces serving as community gathering spaces.

Chapter 7, Public Realm-Street and Block Layout
Consistent with this language in the Master Plan, block spacing is as established generally in the Development Code. Framework streets remain as shown and adopted in the City's Transportation System Plan. See proposed WC Subsection 4.127 (.10) B. 2. Regarding street spacing and blocks.

Chapter 7, Public Realm Generally Including: Active transportation connections, street trees, public lighting, gateways and signs.
Proposed WC Subsection 4.127 (.08) F. directly references and incorporates pertinent details in Chapter 7 of the Master Plan related the Public Realm into the proposed implementing Development Code. This includes active transportation connections, street trees, public lighting, gateways and signs.

WILSONVILLE DEVELOPMENT CODE COMPREHENSIVE PLAN AMENDMENT STANDARDS

Public Hearing and Recommendation to City Council from Planning Commission
Subsection 4.197 (.01) A.
The Planning Commission is holding a public hearing on July 10, 2024 after which they will provide a recommendation to City Council.

Compliance with Applicable Goals, Policies, and Objectives of Comprehensive Plan including Frog Pond East and South Master Plan
Subsection 4.197 (.01) B. 2.
The above findings for the Comprehensive Plan, including the Frog Pond East and South Master Plan confirm compliance with these documents satisfying the requirement of this subsection.

Conflicts with Other Code Provisions
Subsection 4.197 (.01) B. 3.
Staff has not identified nor has any evidence been presented that any conflict with other Development Code provisions. Care was taken to potential conflicts and to correlate the language in various Code sections.

Compliance with Statewide Planning Goals and Implementing Rules
Subsection 4.197 (.01) B. 4.
The findings for the Statewide Planning Goals above confirm compliance with the goals satisfying the requirement of this subsection.

Compliance with Statewide Planning Goals and Implementing Rules
Subsection 4.197 (.01) B. 5.
The findings regarding the middle housing rules above confirm compliance with the applicable laws satisfying the requirement of this subsection.

NPDES MS4 PERMIT AND RELATED PUBLIC WORKS STANDARDS

National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Phase 1 Individual Permit Issued Pursuant to ORS 468B.050 and Section 402 of the Federal Clean Water Act Effective May 5, 2023 to September 30, 2026

The City's NPDES MS4 Permit requires the City to maintain adequate legal authority to implement and enforce the conditions of the Permit through adopting ordinance, local code, or other mechanisms, which must occur by December 1, 2024. *See* Schedule A.2.b. Furthermore, the Permit also requires that, for post-construction site runoff for new development and redevelopment activities, the City, by December 1, 2024, "develop and implement enforceable post-construction stormwater management requirements in ordinance or other regulatory mechanism that, at a minimum, prioritize onsite retention of stormwater and pollutant removal…." Schedule A.3.e.ii.

The City's post-construction stormwater requirements for development have historically been provided in the City's Public Works Standards. However, the City finds that incorporating post-construction stormwater requirements for development into the City of Wilsonville Development Code is justified due to the Permit's required prioritization of onsite stormwater infrastructure (discussed herein), the potential implications of land needed for the infrastructure and related land use laws, and the Permit's requirement for adequate legal authority to implement and enforce its conditions.

Schedule A.3.e. Post-Construction Site Runoff for New Development and Redevelopment

(i.)Use of Ordinances and Other Regulatory Mechanisms within the Constraints of Land Use and Zoning Regulations to Ensure Stormwater Compliance

As stated above, the City has previously primarily relied on the Public Works Standards to implement stormwater requirements, which generally occurs after land use approval for development. The standards incorporated into the Development Code seek to better integrate the regulations with land use and zoning regulations as well as ensure those standards applicable to residential development are clear and objective, as required by Oregon law.

(A) The use of stormwater controls for all qualifying sites

The proposed standards provide clear and objective criteria for integrating stormwater controls into development. By incorporating the proposed standards into the development code, developers are able to better integrate the stormwater requirements into site design. The proposed standards support ensuring all residential sites meet stormwater standards, consistent with the City's NPDES MS4 Permit.

(B) Site-specific stormwater management approach that targets natural surface or predevelopment hydrological function through the installation of long-term operation and maintenance of stormwater controls,

The proposed standards provide clear and objective criteria for providing dispersed, smaller facilities that manage stormwater close to the source. Use of larger regional facilities, that are farther away from the source, are discouraged. The proposed standards support ensuring all residential sites meet stormwater standards, consistent with the City's NPDES MS4 Permit.

(C) **Long-term operation and maintenance of stormwater controls at projects that are under the ownership of a private entity.**

The proposed standards support that operation and maintenance of stormwater management facilities are properly maintained by homeowner's associations. This is not a new standard. The Public Works Standards already require private ownership of new facilities installed to serve new development. The City does not have the resources available to maintain facilities the Permit requires (i.e., LID/GI facilities) that are required to serve new development.

(ii) **Prioritization of Low Impact Development and Green Infrastructure.**

The City was previously required to encourage the use of low-impact development in managing stormwater runoff. The City is now *required* to prioritize onsite retention, infiltration, and evapotranspiration in order to make low impact development and green infrastructure the preferred and commonly used approach to site development. The Permit explicitly requires the City to implement a strategy "to require to the maximum extent feasible, the use of Low Impact Development and Green Infrastructure (LID/GI) design, planning, and engineering strategies intended to minimize effective impervious area or surfaces and reduce the volume of stormwater discharge and the discharge of pollutants in stormwater runoff from development and redevelopment projects." EPA considers LID to be a management approach and set of practices that can reduce runoff and pollutant loadings by managing runoff as close to its source(s) as possible. LID includes overall site design approaches and individual small-scale stormwater management practices that promote the use of natural systems (Source: *Terminology of Low Impact Development*. *https://www.epa.gov/sites/default/files/2015-09/documents/bbfs2terms.pdf)*.

The Permit further states that onsite retention of stormwater is the first priority, but if it cannot be met "due to technical infeasibility and/site constraints," the City must specify the required treatment for the offsite stormwater. The Permit also states that economic considerations are an "insufficient reason for not requiring adherence to the retention or treatment standards" of LID/GI infrastructure. Of note, the Permit does not use the term "decentralized", as used in the proposed Development Code purpose statement language. The use of the term "decentralized" is intended to implement small-scale stormwater management practices as close to the source as possible. See also the City's MS4 Phase I NPDES permit fact sheet (Section 3.3.5, page 27)

The proposed standards provide clear and objective criteria outlining areas where a development is required to prioritize locating low impact development facilities in areas where landscaping is already planned to be installed. Additionally, the proposed standards provide criteria for when smaller detention sized facilities are acceptable. In utilizing areas where landscaping is already planned to be installed, additional land will be available for development or to meet other code requirements. Additionally, the proposed standards provide criteria for when smaller detention facilities are acceptable. In prioritizing low impact development, the expectations from DEQ and EPA is that smaller, more localized facilities are installed, and larger regional facilities are avoided. The Development Code is written to restrict the area draining to a detention facility to 4 acres.

As described in the purpose statement, in compliance with the NPDES MS4 permit, the aim is to mimic predevelopment hydrology, which pushes for storm facilities as close to the source as practicable. In this spirit, ideally facilities would be located immediately at the source at each lot. However, the City finds

this impractical due to smaller lot space constraints. At the other extreme would be to construct one large facility to serve an entire basin. This does not meet the Permit language that the City "require, to the maximum extent feasible," LID/GI facilities, and only consider alternatives when LID/GI is "technically infeasible" (as opposed to financial considerations). Some clear and objective criteria are needed that balance the City obligation to prioritize LID/GI with known technical and site constraints.

The City finds a focus on block level size is practical and maintains proximity to the source mimicking predevelopment hydrology. Studying residential block size both anticipated in Frog Pond East and South and already built in Frog Pond West, and other residential development in the last decade in Wilsonville, the City found typical block size ranges between 2.5 and 3.5 acres, with most in the 2.5 to 3 acre range. To be accommodating of the vast majority of anticipated residential blocks along with adjoining sidewalks and streets, the City set the allowed maximum area on which to base the design of an individual detention pond at 4 acres.

Beyond the 4 acres size limitation, the standards limit width of storm facilities to 12 feet wide. The 12 feet limit is a reasonable and prudent clear and objective standard for two primary reasons. First, it allows flexibility for facility design. The minimum width of swales that accommodates treatment area plus side slopes is eight feet. The twelve feet allows flexibility to have a wider treatment area. Second, this standard is intended to create linear facilities and 12 feet is a typical maximum width of other linear features in a neighborhood, including mixed use paths. Keeping a similar proportion with other linear features will ensure linear features stay "linear" and don't get wider than other typical linear features in a development.

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Frog Pond East and South Implementation - Development Code
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PLANNING COMMISSION AND CITY COUNCIL MEETINGS

October 9, 2024 - Planning Commission Public Hearing (Continued from July 10, 2024)
- Resolution LP24-0003 w/Staff Report and Attachments (as approved, see above)
- Presentation

July 10, 2024 - Planning Commission Public Hearing (Continued to October 9, 2024)
- Affidavit of Notice of Hearing (2)
- Minutes Excerpt

June 17, 2024 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

June 12, 2024 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

May 20, 2024 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

May 8, 2024 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

May 6, 2024 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

April 15, 2024 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

April 10, 2024 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

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February 14, 2024 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

January 10, 2024 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

December 18, 2023 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

December 13, 2023 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

December 4, 2023 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

November 6, 2023 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

October 11, 2023 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation
- Minutes Excerpt

August 7, 2023 - City Council Work Session
- Staff Report and Attachments
- Presentation
- Action Minutes

July 12, 2023 - Planning Commission Work Session
- Staff Report and Attachments
- Presentation

LP24-0003
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Minutes Excerpt

June 5, 2023 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

May 10, 2023 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

April 12, 2023 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

April 3, 2023 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

March 8, 2023 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

February 8, 2023 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

February 6, 2023 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

January 11, 2023 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

PUBLIC ENGAGEMENT/COMMENTS/ARTICLES

None

PLANNING COMMISSION

WEDNESDAY, OCTOBER 9, 2024

PUBLIC HEARING

2. Pond East and South Implementation-Development Code (Continued from July 10) (Pauly)(60 Minutes)

LP24-0003
Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Continued Public Hearing
October 9, 2024

WILSONVILLE
OREGON

Outline

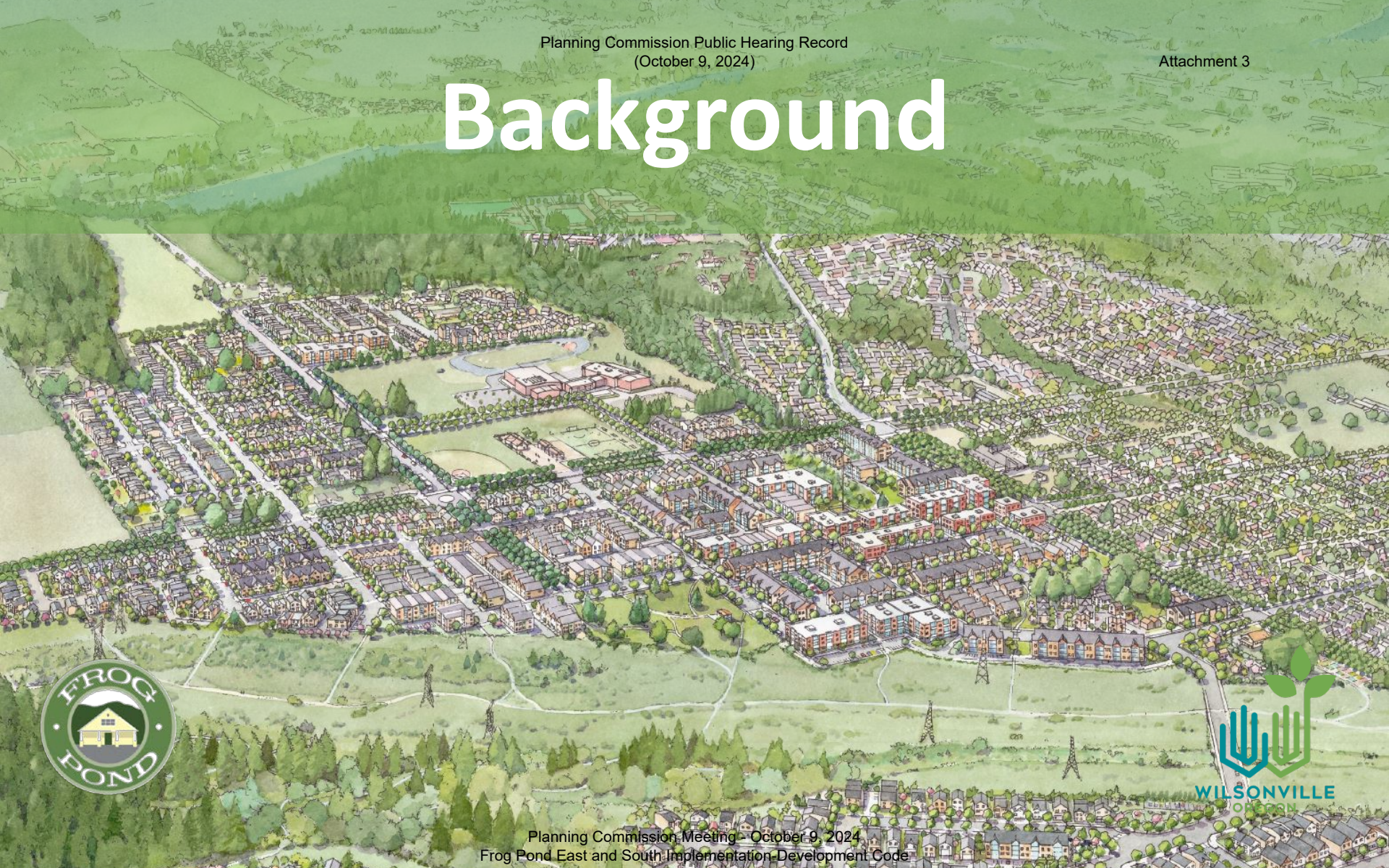
- Public Involvement
- Background
- Overview of Proposed Development Code Amendment
  - Frog Pond East and South
  - Citywide
- Staff Recommendation

Public Involvement

Public Involvement

- Honor public involvement in Master Plan process
- 14 Planning Commission work sessions
- 11 City Council work sessions
- Stakeholder meetings
- *Let's Talk, Wilsonville!*
- Public Notice and Public Hearing

Background



Location

Frog Pond West
Wilsonville City Limits
Frog Pond East & South
FROG POND WEST
SW Stafford Rd
FROG POND EAST
SW Boeckman Rd
SW Advance Rd
FUTURE COMMUNITY PARK
CITY OF WILSONVILLE
SW Wilsonville Rd
MERIDIAN CREEK MIDDLE SCHOOL
FROG POND SOUTH
0
0.5
1
Miles
N

Background
Frog Pond and Other Housing Planning Efforts

Development Code Amendment Process

Development Code Amendment Process

Specific Direction

Directly incorporate Master Plan language

Direction, but not specific

Related code work

1. Apply existing code where feasible
2. Rely on Wilsonville precedence
3. When 1 and 2 aren't available or applicable look at data for Wilsonville and nearby cities

Test, feedback, and revisions

Proposed Amendments

Key State and Regional Requirements

- Metro Conditions of UGB Expansion (2018)
  - Minimum 1,325 housing units
  - Allow middle housing wherever detached single-family allowed**
  - Encourage ADU's
  - Disallow CC&Rs from limiting housing more than zoning**

** Subsequent State statute and rules also require

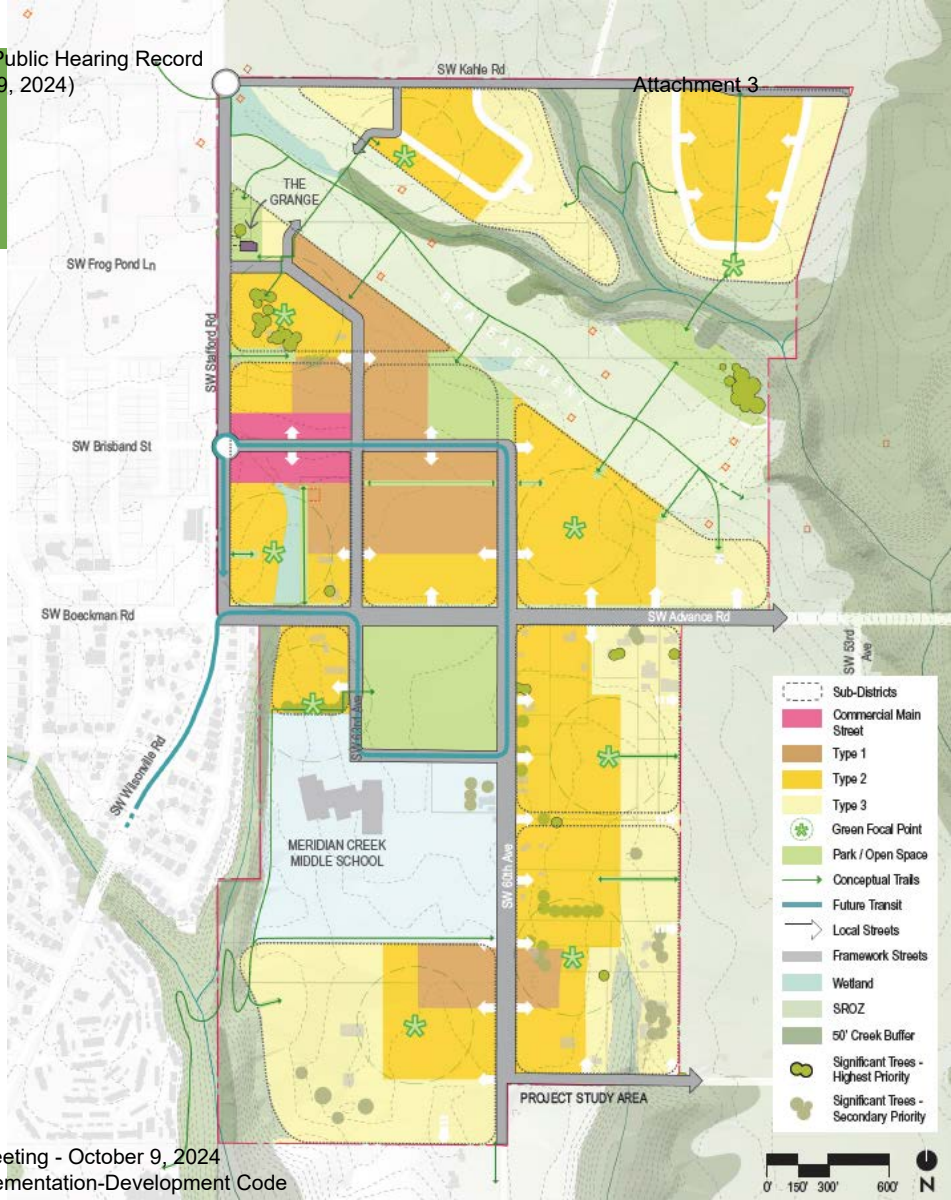
Key Master Plan Direction
Two Approaches to Housing Affordability

- Two Approaches
  - Require "targeted" unit types to provide lower-cost market options
    - Middle housing
    - Small units
  - Remove regulatory barriers to development of below-market housing

Key Master Plan Direction Subdistricts

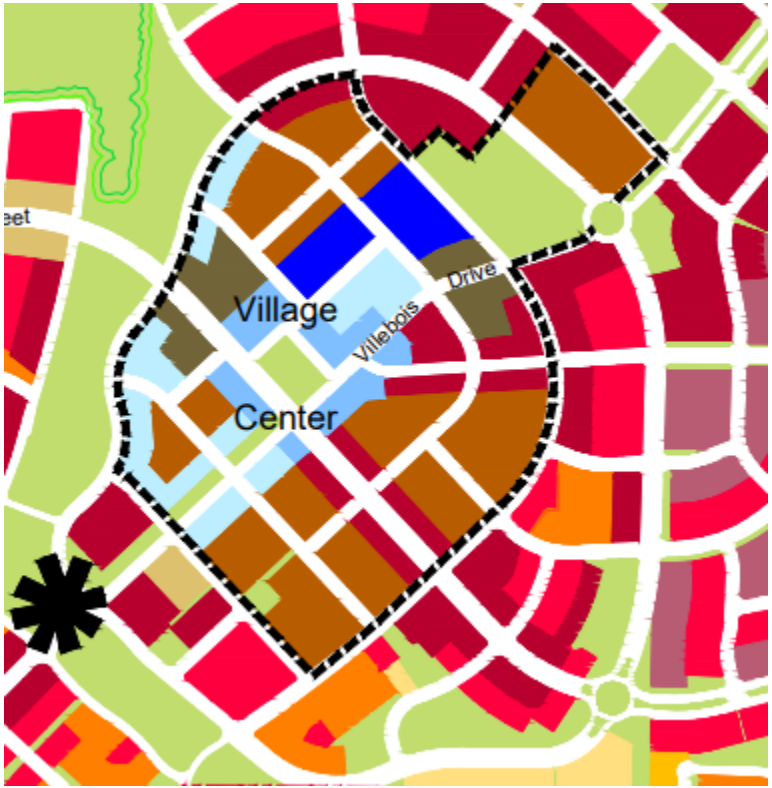
Key Master Plan Direction
Land Use Variety

- Transect of form
- Wide variety of housing choices throughout
- SW Brisband Main Street Commercial

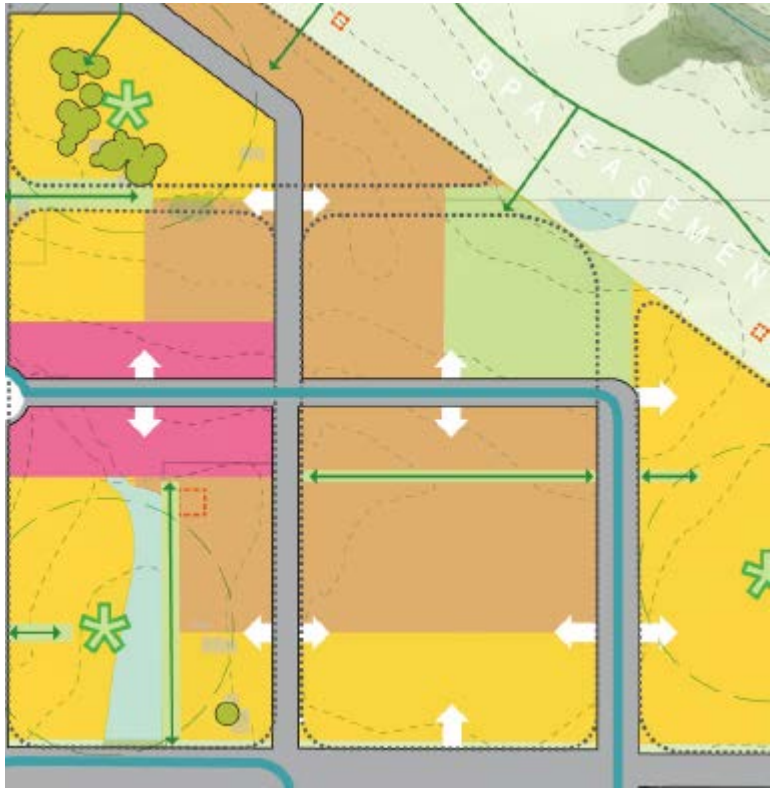


Housing Variety

Comparing Villebois & Frog Pond East and South



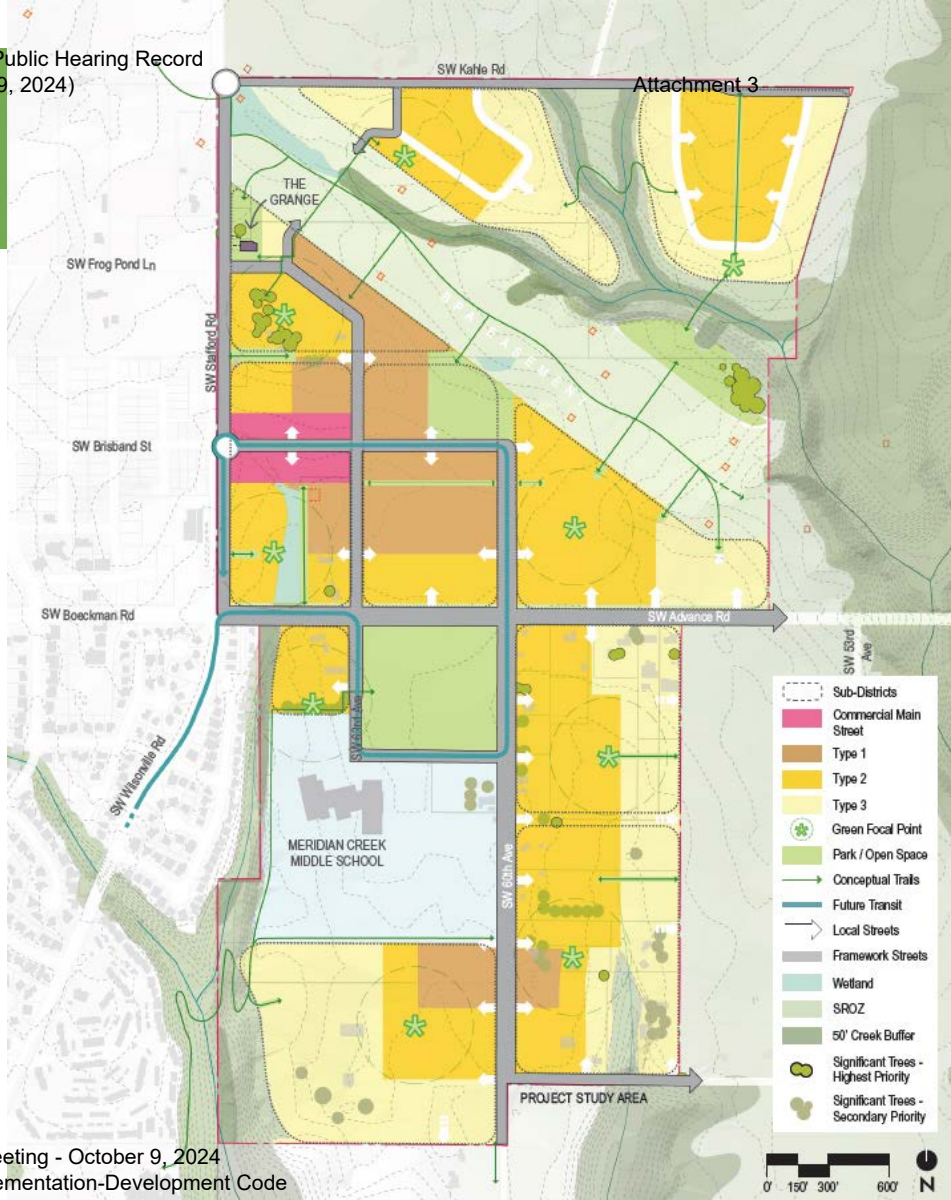
Villebois



Frog Pond E & S

Key Master Plan Direction
3 Urban Forms

- Establish look and feel standards:
  - Building bulk
    - Height
    - Width
  - Setbacks
    - Between buildings
    - From streets
  - Lot coverage



Key Master Plan Direction
Urban Form

Type 1 Urban Form	Type 2 Urban Form	Type 3 Urban Form
Less setbacks, larger buildings Precedent Examples: -Apartments -Large townhouse buildings -Closely spaced detached homes	**Moderate setbacks, moderate sized buildings** Precedent Examples: -Moderately spaced detached homes -Townhouses and plexes -Apartments (smaller than Type 1)	**More setbacks, smaller buildings** Precedent Examples: -Detached homes -Smaller townhouse and plex buildings -Cottage clusters -Small apartments buildings

Testing, Feedback, and Revisions

- Revisions based on input from:
  - Planning Commission
  - City Council
  - Developers and their consultants
  - City staff
  - Consultants with expertise in drafting code
  - Site plan testing by 3rd party urban design firm

Overview of Proposed Development Code Amendments Frog Pond East and South

Housing Variety Implementation

- Establish geographies
- Minimums by geography
- Minimum of unit types
- Maximum amount of a single unit type
- Design standards that support

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units [B, C, E, F, H]
E1	107	27	7	14
E2	97	25	7	13
E3	120	30	8	15
E4 [H]	213			
E4 TL 1101 (portion) [I]	186	16	4	8
E4 TL 1200	26	7	2	4
E4 TL 1000	2	1	1 [J]	0

Design Standards for Housing in Frog Pond East and South

- Frog Pond West Standards to Apply
  - Main entrance standards
  - Garage standards (simplified)
  - Prohibited Materials
  - Fences
  - Design adjacent to school and parks

- Citywide standards to Apply
  - Parking
  - Facade variety
  - Articulation
  - Middle Housing specific standards
    - Window coverage
    - Driveway and parking area standards

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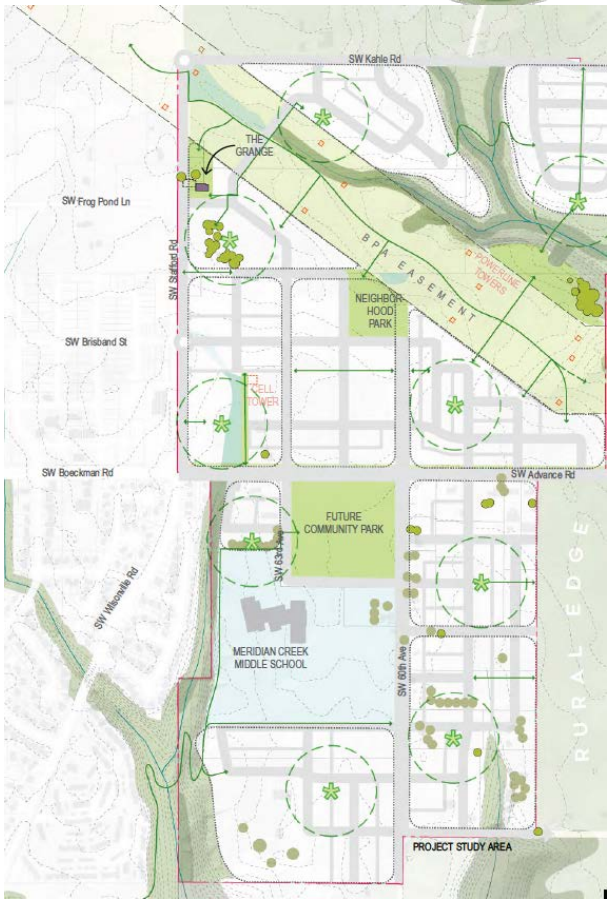
OREGON

Proposed Table 8B in WC 4.127 (.08)

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft.)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50, 4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two buildings on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Parks and Open Space

- Green Focal Points
  - Urban design focus of each subdistrict in Master Plan
- Standard residential open space (OS) requirement apply
- Implement specific parks and pathways shown in Master Plan
  - East Neighborhood Park
  - BPA corridor
  - Bike and pedestrian connections



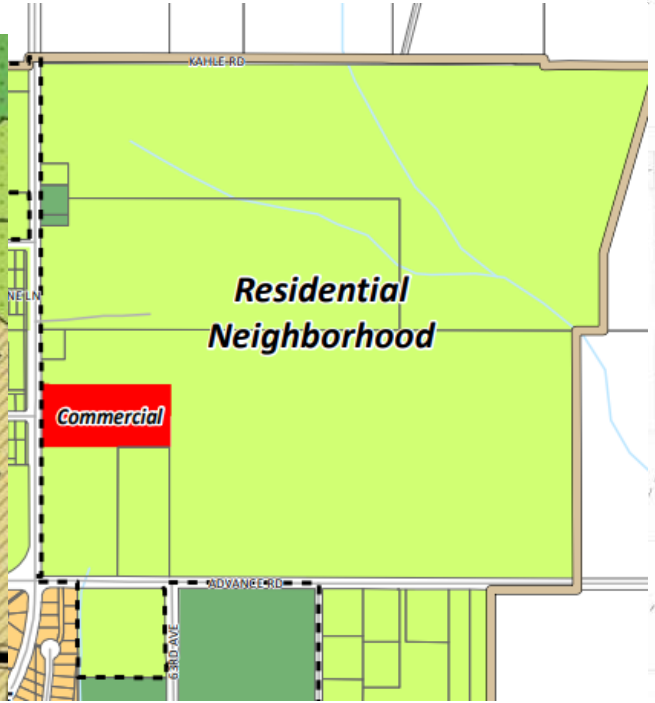
Other Public Realm Elements

- Follow Chapter 7 of the Master Plan
  - Street trees
  - Street lights
  - Signs and gateways

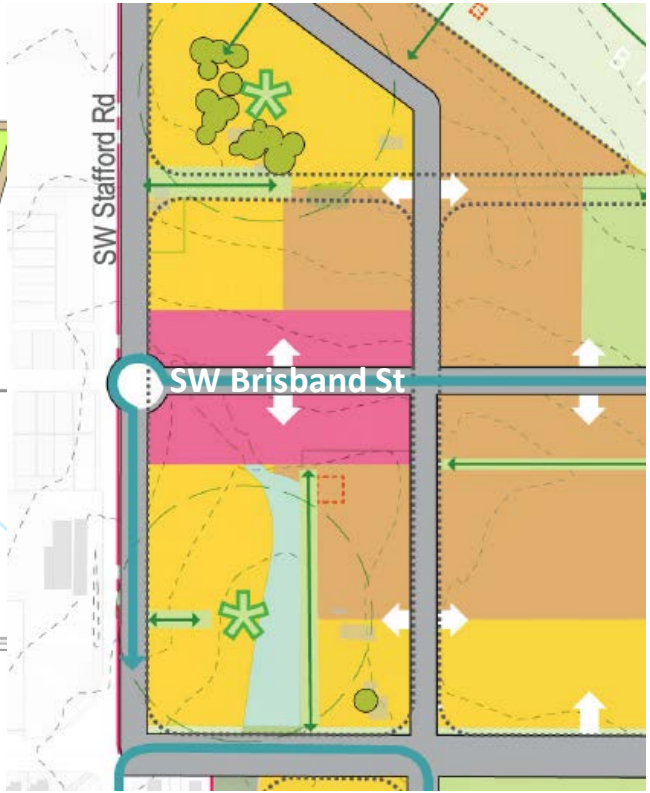
Commercial Main Street

Frog Pond Area Plan

Comprehensive Plan

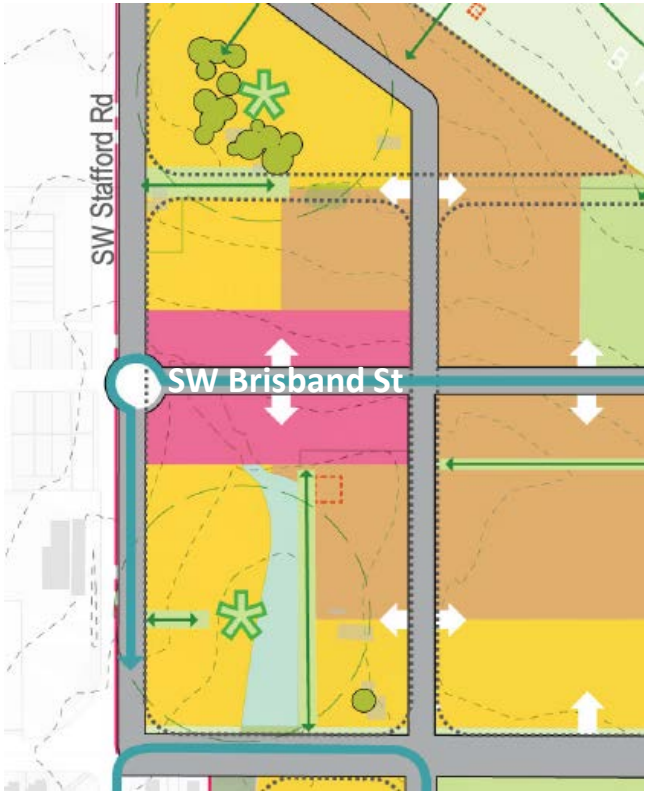


East and South Master Plan



Main Street Standards

- Uses and design standards adapted from the Town Center Zone
- 50% ground floor needs to be commercial
  - Consistent with other commercial zones



Frog Pond East and South Specific Code Recent Updates

- Allowance of earlier waivers
  - Provides for earlier certainty with waiver decision before incurring much of the design costs
  - Early allowance limited to certain waiver types if they impact site layout

Overview of Amendment Package

Citywide

Multi-Family Review Process Architecture and Site Design

- Class I for buildings with up to 6 units
  - No notice to neighbors or public
  - Same as detached homes and middle housing
- Class II for buildings with over 6 units
  - Notice to neighbors and public
  - More process than detached homes and middle housing

Multi-Family Review Process Subdivision and Site Layouts

Current	Proposed
DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space • Architecture design of buildings • Design of all landscaping	DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space Staff (Administrative Review): • Architecture design of buildings • Design of landscaping not part of required open space

Accessory Dwelling Unit (ADU) Updates

Current	Proposed
Housing Unit Eligible for ADUs: • Detached single-family homes • Townhouses on lots meeting the minimum lot size for detached homes Review Process • Additional administrative review (Class I)-no notice Setbacks • Same as other buildings on lot	Housing Unit Eligible for ADUs: • Detached single-family homes • All townhouses regardless of lot size Review Process • No additional process (same as other housing) Setbacks • Reduced for larger setbacks, same as cottage clusters

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Residential Stormwater Design Standards

- Low-impact development required
- Set a clear prioritization of where stormwater facilities should be located
- Identify conflicting design elements and uses

Residential Stormwater Design Standards Recent Updates

- Added the allowance of ponds as a priority facility type with a clear and objective size limitation of being sized to serve a block (4 acres)
- Added language to be clearer about waivers to stormwater standards

Stormwater Design Standards Unchanged

- Ownership and maintenance by HOA
- Encourage minimizing impervious surfaces
- Facilities accessible from a public right-of-way

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Other Citywide Proposals

- Through access for narrow fenced side yards
- Preventing CC&R's from limiting housing beyond zoning
- General Site Design Review standards and process do not apply where residential design standards apply

Staff Recommendation

Staff Recommendation for Action

- Approve Resolution LP24-0003 recommending to City Council approval of the proposed Development Code amendments

PLANNING COMMISSION

WEDNESDAY, JULY 10, 2024

PUBLIC HEARING

2. Frog Pond East and South Implementation-Development Code (Pauly) (90 minutes)

AFFIDAVIT OF MAILING AND POSTING NOTICE OF PUBLIC HEARING IN THE CITY OF WILSONVILLE

STATE OF OREGON)

COUNTIES OF CLACKAMAS)
AND WASHINGTON)

CITY OF WILSONVILLE)

I, Mandi Simmons, do hereby certify that I am Administrative Assistant for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the originals of the following that I did cause to be mailed/displayed copies of said public hearing in the exact form hereto attached:

- Single-paged notice was emailed on June 18, 2024, to the attached list of affected agencies
- Single-paged notice was sent to the Wilsonville Spokesman for publication in the June 27, 2024, newspaper issue
- The content of the notice was posted on June 18, 2024, on the City's website
- Single-paged notice was posted at physical locations listed below on June 18, 2024
  - City Hall, 29799 SW Town Center Loop, East, Wilsonville OR 97070
  - Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, OR 97070
  - Library, 8200 SW Wilsonville Road, Wilsonville OR 97070

Witness my hand this 28th **day of June 2024**

Mandi Simmons, Administrative Assistant

Acknowledged before me this 28th **day of June 2024, in Clackamas County, Oregon**

Noelle Colleen Edwards
Signature of Oregon Notary

Noelle Colleen Edwards
Printed Notary Name

NOTARY PUBLIC

My Commission Expires 5-1-2027

OFFICIAL STAMP
NOELLE COLLEEN EDWARDS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1036468
MY COMMISSION EXPIRES MAY 01, 2027

NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL: FROG POND EAST AND SOUTH IMPLEMENTATION - DEVELOPMENT CODE, CASE FILE LP24-0003

PLANNING COMMISSION

On **Wednesday, July 10, 2024, beginning at 6 pm,** the Planning Commission will hold a public hearing on the **Frog Pond East and South Implementation - Development Code**, and will consider whether to recommend to City Council adoption of the proposed Code amendments.

You will not receive another mailed notice unless you: submit a request in writing or by phone, or submit testimony or sign-in at the hearing.

CITY COUNCIL

On **Monday, Aug. 5, 2024, beginning at 7 pm**, the City Council will hold a public hearing regarding the **Frog Pond East and South Implementation - Development Code**, after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall**, 29799 SW Town Center Loop East. A complete copy of the project record, including staff report, findings, and recommendations, will be available online and at City Hall for viewing seven (7) days prior to each public hearing.

SUMMARY OF PROPOSAL

Development Code amendments to implement the 2022 Frog Pond East and South Master Plan. Many of the proposed amendments are specific to regulating future development in the Frog Pond East and South expansion area on the east side of Wilsonville. However, some amendments apply to residential development citywide including:

- Updating the review authority, review process, and design standards for apartments and other multi-family housing, making them more consistent with the review authority, review process, and design standards for other types of housing
- Clarifying that the City's general Site Design Review standards and process do not apply where residential design standards apply
- Consistent with State law, preventing future private covenants, like CC&Rs, from restricting housing types any more than City zoning
- Establishing stormwater design standards for residential development consistent with the City's Public Works Standards
- Expanding the allowance of Accessory Dwelling Units to all townhouses, rather than just townhouses on larger lots and detached single-family homes
- Establishing specific requirements regarding maintenance of and access to narrow residential side yards

A copy of all proposed Code amendments can be found at:
https://www.letstalkwilsonville.com/frogpond

HOW TO COMMENT: Oral or written testimony may be presented at the public hearings. Written comment on the proposal is also welcome prior to the public hearings. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received by 2 pm on July 3, 2024. **Direct written comments to Mandi Simmons, Administrative Assistant**, 29799 SW Town Center Loop East, Wilsonville, Oregon, 97070 or msimmons@ci.wilsonville.or.us

Note: Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Mandi Simmons, Administrative Assistant at (503) 682-4960.

Pat McGough
West Linn/Wilsonville School District 3J
2755 SW Borland Road
Tualatin, OR 97062

Andy Back
Wash. County Long Range Planning
155 N. First Avenue
Hillsboro, OR 97124

Steve Koper
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Attn: Development Review
ODOT Region 1
123 NW Flanders Street
Portland, OR 97209

Ben Baldwin
Tri-Met Project Planning Dept
4012 SE 17th Avenue
Portland, OR 97202

Bill Ferber, Region Manager
Oregon Water Resources Department
725 Summer Street, NE
Salem, OR 97301

Dr. Kathy Ludwig
West Linn/Wilsonville School District 3J
22210 SW Stafford Road
Tualatin, OR 97062

Tracy Wilder, Department of Corrections
Facilities Services
3601 State Street
Salem, Oregon 97301

Steve Hursh, Service & Design Supervisor
Portland General Electric
2213 SW 153rd Drive
Beaverton, OR 97006

Land Use Contact, Planning Department
Metro
600 NE Grand Ave
Portland, OR 97232

Nina Carlson
NW Natural Gas
250 SW Taylor St.
Portland, OR 97204

John Olivares, Operations Manager
Republic Services of Clackamas &
Washington Counties
10295 SW Ridder Road
Wilsonville, OR 97070

City Planner
City of Canby
P.O. Box 930
Canby, OR 97013

Diane Taniguchi-Dennis
Clean Water Services
2550 SW Hillsboro Hwy.
Hillsboro, OR 97123

Department of Corrections
2575 Center Street NE
Salem, OR 97310

John Lilly
Department of State Lands
775 Summer Street, NE
Salem, OR 97301

Roseann Johnson, Assistant Director of
Government Affairs
Home Builders Associations
15555 SW Bangy Road, Suite 301
Lake Oswego, OR 97035

Sherwood School Dist Admin Office
23295 SW Main Street
Sherwood, OR 97140

Clackamas County Planning Director
150 Beavercreek Road
Oregon City, OR 97045

Oregon Dept of Environ Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232

Tualatin Valley Water District
1850 SW 170th Ave.
Beaverton, OR 97005

Planning Director
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

James Clark
BPA, Realty Department
2715 Tepper Lane
Keizer, OR 97013

Tualatin Valley Fire and Rescue
29875 SW Kinsman Road
Wilsonville, OR 97070

Tualatin Valley Fire and Rescue
South Division
8445 SW Elligsen Road
Wilsonville, OR 97070

Pamplin MediaGroup

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Liz Hutchison prior to deadline at or lhutchison@fgnewstimes.com.

Date: 06/18/24	***Ad ID:*** 332034
Account #: 108863	***Start:*** 06/26/24
Reference #:	***Stop:*** 06/27/24
Company Name: WILSONVILLE, CITY OF	***Total Cost:*** $189.11
Contact:	***Ad Size:*** 10.931
Address: 29799 SW TOWN CENTER LOOP E WILSONVILLE	***Column Width:*** 1
	Column Height: 10.931
Telephone: (503) 570-1510	***Ad Class:*** 1202
Fax: (503) 682-1015	***Phone #***
	Email: lhutchison@fgnewstimes.com

Run Dates:

Wilsonville Spokesman 06/27/24

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Publish June 27, 2027 WS332034

AFFIDAVIT OF MAILING AND POSTING NOTICE OF PUBLIC HEARING IN THE CITY OF WILSONVILLE

STATE OF OREGON)

COUNTIES OF CLACKAMAS)
AND WASHINGTON)

CITY OF WILSONVILLE)

I, Richard G Wallace, do hereby certify that I ,the manager for The UPS Store, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the original notice of said public hearing; that on June 4, 2024, I did cause to be mailed copies of such notice of said public hearing in the exact form hereto attached to the following property owners:

See Attached List of local postal routes;

Also notice was posted at the following locations:

- ❑ City Hall, 29799 SW Town Center Loop, East, Wilsonville OR 97070
- ❑ Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, OR 97070
- ❑ Library, 8200 SW Wilsonville Road, Wilsonville OR 97070
- ❑ City of Wilsonville Web Site
- ❑ City of Wilsonville Facebook Account
- ❑ Wilsonville Spokesman Newspaper

Witness my hand this 5th **day of June 2024**

Richard G Wallace
Richard G. Wallace, Manager of The UPS Store

Acknowledged before me this 5th **day of June 2024, in Clackamas County, Oregon**

Anthony Jack Bates
Signature of Oregon Notary

Anthony Jack Bates
Printed Notary Name

OFFICIAL STAMP
ANTHONY JACK BATES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1035503
MY COMMISSION EXPIRES MARCH 30, 2027

NOTARY PUBLIC

My Commission Expires March 30, 2027

OWNER1	OWNERADDR	OWNERCITY	OWN	OWNERZIP	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2434 PROPERTIES LLC	12300 SW MOFFITT DR	WILSONVILLE	OR	97070	LAURITSEN SUS	32237 SW LAKE	WILSONVILLE	OR	97070
28941 SW MONTE CARLO AVE LLC	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	LAVIOLETTE JEF	10282 SW MAD	WILSONVILLE	OR	97070
29100 TOWN CENTER LLC	29100 SW TOWN CENTER LOOP W STE 3	WILSONVILLE	OR	97070	LAWLER MARK .	28921 SW SAN	WILSONVILLE	OR	97070
29515 SERENITY LLC	6 FALSTAFF	LAKE OSWEGO	OR	97035	LAWLER SUSAN	3996 CHICORA	JACKSONVILLE	FL	32224
3 DOOR LLC	29791 SW KINSMAN RD	WILSONVILLE	OR	97070	LAWLESS FRED	31575 SW ARBO	WILSONVILLE	OR	97070
30 WEST PERSHING LLC	909 WALNUT ST STE 200	KANSAS CITY	MO	64106	LAWRENCE DEI	31760 SW VILL/	WILSONVILLE	OR	97070
32561 SW JULIETTE DRIVE LLC	32561 SW JULIETTE DR	WILSONVILLE	OR	97070	LAWRENCE JAN	PO BOX 641	WILSONVILLE	OR	97070
6BOB9 LLC	PO BOX 994	WOODBURN	OR	97071	LAWRENCE MA	11270 SW BERI	WILSONVILLE	OR	97070
7193 SW ARBOR LAKE LLC	7193 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	LAWRENCE PAT	29634 SW YOU	WILSONVILLE	OR	97070
8755 SW CITIZENS LLC	819 SE MORRISON STE 110	PORTLAND	OR	97214	LAWRENCE SU!	32080 SW CYPI	WILSONVILLE	OR	97070
8900 CITIZENS LLC	28521 SW 45TH DR	WILSONVILLE	OR	97070	LAWSON ALAN	6762 SW WEHL	WILSONVILLE	OR	97070
AANES KRIS & OLIVIA	28548 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	LAWSON BENJA	8720 SW CURR	WILSONVILLE	OR	97070
AAROE ELIZABETH A TRUSTEE	8181 SW EDGEWATER W	WILSONVILLE	OR	97070	LAYTON PAULIN	29510 SW VILLI	WILSONVILLE	OR	97070
ABATE STEVEN & LINDA	32506 SW JULIETTE DR	WILSONVILLE	OR	97070	LAZZARINI HEIC	7148 SW FALLE	WILSONVILLE	OR	97070
ABBASZADEH AHMAD	30482 SW RUTH ST	WILSONVILLE	OR	97070	LDM FAMILY TR	11907 SW LAU!	WILSONVILLE	OR	97070
ABBEY CHRISTOPHER & CORINA	11381 SW BARBER ST	WILSONVILLE	OR	97070	LE KATHY CHAI	7312 SW BRISB	WILSONVILLE	OR	97070
ABDELSAMAD AHMED M	7530 SW ROANOKE DR	WILSONVILLE	OR	97070	LE NGAN KIM	30380 SW REBI	WILSONVILLE	OR	97070
ABDELWAHID MOHAMMED	11024 SW VERDUN LOOP	WILSONVILLE	OR	97070	LEA JAMES TRU	8620 SW CARM	WILSONVILLE	OR	97070
ABEL MILTON GREGORY	11878 SW PALERMO ST	WILSONVILLE	OR	97070	LEAHY CAMBRY	27370 SW PON	WILSONVILLE	OR	97070
ABERG MARY M TRUSTEE	11799 SW BARBER ST	WILSONVILLE	OR	97070	LEANDER KENN	32000 SW COU	WILSONVILLE	OR	97070
ABERNATHY MICHAEL J & APRIL	29804 SW CAMELOT ST	WILSONVILLE	OR	97070	LEATHERMAN D	32167 SW LAKE	WILSONVILLE	OR	97070
ABOUELSEOUD AHMED	10302 SW MADRID LOOP	WILSONVILLE	OR	97070	LEATHERS MAR	8090 SW FAIRW	WILSONVILLE	OR	97070
ABOZAID ASHRAF H & REHAM TAWAKOL	PO BOX 16608	PORTLAND	OR	97292	LEAVENWORTH	28447 SW MEAI	WILSONVILLE	OR	97070
ABRAHAMSEN DARRYL ALAN TRUSTEE	7575 SW DOWNS POST RD	WILSONVILLE	OR	97070	LEAVITT PAMEL	7485 SW LAKES	WILSONVILLE	OR	97070
ABRAHAMSON DAVID & KIMBERLEE J	29850 SW CAMELOT ST	WILSONVILLE	OR	97070	LEBLANC KIRT	11709 SW BARI	WILSONVILLE	OR	97070
ABREW LAUREN D & STEVEN A	11410 SW BARBER ST	WILSONVILLE	OR	97070	LEBLANC KIRT I	28833 SW ORLI	WILSONVILLE	OR	97070
ACOSTA CHRISTOPHER ROY	27471 SW MARIGOLD TER	WILSONVILLE	OR	97070	LECLAIR MICHA	11121 SW BERI	WILSONVILLE	OR	97070
ACRES CHERYL	10592 SW COLEMAN LOOP S	WILSONVILLE	OR	97070	LECLERC CODY	29595 SW CAM	WILSONVILLE	OR	97070
ADAMEK KATINA DAWN	28549 SW CANYON CREEK RD S	WILSONVILLE	OR	97070	LEDOUX BRIAN	10406 SW SERI	WILSONVILLE	OR	97070
ADAMS CHARLES P TRUSTEE	28248 SW FLYNN ST	WILSONVILLE	OR	97070	LEE ADELE K & I	28511 SW MOR	WILSONVILLE	OR	97070
ADAMS DAVID	9235 SW SAPONI LN	TUALATIN	OR	97062	LEE ANNE L	32025 SW CYPI	WILSONVILLE	OR	97070
ADAMS DEBRA J TRUSTEE	31756 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	LEE CHANG Y &	11629 SW NOR	WILSONVILLE	OR	97070
ADAMS DONALD T TRUSTEE	PO BOX 451	LAKE OSWEGO	OR	97035	LEE CRAIG & LA	6991 SW WEHL	WILSONVILLE	OR	97070
ADAMS DOUGLAS J & SIDNEY M	7695 SW THORNTON DR	WILSONVILLE	OR	97070	LEE ERIC J	11715 SW VALE	WILSONVILLE	OR	97070
ADAMS JANE	32461 SW LAKE DR	WILSONVILLE	OR	97070	LEE FRANK J & I	7924 SW SUMM	WILSONVILLE	OR	97070
ADAMS JONATHAN & PATRICIA	12314 SW PALERMO ST	WILSONVILLE	OR	97070	LEE GARY TRUS	10862 SW LISB	WILSONVILLE	OR	97070
ADAMS JOSEPHINE ELAINE	28845 SW ORLEANS AVE	WILSONVILLE	OR	97070	LEE JEFFERY T &	30825 SW KEN!	WILSONVILLE	OR	97070
ADAMS LISA L	29079 SW COSTA CIR W	WILSONVILLE	OR	97070	LEE JI YEOUN	28975 SW COS	WILSONVILLE	OR	97070
ADAMS MASON	30330 SW REBEKAH ST UNIT 6	WILSONVILLE	OR	97070	LEE JIMMY Y & L	8782 SW VALE I	WILSONVILLE	OR	97070
ADAMS MATTHEW TRUSTEE	10511 SW BROCKWAY DR	WILSONVILLE	OR	97070	LEE KEVIN MITC	10774 SW LISB	WILSONVILLE	OR	97070
ADAMS MICHAEL ROBERT	30384 SW RUTH ST UNIT 74	WILSONVILLE	OR	97070	LEE PATRICIA A	6765 SW MOLA	WILSONVILLE	OR	97070
ADAMS RICHARD & SANDRA	10858 SW MERLIN CT	WILSONVILLE	OR	97070	LEE ROB W	28541 SW MOR	WILSONVILLE	OR	97070
ADAMS RICHARD III & CHRISTINE ELIZABETH	28484 SW MEADOWS LOOP	WILSONVILLE	OR	97070	LEEDHAM CHRI	29288 SW COS	WILSONVILLE	OR	97070
ADAMS STEPHANIE A & JACOB M	11803 SW BARBER ST	WILSONVILLE	OR	97070	LEEP KEVIN G &	28615 SW PARI	WILSONVILLE	OR	97070
ADAMS TERRY R & PATRICIA L	6800 SW DEVONSHIRE CT	WILSONVILLE	OR	97070	LEEPER DOUGL	7487 SW GLEN	WILSONVILLE	OR	97070
ADAMS TOMMY E TRUSTEE	8515 SW METOLIUS LN	WILSONVILLE	OR	97070	LEEPER RONAL	31555 SW ARB(	WILSONVILLE	OR	97070
ADANIA LAURA TRUSTEE	7920 SW FAIRWAY DR	WILSONVILLE	OR	97070	LEGACY HOME!	18025 SW BRO(	SHERWOOD	OR	97140
ADATTO ROBERT I TRUSTEE	11622 SW LAUSANNE ST	WILSONVILLE	OR	97070	LEGARZA JON J	11416 SW MON	WILSONVILLE	OR	97070
ADD LLC	13292 ROGERS RD	LAKE OSWEGO	OR	97035	LEGEND AT VILI	12755 SW 69TH	PORTLAND	OR	97223
ADEN KEITH M	PO BOX 1501	LAKE OSWEGO	OR	97035	LEGEND HOME	12755 SW 69TH	PORTLAND	OR	97223
ADL ANDREA GABRIELLE	11738 SW BARCELONA ST	WILSONVILLE	OR	97070	LEGGATE TYSOI	11814 SW PALE	WILSONVILLE	OR	97070
ADRAR MARC	10931 SW STOCKHOLM DR	WILSONVILLE	OR	97070	LEHL MAXINE E	7320 SW ARBO	WILSONVILLE	OR	97070
ADRIAN DAVE L & PATRICIA P	11218 SW CHAMPOEG CT	WILSONVILLE	OR	97070	LEHNINGER JO!	29430 SW MON	WILSONVILLE	OR	97070
AERY SHAWN E	11802 SW BARBER ST	WILSONVILLE	OR	97070	LEIGH NANCY L	32170 SW LAKE	WILSONVILLE	OR	97070
AGA VIMAL M	7893 SW ROCKBRIDGE ST	WILSONVILLE	OR	97070	LEINEN RICHAF	29652 SW YOU	WILSONVILLE	OR	97070
AGNEW ROBERT C	31600 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070	LEINWEBER RO	28660 SW CRE!	WILSONVILLE	OR	97070
AGRANOFF BRENNAN	11448 SW MONT BLANC ST	WILSONVILLE	OR	97070	LEISHMAN PATI	29077 SW COS	WILSONVILLE	OR	97070
AGRANOFF BRIAN & MAIA	12340 SW TOOZE RD	SHERWOOD	OR	97140	LEISHMAN THO	12105 SW LAU!	WILSONVILLE	OR	97070
AHERN THOMAS M & NATALIE J	30406 SW RUTH ST UNIT 82	WILSONVILLE	OR	97070	LEKAVICH WILL	7749 SW SUMM	WILSONVILLE	OR	97070
AHLSTROM KURT R TRUSTEE	28718 SW MEADOWS LOOP	WILSONVILLE	OR	97070	LEMAN BROOK!	31725 SW OLD	WILSONVILLE	OR	97070
AHN KYO SHIN	21180 MAIN ST NE	AURORA	OR	97002	LEMBERG ZACH	29273 SW VILL!	WILSONVILLE	OR	97070
AHRENS CHRISTOPHER JAMES & KRISTEN	29250 SW COSTA CIR E	WILSONVILLE	OR	97070	LEMKE LAUREL	7362 SW IRON	WILSONVILLE	OR	97070
AIRD BRAD S & AMANDA L	29898 SW CAMELOT ST	WILSONVILLE	OR	97070	LENGWIN LAWI	6970 SW ARBO	WILSONVILLE	OR	97070
AJAMI HUSSEIN	PO BOX 451	TUALATIN	OR	97062	LENHARDT CAT	28389 SW VILL!	WILSONVILLE	OR	97070
AKERVALL KRISTIN M CO-TRUSTEE	10780 SW LONDON LN	WILSONVILLE	OR	97070	LENNAR NORTH	11807 NE 99TH	VANCOUVER	WA	98682
AKIYAMA LINDA M TRUSTEE	31286 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070	LEO EDIE A	32515 SW RIVI	WILSONVILLE	OR	97070
AKSAY EVIN H & CYRUS KHEMALAAP	6675 SW BRISBAND ST	WILSONVILLE	OR	97070	LEONARD JONA	6564 SW LAND	WILSONVILLE	OR	97070
AL ATAWY YARA Y	7650 SW ROANOKE DR	WILSONVILLE	OR	97070	LEONDAR ANDI	10874 SW ROL/	WILSONVILLE	OR	97070
ALANZI AMAL H	26675 SW COLVIN LN	WILSONVILLE	OR	97070	LEONE MICHAE	10871 SW MER	WILSONVILLE	OR	97070
ALAVIAN BANAFSHEH	11645 SW BARCELONA ST	WILSONVILLE	OR	97070	LEOS-VALADEZ	29175 SW BER(	WILSONVILLE	OR	97070
ALAVIAN BANAFSHEH TRUSTEE	11669 SW BARCELONA ST	WILSONVILLE	OR	97070	LERCH DALE A	11826 SW PALE	WILSONVILLE	OR	97070
ALAVIAN OLIVER ALIREZA & KYLAGH LEE ANN	11629 SW BARCELONA ST	WILSONVILLE	OR	97070	LESH NOEL RO!	8305 SW CURR	WILSONVILLE	OR	97070
ALBASIN HARRIS B & JULIE T NAVARRO	7521 SW THORNTON DR	WILSONVILLE	OR	97070	LESKOVEC JEN	32230 SW LAKE	WILSONVILLE	OR	97070
ALBERTS RICHARD S & HALEY D	30740 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	LESKY STEVEN I	7262 SW WOO(	WILSONVILLE	OR	97070
ALBULET DANIEL & JOELLE	4 TOUCHSTONE DR UNIT 129	LAKE OSWEGO	OR	97035	LESSLER BRIAN	28568 SW CAS(	WILSONVILLE	OR	97070
ALDAMA ERNEST M TRUSTEE	419 KANEETA LN	GRANTS PASS	OR	97526	LESTER HILARY	23600 SW NEW	WILSONVILLE	OR	97070
ALDRICH ROBERT E TRUSTEE	10875 SW MERLIN CT	WILSONVILLE	OR	97070	LESTER J KEVIN	31900 SW VILL/	WILSONVILLE	OR	97070
ALDWORTH CHRISTOPHER I	31610 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	LESURE JAMES	28531 SW DUN	WILSONVILLE	OR	97070
ALEXANDER KAREN E	28980 SW MEADOWS LOOP	WILSONVILLE	OR	97070	LEVANDOWSK'	11435 SW PAUI	WILSONVILLE	OR	97070
ALEXANDER LYNN A	11242 SW BARBER ST	WILSONVILLE	OR	97070	LEVEL WTC-01	7327 SW BARNI	PORTLAND	OR	97225
ALEXANDER VINCENT P TRUSTEE	29611 SW CAMELOT ST	WILSONVILLE	OR	97070	LEVESQUE PETI	29059 SW COU	WILSONVILLE	OR	97070
ALEXANDRU LINDSY R & MIHAI A	7569 SW VLAHOS DR	WILSONVILLE	OR	97070	LEVI DEAN F & I	21130 S PEACH	CANBY	OR	97013
ALFORD KEVIN RAY	11016 SW VERDUN LOOP	WILSONVILLE	OR	97070	LEVIN BURTON	11989 SW LAU!	WILSONVILLE	OR	97070
ALFORD MARSHA SUSAN	29050 SW COSTA CIR W	WILSONVILLE	OR	97070	LEVINGSTON SI	30915 SW SALI	WILSONVILLE	OR	97070
AL-JARWAN AHMED RASHID	11236 SW CHAMPOEG DR	WILSONVILLE	OR	97070	LEVIS JAMES A &	6704 SW LAND	WILSONVILLE	OR	97070
ALLAIN JENNIFER R	28625 SW ASH MEADOWS BLVD APT 13	WILSONVILLE	OR	97070	LEWELLING JUL	8385 SW LAFAY	WILSONVILLE	OR	97070
ALLEN CYNTHIA S	32395 SW DEL MONTE DR	WILSONVILLE	OR	97070	LEWIS ALEXANI	29590 SW COU	WILSONVILLE	OR	97070
ALLEN DAVID T	11591 SW PREAKNESS	WILSONVILLE	OR	97070	LEWIS CHRISTII	29492 SW VILL!	WILSONVILLE	OR	97070
ALLEN DEVIN B & KATHLEEN L	26839 SW MCLEOD ST	WILSONVILLE	OR	97070	LEWIS JANET C	7375 SW LAKE I	WILSONVILLE	OR	97070
ALLEN JAMES M	31077 SW ORCHARD DR	WILSONVILLE	OR	97070	LEWIS JEFFREY	10501 SW BRO(	WILSONVILLE	OR	97070
ALLEN LAURA B	5727 NAKAT WAY	BLAINE	WA	98230	LEWIS KATHI M/	8371 SW LAFAY	WILSONVILLE	OR	97070
ALLEN PATRICIA L	28901 SW COSTA CIR W	WILSONVILLE	OR	97070	LEWIS KATHRYI	11971 SW BARI	WILSONVILLE	OR	97070
ALLEN RONALD W TRUSTEE	8945 SW ASH MEADOWS CIR APT 306	WILSONVILLE	OR	97070	LEWIS NATHAN	29281 SW COS	WILSONVILLE	OR	97070
ALLEN RYAN & EMILY	15009 NE LAWNVIEW CIR	AURORA	OR	97002	LEWIS PAUL & E	10801 SW CREI	PORTLAND	OR	97219
ALLEN SCOTT VALENTINE & JESSICA MAY	11395 SW MONT BLANC ST	WILSONVILLE	OR	97070	LEWIS RONALD	7595 SW THOR	WILSONVILLE	OR	97070
ALLEN TONI RAE TRUSTEE	11660 SW PALERMO ST	WILSONVILLE	OR	97070	LEWIS TRUST	27774 SW WILL	WILSONVILLE	OR	97070
ALLEN TRUST CO-TRUSTEE	32508 SW RIVIERA LN	WILSONVILLE	OR	97070	LFGC LLC	24377 NE AIRP(	AURORA	OR	97002
ALLGOOD JOHN E & CHRISTINE M	10899 SW MATZEN DR	WILSONVILLE	OR	97070	LI DEYI	7120 SW BOUC	WILSONVILLE	OR	97070
ALLISON LISA JEANETTE MONTOYA & K CLAY	8230 SW MAXINE LN UNIT 53	WILSONVILLE	OR	97070	LI JIM QUANRO	1224 MADRUG/	MILPITAS	CA	95035
ALLISON MICHAEL JOHN	28539 SW ORLEANS AVE	WILSONVILLE	OR	97070	LI MING TRUSTI	3491 CASCADE	WEST LINN	OR	97068
ALMQUIST KATHY A	30406 SW RUTH ST UNIT 80	WILSONVILLE	OR	97070	LI SHUJIAN	28942 SW GEN	WILSONVILLE	OR	97070
ALOMAIR LUANNE	11684 SW PALERMO ST	WILSONVILLE	OR	97070	LI SUYANG	11716 CHIPMU	PORTLAND	OR	97229
ALRICK DONALD E	7596 SW VLAHOS DR	WILSONVILLE	OR	97070	LI TINGGANG &	7238 SW WOO(	WILSONVILLE	OR	97070
ALTEMUS CLARA	8705 SW CURRY DR UNIT C	WILSONVILLE	OR	97070	LIANG PING & J.	6995 SW WEHL	WILSONVILLE	OR	97070
ALTMAN ZACHARY & ZOE	10879 SW STOCKHOLM DR	WILSONVILLE	OR	97070	LIAQAT BUSHR/	29184 SW ORLI	WILSONVILLE	OR	97070
ALVARADO GRACIELA	10470 SW SERENE PL	WILSONVILLE	OR	97070	LIBARDI TINA &	31041 SW SANI	WILSONVILLE	OR	97070
ALVARENGA CLAYTON G TRUSTEE	28695 SW CRESTWOOD DR	WILSONVILLE	OR	97070	LIDEN JOYCE M	11412 SW FREI	WILSONVILLE	OR	97070
ALVAREZ REALTY LLC	24759 NE PRAIRIE VIEW DR	AURORA	OR	97002	LIEBENOW JAS(	28538 SW PARI	WILSONVILLE	OR	97070
ALVERSON CHRISTINA A	10530 SW SUNNYSIDE DR	WILSONVILLE	OR	97070	LIEBENOW ROE	11505 SW TOU!	WILSONVILLE	OR	97070
ALWEN JANE WESTBROOK TRUSTEE	31740 SW VILLAGE CREST CT	WILSONVILLE	OR	97070	LIEUALLEN STA	29004 SW COS	WILSONVILLE	OR	97070
AMADON WILLIAM H TRUSTEE	17808 SW FITCH DR	SHERWOOD	OR	97140	LIFFICK GLENN	7040 SW ARBO	WILSONVILLE	OR	97070
AMATO JARED	28831 SW COSTA CIR W	WILSONVILLE	OR	97070	LIGGETT MICHA	29560 SW VOLI	WILSONVILLE	OR	97070
AMAVISCA JOSEPH & HOLLY	7320 SW BRISBAND ST	WILSONVILLE	OR	97070	LIGOCKI MATTH	10799 SW PARI	WILSONVILLE	OR	97070
AMBRIZ DIEGO ARECHIGA	30845 SW FIR AVE	WILSONVILLE	OR	97070	LIM ALEX Y	32655 SW LAKE	WILSONVILLE	OR	97070
AMERICAN LEGION DEPT OF OR	PO BOX 1730	WILSONVILLE	OR	97070	LIM JEE Y TRUS	31460 SW COU	WILSONVILLE	OR	97070
AMES JUSTIN THOMAS	7324 SW BOUCHAINE CT	WILSONVILLE	OR	97070	LIM JONG SOO	7238 SW LAKE I	WILSONVILLE	OR	97070

AMH ROMAN TWO OR LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302	LIM MARCOS S	10958 SW BARI	WILSONVILLE	OR	97070
AMINI SYROUS	12014 SW BARBER ST	WILSONVILLE	OR	97070	LIN XIJIANG	19772 BENNIN	WEST LINN	OR	97068
AMIR-ALIKHANI FLORA TRUSTEE	1500 SW 5TH AVE UNIT 504	PORTLAND	OR	97201	LIN XUECHENG	12432 SW PALE	WILSONVILLE	OR	97070
AMSG LLC	31899 NE WILSONVILLE RD	HILLSBORO	OR	97123	LINDAMAN TED	40451 SAN FRA	SANTA CLARITA	CA	91390
AMUNDSON ARLO KEITH TRUSTEE	32545 SW JULIETTE DR	WILSONVILLE	OR	97070	LINDEMANN Ev	8169 SW RYBEI	WILSONVILLE	OR	97070
ANABTAWI NOOR NEDAL	29662 SW BELVIDERE WAY	WILSONVILLE	OR	97070	LINDSAY BENN	11040 SW VERI	WILSONVILLE	OR	97070
ANDERSEN CHRISTOPHER B	STE 202 BOX 2916	WILSONVILLE	OR	97070	LINDSEY ANDRI	28781 SW COFI	WILSONVILLE	OR	97070
ANDERSEN DUSTIN	45559 ZANDER CT	TEMECULA	CA	92592	LINDSTROM ER	28839 SW ORLI	WILSONVILLE	OR	97070
ANDERSEN ELIZABETH T	11702 SW JAMAICA	WILSONVILLE	OR	97070	LINENBERGER I	29185 SW BERI	WILSONVILLE	OR	97070
ANDERSEN NANCY S	11882 SW PALERMO ST	WILSONVILLE	OR	97070	LING RICHARD	29450 SW BRO'	WILSONVILLE	OR	97070
ANDERSEN ROBERT L TRUSTEE	28516 SW WAGNER ST	WILSONVILLE	OR	97070	LINGSCHEIT LE	32200 SW ARM	WILSONVILLE	OR	97070
ANDERSON ALEX J	28750 SW CAMPANILE LN UNIT 201	WILSONVILLE	OR	97070	LINVILLE JOAN	8095 SW WINC	WILSONVILLE	OR	97070
ANDERSON ANDREW & ELEANOR	29520 SW VOLLEY ST UNIT 55	WILSONVILLE	OR	97070	LIPT ASH MEAD	333 W WACKEF	CHICAGO	IL	60601
ANDERSON BELINDA	28876 SW ORLEANS AVE	WILSONVILLE	OR	97070	LISH QUINN & /	27813 SW PAIN	WILSONVILLE	OR	97070
ANDERSON CINDY & MATTHEW WOOD	27426 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070	LISTER MARCI A	32025 SW WILL	WILSONVILLE	OR	97070
ANDERSON ERIK F & JILL C	28571 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070	LITTLE DOUG	29073 SW COS	WILSONVILLE	OR	97070
ANDERSON FLORENCE E TRUSTEE	8399 SW LAFAYETTE WAY	WILSONVILLE	OR	97070	LITTLE TERENCI	16802 MAPLE C	LAKE OSWEGO	OR	97034
ANDERSON GARR & ANNABELLE	10303 SW BARBER ST	WILSONVILLE	OR	97070	LITTS SHAUNA /	7854 SW CHAI	WILSONVILLE	OR	97070
ANDERSON GEORGIANNE E	11120 SW DAVOS LN	WILSONVILLE	OR	97070	LIU WILLIAM UE	27106 SW WOC	WILSONVILLE	OR	97070
ANDERSON JAMES V	PO BOX 6483	BEAVERTON	OR	97007	LIU YINGDI & JI	27494 SW LARI	WILSONVILLE	OR	97070
ANDERSON JAY R & SUSAN N GRAVES	32200 SW BOONES BEND RD	WILSONVILLE	OR	97070	LIVESAY JAMES	32279 SW BOO	WILSONVILLE	OR	97070
ANDERSON JOSEPH A & A V ANDERSON-SOL	12296 SW COMO DR	WILSONVILLE	OR	97070	LIVESAY JAMES	29640 SW LAN	WILSONVILLE	OR	97070
ANDERSON JOSEPH M TRUSTEE	28112 SW ICELAND AVE	WILSONVILLE	OR	97070	LIVINGSTON FA	7739 SW SUMI	WILSONVILLE	OR	97070
ANDERSON JUSTIN & ERIKA	11284 SW CHANTILLY	WILSONVILLE	OR	97070	LJA FIDUCIARY	31020 SW COU	WILSONVILLE	OR	97070
ANDERSON LEE H & BARBARA J	8250 SW WOODBRIDGE CT	WILSONVILLE	OR	97070	LLOYD DON KE	32485 SW LAKE	WILSONVILLE	OR	97070
ANDERSON LINDA JANE TRUSTEE	7005 SW COUNTRY VIEW CT W	WILSONVILLE	OR	97070	LLOYD WILLIAI	32530 SW LAKE	WILSONVILLE	OR	97070
ANDERSON MARIA J & DANNY H	10857 SW MERLIN CT	WILSONVILLE	OR	97070	LOCHMANN MI	30550 SW BOO	WILSONVILLE	OR	97070
ANDERSON MARILYN J	32220 SW ESTATES POST RD	WILSONVILLE	OR	97070	LOCHNER TODI	28850 SW VILL	WILSONVILLE	OR	97070
ANDERSON MARK E & LISA M	29620 SW VOLLEY ST UNIT 48	WILSONVILLE	OR	97070	LOCKE EDWARI	31326 SW PARI	WILSONVILLE	OR	97070
ANDERSON MARK ODIN & HEATHER MARIE	6987 SW CEDAR POINTE LN	WILSONVILLE	OR	97070	LOCKWOOD AL	29750 SW COU	WILSONVILLE	OR	97070
ANDERSON MATTHEW WILLIAM	27752 SW LARKSPUR TER	WILSONVILLE	OR	97070	LOEN LORI M	28237 SW WAG	WILSONVILLE	OR	97070
ANDERSON ROBERT B TRUSTEE	8422 SW ROGUE LN	WILSONVILLE	OR	97070	LOFFINK LARRY	32321 SW LAKE	WILSONVILLE	OR	97070
ANDERSON RONALD J TRUSTEE	31695 SW OLD FARM RD	WILSONVILLE	OR	97070	LOIACONO JOS	28435 SW CAN	WILSONVILLE	OR	97070
ANDERSON SHANNON	28749 SW BRUSSELS LN	WILSONVILLE	OR	97070	LOMOV NIKOLA	12001 SW SURI	WILSONVILLE	OR	97070
ANDERSON SHAY M	28815 SW ORLEANS AVE	WILSONVILLE	OR	97070	LONEY STEPHE	8140 SW WOOI	WILSONVILLE	OR	97070
ANDERSON SIRI	8200 SW MAXINE LN UNIT 58	WILSONVILLE	OR	97070	LONG JAMES H	6952 SW HOLL'	WILSONVILLE	OR	97070
ANDERSON SPARKLE FULLER TRUSTEE	27480 SW STAFFORD RD	WILSONVILLE	OR	97070	LONG JULIE A	32045 SW WILL	WILSONVILLE	OR	97070
ANDERSON STEPHEN F CO-TRUSTEE	8590 SW MIAMI	WILSONVILLE	OR	97070	LONG PAUL AN	12020 SW TOO	SHERWOOD	OR	97140
ANDERSON SUSAN	11250 SW BARBER ST	WILSONVILLE	OR	97070	LONGACRE MI	29764 SW CAM	WILSONVILLE	OR	97070
ANDRE JEFFREY A	31050 SW BOONES FERRY RD	WILSONVILLE	OR	97070	LOOD PETER TF	31444 SW OLYI	WILSONVILLE	OR	97070
ANDREW JOSHUA	29495 SW GLACIER WAY	WILSONVILLE	OR	97070	LOOMER CLINT	11647 SW JAM/	WILSONVILLE	OR	97070
ANDREWS BETSY	7669 SW THORNTON DR	WILSONVILLE	OR	97070	LOPEZ MANUEI	28303 SW GRAI	WILSONVILLE	OR	97070
ANDREWS BRUCE & THERESA	12557 SW PALERMO ST	WILSONVILLE	OR	97070	LOPEZ MARIO A	11308 SW MON	WILSONVILLE	OR	97070
ANDREWS JOHN R & JEAN L GAUMER	31025 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	LOPEZ MIRA & J	27774 SW ALDI	WILSONVILLE	OR	97070
ANDREWS LEAH	29159 SW CHARLOTTE LN	WILSONVILLE	OR	97070	LOPEZ NICHOL	10290 SW MAD	WILSONVILLE	OR	97070
ANDREWS RYAN M	28727 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	LOPEZ PAULA J	28849 SW GEN	WILSONVILLE	OR	97070
ANDREWS TODD	8034 SW 10TH AVE	PORTLAND	OR	97219	LORIO MICHAE	28122 SW FLY	WILSONVILLE	OR	97070
ANDREWS TOM D TRUSTEE	6827 SW WHEATLAND RUN	WILSONVILLE	OR	97070	LOSEFA KEANI I	11340 SW MON	WILSONVILLE	OR	97070
ANDRUS INVESTMENT LLC	15821 SW HIGHPOINT DR	SHERWOOD	OR	97140	LOUGH WALTEI	31038 SW COU	WILSONVILLE	OR	97070
ANGLIN MICHAEL Z TRUSTEE	7120 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	LOUMENA MAR	28750 SW CAM	WILSONVILLE	OR	97070
ANKRUM KEVIN W & SHEREEN	10254 SW EVERGREEN CT	WILSONVILLE	OR	97070	LOUNSBURY JI	10866 SW PARI	WILSONVILLE	OR	97070
ANNIS DONNA GRAVILLE TRUSTEE	32532 SW JULIETTE DR	WILSONVILLE	OR	97070	LOUVONNE HC	PO BOX 776	WILSONVILLE	OR	97070
ANSARI HOLLY ADAMS	1925 SW CHILDS RD	LAKE OSWEGO	OR	97034	LOVE JESSICA C	11812 SW OSL(	WILSONVILLE	OR	97070
ANSLEY GREGORY H	29689 SW SICILY ST	WILSONVILLE	OR	97070	LOVELACE JAM	8270 SW MAXI	WILSONVILLE	OR	97070
ANTONSON MARK A & CONNIE C	32075 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	LOVELACE JEFF	PO BOX 3965	WILSONVILLE	OR	97070
ANTRIM MICHAEL M	11823 SW BARBER ST	WILSONVILLE	OR	97070	LOVELADY JAC	7015 SW HIGHI	WILSONVILLE	OR	97070
APAP NICHOLAS A	31710 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	LOVELL HEATHI	28708 SW FINL	WILSONVILLE	OR	97070
APETROAEI VIOREL VASI	29995 SW BROWN RD	WILSONVILLE	OR	97070	LOVETT TODD E	29689 SW YOSI	WILSONVILLE	OR	97070
APLAND MARLENE J TRUSTEE	31155 SW COUNTRY VIEW LOOP	WILSONVILLE	OR	97070	LOWE BRUCE A	472 W 2760 N	PLEASANT GRO	UT	84062
APPLEBY TOM A TRUSTEE	7188 SW LAKE BLUFF CT	WILSONVILLE	OR	97070	LOWERIE LARR	10275 SW BRY1	WILSONVILLE	OR	97070
APPLETON DANIEL NAVID	11715 SW VALENCIA LN UNIT 308	WILSONVILLE	OR	97070	LOWERY ANDRI	11171 SW BEL/	WILSONVILLE	OR	97070
ARABAK SKYLER M	28819 SW COSTA CIR W	WILSONVILLE	OR	97070	LOWERY MARC	7620 SW FAIRV	WILSONVILLE	OR	97070
ARABIA JOSEPH A & KIM L	10601 SW EDGEWOOD CT	WILSONVILLE	OR	97070	LOWERY SEAN	12232 SW PALE	WILSONVILLE	OR	97070
ARBON GEORGENE REV LIV TRST	29571 SW KINGS CT	WILSONVILLE	OR	97070	LOWERY SEAN	12109 SW LAUS	WILSONVILLE	OR	97070
ARBOR CROSSING HOMEOWNERS ASSN	15500 SW JAY ST	BEAVERTON	OR	97006	LOWRIE KAREN	8225 SW FAIRV	WILSONVILLE	OR	97070
ARBOR LAKE HOME OWNER ASSN	6760 SW MOLALLA BEND RD	WILSONVILLE	OR	97070	LOWRIE WAYNI	7773 SW TOUR	WILSONVILLE	OR	97070
ARBOR LAKE TOWNHOME ASSN	PO BOX 450	WILSONVILLE	OR	97070	LU SHAO PO	11716 NW CHI	PORTLAND	OR	97229
ARBOR LAKE TOWNHOUSE ASSN	32000 SW CHARBONNEAU DR	WILSONVILLE	OR	97070	LU WAN-SHU	12997 SIERRA \	LAKE OSWEGO	OR	97035
ARBOR VILLEBOIS HOMEOWNERS ASSN	2105 SE 9TH AVE	PORTLAND	OR	97124	LUBAY BRETT &	11301 SW BARI	WILSONVILLE	OR	97070
ARBOR VILLEBOIS OWNERS ASSN	PO BOX 62229	IRVINE	CA	92602	LUBE MGMNT C	7430 SOUTH CI	SANDY	UT	84093
ARCE DEBORAH JOAN	7865 SW OAK PATCH CT	WILSONVILLE	OR	97070	LUBY CHRISTOI	10218 SW EVEI	WILSONVILLE	OR	97070
ARCENEAUX ALAN J	11641 SW GRENOBLE ST	WILSONVILLE	OR	97070	LUBY KEVIN W	28865 SW GEN	WILSONVILLE	OR	97070
ARDEN CHARLES D TRUSTEE	7661 SW THORNTON DR	WILSONVILLE	OR	97070	LUCARELLI FRA	2765 TERRY CT	ENUMCLAW	WA	98022
ARDUINO AMANDA & DEREK	29037 SW VILLEBOIS DR S	WILSONVILLE	OR	97070	LUCARELLI MIC	28505 SW MCC	WILSONVILLE	OR	97070
A-REYES FRANCISCO	8834 SW KALYCA ST	WILSONVILLE	OR	97070	LUCAS DAVID L	32116 SW WILL	WILSONVILLE	OR	97070
ARIZMENDI DAVID PIMENTEL	7784 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070	LUCAS DAVID V	29435 SW CAM	WILSONVILLE	OR	97070
ARLINT STEVEN O & NATALIE	8084 SW EDGEWATER W	WILSONVILLE	OR	97070	LUCK THOMAS	11514 SW COLI	WILSONVILLE	OR	97070
ARMSTRONG COLIN A & BRITTANY L	30950 SW SALMON LN	WILSONVILLE	OR	97070	LUDLOW JANE	7655 SW ARBO	WILSONVILLE	OR	97070
ARMSTRONG KIMBERLY ANN	29470 SW VOLLEY ST UNIT 65	WILSONVILLE	OR	97070	LUDLOW JOHN	29173 SW COU	WILSONVILLE	OR	97070
ARMSTRONG SALLY-JO	PO BOX 185	BEAVERTON	OR	97075	LUDWICK LANC	28203 SW WILL	WILSONVILLE	OR	97070
ARNDT ROBERT W & JENNIFER M	10244 SW MADRID LOOP	WILSONVILLE	OR	97070	LUEBKE MICHA	28701 SW BRU!	WILSONVILLE	OR	97070
ARNDT ROGER H	8605 SW CURRY DR UNIT B	WILSONVILLE	OR	97070	LUEKER JONATI	7550 SW DOW	WILSONVILLE	OR	97070
ARNOLD JAMES K & BONNIE E TAYLOR	7742 SW ROANOKE DR	WILSONVILLE	OR	97070	LUETH JOHN CI	30936 SW ORC	WILSONVILLE	OR	97070
ARNOLDY MARTY & JUNE	28579 SW CASCADE LOOP	WILSONVILLE	OR	97070	LUHN GRAHAM	29640 SW VOLI	WILSONVILLE	OR	97070
ARONSON CARL H & ANGELICA G	7520 E TORREY POINT CIR	MESA	AZ	85207	LUITEN KATHLE	30350 SW REBI	WILSONVILLE	OR	97070
ARRANAGA DIANA TRUSTEE	19235 SW RED WING CT	LAKE OSWEGO	OR	97035	LUK JUSTIN WA	12328 SW ATHI	WILSONVILLE	OR	97070
ARRITOLA AMY	6622 SW ESSEX CT	WILSONVILLE	OR	97070	LUKES TAMARA	11738 SW VALI	WILSONVILLE	OR	97070
ARRITOLA BRENT J	28650 SW CANYON CREEK RD S	WILSONVILLE	OR	97070	LULAY JEFFREY	7557 SW VLAH	WILSONVILLE	OR	97070
ARRITOLA TROY C & JENNIFER D	8455 SW CURRY DR UNIT B	WILSONVILLE	OR	97070	LUMBERJACK L	600 E BROKAW	SAN JOSE	CA	95112
ARROYO JUAN C & ERIKA M PEREZ DE	27778 SW ALDER LN	WILSONVILLE	OR	97070	LUNA CECILIA I	28750 SW CAM	WILSONVILLE	OR	97070
ARSENAULT CORY	29621 SW YOUNG WAY	WILSONVILLE	OR	97070	LUND BRENDA	7558 SW VLAH	WILSONVILLE	OR	97070
ARSHANAPALLI SUNIL KUMAR & S POLNANI	11032 SW VERDUN LOOP	WILSONVILLE	OR	97070	LUND GREGOR	28088 SW FLY	WILSONVILLE	OR	97070
ARTHUR DYLAN D & DEBORAH C	28500 SW MCGRAW AVE	WILSONVILLE	OR	97070	LUND ROYANN	8430 SW CURR	WILSONVILLE	OR	97070
ARULRAJ FREDRIC ALEX RAJ & A A ARULRAJA	10402 SW MADRID LOOP	WILSONVILLE	OR	97070	LUNDBERG DO	11018 SW STO(	WILSONVILLE	OR	97070
ARZIE LEVI S & HEATHER	29151 SW SAN MIGUEL LN	WILSONVILLE	OR	97070	LUNDBERG LOI	7370 SW ARBO	WILSONVILLE	OR	97070
ASH MEADOWS HOMEOWNERS ASSN	278 SW ARTHUR	PORTLAND	OR	97201	LUNDBERG RAI	11899 SW OSL(	WILSONVILLE	OR	97070
ASH MEADOWS RP LLC	PO BOX 21716	KEIZER	OR	97307	LUNDGREN CA	28600 SW MOR	WILSONVILLE	OR	97070
ASH PARK HOA	8189 SW RYBER RD	WILSONVILLE	OR	97070	LUO KAILONG	29253 SW CHA	WILSONVILLE	OR	97070
ASHENAFE ELIZABETH	17450 SW LISA ST	BEAVERTON	OR	97006	LUPER TERRI &	29535 SW TETC	WILSONVILLE	OR	97070
ASHLEY P KENNETH & SHARYL L	7724 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070	LUST JASON DE	29101 SW CHA	WILSONVILLE	OR	97070
ASHLOCK MYCHELLE	30966 SW SALMON LN	WILSONVILLE	OR	97070	LUSTIG PATRICI	11730 SW OSL(	WILSONVILLE	OR	97070
ASHUREX MUSTAFA FAUZI	28175 SW ICELAND AVE	WILSONVILLE	OR	97070	LUTH CORY D	30542 SW RUTI	WILSONVILLE	OR	97070
ASPEN MEADOWS HOA	28510 SW MCGRAW AVE	WILSONVILLE	OR	97070	LUTHRA SAMAI	31431 SW ORC	WILSONVILLE	OR	97070
ASTHANA VIKAS & SONAL PRIYA	10742 SW VERDUN LOOP	WILSONVILLE	OR	97070	LUTKAVAGE TEI	11706 SW GREI	WILSONVILLE	OR	97070
AT&T SERVICES INC	754 PEACHTREE ST NE 16TH FLOOR	ATLANTA	GA	30308	LUTTRELL HANI	11543 SW COLI	WILSONVILLE	OR	97070
ATHEY CREEK CHRISTIAN FELLOWSHIP	2700 SW ELK RD	WEST LINN	OR	97068	LUTZ XIAOYU &	7060 SW ARMI	WILSONVILLE	OR	97070
ATIF MUHAMMAD	27558 SW ALDER LN	WILSONVILLE	OR	97070	LUXHOJ CINDY	11525 SW COLI	WILSONVILLE	OR	97070
ATKIN DENNIS TRUSTEE	31728 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070	LY KHUONG H /	30885 SW BOO	WILSONVILLE	OR	97070
AUBE BRYAN T & CHRISTINE Q	28263 SW WAGNER ST	WILSONVILLE	OR	97070	LY KHUONG HC	10465 SW WILS	WILSONVILLE	OR	97070
AUEL KENDALL P & DEMETRA G	7850 SW CHAMPION CT	WILSONVILLE	OR	97070	LYDA KATHLEEI	30344 SW RUTI	WILSONVILLE	OR	97070
AUEL SLADE	30575 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	LYNCH ANDRE/	29492 SW KINC	WILSONVILLE	OR	97070
AUFENTHIE TIMOTHY A & RENEE E	8660 SW ROGUE LN	WILSONVILLE	OR	97070	LYNN DION W	29620 SW VOLI	WILSONVILLE	OR	97070
AUKUM-CANYON CREEK APARTMENTS LLC	900 LARKSPUR LANDING CIR STE 100	LARKSPUR	CA	94939	LYNN LARRY J &	7415 SW EAST I	WILSONVILLE	OR	97070
AUSTIN J CRAIG & CHERYL FRENCH	10241 SW EVERGREEN CT	WILSONVILLE	OR	97070	LYON DAVID L &	27395 SW WILL	WILSONVILLE	OR	97070
AUSTIN LISA MARIE	29105 SW VILLEBOIS DR S	WILSONVILLE	OR	97070	LYSHAUG ELIZA	7910 SW FAIRV	WILSONVILLE	OR	97070
AUXIER PATRICIA L TRUSTEE	32055 SW BOONES BEND RD	WILSONVILLE	OR	97070	LYU TAO & HELI	11063 NW MOI	PORTLAND	OR	97229
AVERY LIDA	7528 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070	MAASS STEPHE	28715 SW COS	WILSONVILLE	OR	97070

AVILA MATTHEW J	11122 SW BERLIN AVE	WILSONVILLE	OR	97070
AVILES SUSAN	8530 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
AWBREY GLORIA RAE	28636 SW ASH MEADOWS BVD#20	WILSONVILLE	OR	97070
AWDRY JULIAN & SUSAN	28664 SW CASCADE LOOP	WILSONVILLE	OR	97070
AYALA WILLIAM ALBERTO	31060 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
AZALEA EAT LLC	8320 NE HIGHWAY 99	VANCOUVER	WA	98665
AZAR PROPERTIES LLC	2233 NW HOOD DR	CAMAS	WA	98607
AZAR VENUS	656 VIEWRIDGE DR	PACIFICA	CA	94044
B & D RENTAL PROPERTIES LLC	9805 SW CHOCTAW ST	TUALATIN	OR	97062
B3 HOLDINGS LLC	1732 AVIATION BLVD STE 217	REDONDO BEACH	CA	90278
BAARSCH FREDERICK W & MICHELLE L	11949 SW BARBER ST	WILSONVILLE	OR	97070
BACCHUS CHRISTOPHER & KELSIE	28445 SW HIGHLAND CIR	WILSONVILLE	OR	97070
BACHOFNER JOHN S 1/2	9265 SW 5TH ST	WILSONVILLE	OR	97070
BACHULIS SANDRA C	7375 SW WOODBURY LOOP	WILSONVILLE	OR	97070
BACICI TZADDI S	11864 SW PALERMO ST	WILSONVILLE	OR	97070
BACKEBERG HARRY W & LINDA A	8015 SW WINCHESTER WAY	WILSONVILLE	OR	97070
BACKEN DAVID & REBECCA	31223 SW KENSINGTON DR	WILSONVILLE	OR	97070
BACON ASHLEY D	10976 SW VERDUN LOOP	WILSONVILLE	OR	97070
BACON DAN & ELIZABETH ANNE	29411 SW CAMELOT ST	WILSONVILLE	OR	97070
BACON STEPHEN CHRISTOPHER & LAUREN /	11715 SW VALENCIA LN UNIT 201	WILSONVILLE	OR	97070
BADRAN AHMED SHAWKY	28597 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
BAER MICHELLE	32550 SW LAKE POINT CT	WILSONVILLE	OR	97070
BAHA INDUSTRIES LLC	24775 SW GAGE RD	WILSONVILLE	OR	97070
BAILEY CURTIS H	11641 SW COLLINA LN	WILSONVILLE	OR	97070
BAILEY DAVID S	29560 SW VOLLEY ST UNIT 53	WILSONVILLE	OR	97070
BAILEY GREGG & MARY	8279 SW MARINERS DR	WILSONVILLE	OR	97070
BAILEY GRIFFIN THOMAS	28278 SW PARIS AVE	WILSONVILLE	OR	97070
BAILEY LARISSA HELEN	11093 SW PARKVIEW DR	WILSONVILLE	OR	97070
BAILEY MARIAN	6762 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
BAILEY MATTHEW JOHN & LAUREN MICHEL	27243 SW WOOD AVE	WILSONVILLE	OR	97070
BAIRD CORY & NINA	10385 SW MADRID LOOP	WILSONVILLE	OR	97070
BAIRD JANICE TRUSTEE	7544 SW ROANOKE DR	WILSONVILLE	OR	97070
BAIRD ROBERT W TRUSTEE	31939 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
BAJPAI DEVARSHI & KAREN	28538 SW DUNDEE LN	WILSONVILLE	OR	97070
BAKER ADAM	11164 SW BARBER ST	WILSONVILLE	OR	97070
BAKER COURTNEY	6748 SW LUPINE WAY	WILSONVILLE	OR	97070
BAKER CYNTHIA DIANNE & RON GLEN	8144 SW WOODBRIDGE CT	WILSONVILLE	OR	97070
BAKER DOROTHY	78499 IRON BARK DR	PALM DESERT	CA	92211
BAKER GERALD J & SUSAN H	31415 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
BAKER JERRY R & JEANIE C	7569 SW THORNTON DR	WILSONVILLE	OR	97070
BAKER JOHN G	10919 SW PARKVIEW DR	WILSONVILLE	OR	97070
BAKER PATRICK T TRUSTEE	10598 SW SUNNYSIDE DR	WILSONVILLE	OR	97070
BAKER SCOTT D & LISA L	7662 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070
BAKER STEPHEN G TRUSTEE	1567 TOWER GROVE DR	BEVERLY HILLS	CA	90210
BAKER THOMAS V CO-TRUSTEE	32568 SW RIVIERA LN	WILSONVILLE	OR	97070
BAKKE STEVE C & RHONDA	7185 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
BALDWIN CAROLE A	8276 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
BALES F MICHAEL & LAURA J	8019 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
BALIN TAMI TEICHERT	11977 SW LAUSANNE ST	WILSONVILLE	OR	97070
BALINT-JUILFS LISA & PATRICK JUILFS	32541 SW JULIETTE DR	WILSONVILLE	OR	97070
BALKE MATT & MARI	28255 SW PARIS AVE	WILSONVILLE	OR	97070
BALL JENNIFER L	10949 SW PARKVIEW DR	WILSONVILLE	OR	97070
BALL KELLY M	10726 SW LISBON ST	WILSONVILLE	OR	97070
BALSIGER JOANNA B	7560 SW MIDDLE GREENS RD	WILSONVILLE	OR	97070
BALSIGER MARY L TRUSTEE	7208 SW LAKE CT	WILSONVILLE	OR	97070
BALTAZAR HECTOR	31249 SW CHIA LOOP	WILSONVILLE	OR	97070
BANE DONNA E TRUSTEE	7450 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
BARAJAS FRANCISCO J & MARIA ELENA	28358 SW MORGAN CT	WILSONVILLE	OR	97070
BARAJAS RAMON F JR & BETHANY JOY CARLS	27779 SW MARIGOLD TER	WILSONVILLE	OR	97070
BARAN EDWARD ISREAL	8170 SW MAXINE LN UNIT 63	WILSONVILLE	OR	97070
BARAN JACOB & MELISSA	8100 SW RYBER RD	WILSONVILLE	OR	97070
BARBER JANE H TRUSTEE	29467 SW MILANO LN	WILSONVILLE	OR	97070
BARBER PAUL R TRUSTEE	7205 SW EAST LAKE CT	WILSONVILLE	OR	97070
BARCKMANN LEE	27170 SW WOOD AVE	WILSONVILLE	OR	97070
BAREEVA-MILLER NATALIYA	7758 SW ROANOKE DR	WILSONVILLE	OR	97070
BARKER DENISE RENEE & BYRON VERNON	29627 SW YOSEMITE WAY	WILSONVILLE	OR	97070
BARKER JOEL	8245 SW FAIRWAY DR	WILSONVILLE	OR	97070
BARKER ROBERT L & PHYLLIS B	8420 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
BARKER ROSALIE TRUSTEE	32150 SW LAKE DR	WILSONVILLE	OR	97070
BARLESS JAMES M	12363 SW WATERFORD LOOP	WILSONVILLE	OR	97070
BARLOW CELIA A	29858 SW CAMELOT ST	WILSONVILLE	OR	97070
BARLOW DEBORAH E TRUSTEE	8440 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
BARNARD PATRICK M & DIANA J	1395 W CACTUS MOON PL	TUCSON	AZ	85737
BARNES JAMES N & CONNIE DELAINE	8468 SW WILSON LN	WILSONVILLE	OR	97070
BARNETT CLIFFORD L JR TRUSTEE	32185 SW EAST LAKE PT	WILSONVILLE	OR	97070
BARNETTE RICHARD THOMAS TRUSTEE	7390 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BARNUM ROBERT E TRUSTEE	8125 SW FAIRWAY DR	WILSONVILLE	OR	97070
BARR KRISTOFER & SARA	12259 SW AMALFI LN	WILSONVILLE	OR	97070
BARR THOMAS J JR & MARY EILEEN	11217 SW BERLIN AVE	WILSONVILLE	OR	97070
BARRERO FRANKLIN & ROZANNA RUTH	31121 SW PAULINA CT	WILSONVILLE	OR	97070
BARRETT HAYLEY	10736 SW VERDUN LOOP	WILSONVILLE	OR	97070
BARRETT KEVIN M & RACHELLE M	10955 SW FLORES ST	WILSONVILLE	OR	97070
BARRETT MICHAEL	11881 SW BARCELONA ST	WILSONVILLE	OR	97070
BARRETT ROBERT & SHIRLEY	7070 SW ARMITAGE CT	WILSONVILLE	OR	97070
BARRETT TREVOR ANSON & DONNA	10947 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
BARRETTE QUINTIN & TAISIIA	28549 SW ASH MEADOWS BLVD UNIT 1	WILSONVILLE	OR	97070
BARRON GLORIA	PO BOX 941	WILSONVILLE	OR	97070
BARRY SEAN P	10823 SW PARKVIEW DR	WILSONVILLE	OR	97070
BARRY WANDA	6850 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
BARSKEY STEVEN & THERESA CRUMPTON	28575 SW SANDALWOOD DR	WILSONVILLE	OR	97070
BARTEL CYNTHIA A TRUSTEE	30344 SW RUTH ST UNIT 62	WILSONVILLE	OR	97070
BARTEL JACOB ROBERT & KIMBERLY	7851 SW GRASS CT	WILSONVILLE	OR	97070
BARTEL LYNDA JO	28623 SW ORLEANS AVE	WILSONVILLE	OR	97070
BARTEL MARLAINE KLINE	27861 SW PAINTER DR	WILSONVILLE	OR	97070
BARTHEL MARY KATHLEEN & WILLIAM	11202 SW BARBER ST	WILSONVILLE	OR	97070
BARTHEL THOMAS	8305 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
BARTHOLEMY ALISA	11380 SW PAULINA DR	WILSONVILLE	OR	97070
BARTLETT JAMES B & HEATHER M	31100 SW COUNTRY VIEW LOOP	WILSONVILLE	OR	97070
BARTLETT JOHN WILLIAM & KELLY	11692 SW LAUSANNE ST	WILSONVILLE	OR	97070
BARTON DENNIS L & KATHIE L	32570 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BARTON JULIAN	11750 SW VALENCIA LN	WILSONVILLE	OR	97070
BASANESE JOHN LOUIS CO-TRUSTEE	11746 SW OSLO ST	WILSONVILLE	OR	97070
BASARABA THEODORE & BEVERLY	11255 SW CHURCHILL	WILSONVILLE	OR	97070
BASHOURY WALID & MAYA ADONIS	28231 SW PARIS AVE	WILSONVILLE	OR	97070
BASHOURY WALID & MAYA ADONIS	29700 SW COURTSIDE DR #32	WILSONVILLE	OR	97070
BASS MICHAEL	10325 SW BARBER ST	WILSONVILLE	OR	97070
BASSETT KAREN J	28525 SW SANDALWOOD CT	WILSONVILLE	OR	97070
BATACAN HORACIO TORRES & ROWENA MAI	7052 SW IRONWOOD CT	WILSONVILLE	OR	97070
BATEMAN BRETT M & MELISSA D	29598 SW NAPLES DR	WILSONVILLE	OR	97070
BATES ANTHONY J	7727 SW BOECKMAN RD	WILSONVILLE	OR	97070
BATES WILLIAM L & SHARI L	8625 SW CARMEL CIR	WILSONVILLE	OR	97070
BATSON JULIE A	30534 SW RUTH ST	WILSONVILLE	OR	97070
BATTE ROBERT E & SANDRA E	32345 SW DEL MONTE DR	WILSONVILLE	OR	97070
BATTILEGA ANDREINA	11615 SW PREAKNESS	WILSONVILLE	OR	97070
BAUER ROBERT L & CAMERON S	32225 SW EAST LAKE PT	WILSONVILLE	OR	97070
BAUER WILLIAM LEE	11351 SW CHURCHILL	WILSONVILLE	OR	97070
BAUMAN ANDREA E TRUSTEE	7785 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
MABRY KENNET	29084 SW COS	WILSONVILLE	OR	97070
MACADAM TRU	29745 SW JACK	WILSONVILLE	OR	97070
MACALISTAIRE.	7235 SW LAKE I	WILSONVILLE	OR	97070
MACCRACKEN	28504 SW CASI	WILSONVILLE	OR	97070
MACEWAN AM/	10910 SW BARI	WILSONVILLE	OR	97070
MACK ALYSON	30770 SW FIR A	WILSONVILLE	OR	97070
MACKELVIE KIN	10469 SW DEN	WILSONVILLE	OR	97070
MACKEY-DEMA	28329 SW BELF	WILSONVILLE	OR	97070
MACKIE JAY A	7894 SW CINN/	WILSONVILLE	OR	97070
MACOVSKY LOI	28695 SW SANI	WILSONVILLE	OR	97070
MACPHERSON	10211 SW EVEI	WILSONVILLE	OR	97070
MACRAE JASON	11229 SW BERI	WILSONVILLE	OR	97070
MADDEN BRYAI	10890 SW MOR	WILSONVILLE	OR	97070
MADDEN BRYC	11605 SW COLI	WILSONVILLE	OR	97070
MADDOX LEWIS	10615 SW EDG	WILSONVILLE	OR	97070
MADDY DARIN I	616 BAKER ST	MCMINNVILLE	OR	97128
MAESTRETTI JA	29021 SW VILLI	WILSONVILLE	OR	97070
MAGAT SHAYN/	7210 SW BAY LI	WILSONVILLE	OR	97070
MAGEE LINDA F	11360 SW PAUI	WILSONVILLE	OR	97070
MAGEE MERRIL	8665 SW CARM	WILSONVILLE	OR	97070
MAGEE RAHNA	8370 SW MARI	WILSONVILLE	OR	97070
MAGER STEVEN	7970 SW BOEC	WILSONVILLE	OR	97070
MAGGIO MAREI	7259 SW LYNN	WILSONVILLE	OR	97070
MAHAN GALE M	7229 SW CHES	WILSONVILLE	OR	97070
MAHARJAN PRA	6894 SW ALDEI	WILSONVILLE	OR	97070
MAHMOUD YAI	7907 SW SUMI	WILSONVILLE	OR	97070
MAHONEY TIM(	8545 SW METO	WILSONVILLE	OR	97070
MAI BLAKE R &	29176 SW COS	WILSONVILLE	OR	97070
MAIRE JOHN T	8545 SW CURR	WILSONVILLE	OR	97070
MAJNARICH JEI	32065 SW ARB(	WILSONVILLE	OR	97070
MAJOR VALERIE	28750 SW CAM	WILSONVILLE	OR	97070
MAJORS WILLIA	7480 SW FAIRV	WILSONVILLE	OR	97070
MAJURI PAUL V	29114 SW COS	WILSONVILLE	OR	97070
MAKI SANDRA E	32160 SW BOO	WILSONVILLE	OR	97070
MALA DANIEL J	10871 SW ARTI	WILSONVILLE	OR	97070
MALA MARGARI	28687 SW ROG	WILSONVILLE	OR	97070
MALABANAN KI	10844 SW STO(	WILSONVILLE	OR	97070
MALDONADO M	10886 SW BARI	WILSONVILLE	OR	97070
MALDONADO M	28863 SW COS	WILSONVILLE	OR	97070
MALEIKE ANDR	11715 SW VALE	WILSONVILLE	OR	97070
MALEIKE CORT	7250 SW BAY LI	WILSONVILLE	OR	97070
MALENSKY MEC	11975 SW NOR	WILSONVILLE	OR	97070
MALET MIKE F	6925 SW NYBEI	TUALATIN	OR	97062
MALETTERI MIC	11600 SW LAUS	WILSONVILLE	OR	97070
MALINOWSKI D	32377 SW LAKE	WILSONVILLE	OR	97070
MALLETT JOSEF	29141 SW COS	WILSONVILLE	OR	97070
MALLETTE ALEX	11863 SW DUB	WILSONVILLE	OR	97070
MALLICK SABY/	28528 SW MOR	WILSONVILLE	OR	97070
MALLON KEVIN	29812 SW CAM	WILSONVILLE	OR	97070
MALONE THEOI	30745 SW MAG	WILSONVILLE	OR	97070
MALONEY ROBI	1930 S RIVER D	PORTLAND	OR	97201
MALONSON PA	29625 SW JACK	WILSONVILLE	OR	97070
MALOVICH MIC	28686 SW PARI	WILSONVILLE	OR	97070
MANCIPE LUIS I	11364 SW MON	WILSONVILLE	OR	97070
MANDISH R DAI	31437 SW OLYI	WILSONVILLE	OR	97070
MANDT BRIAN	7095 SW MOLA	WILSONVILLE	OR	97070
MANGUS KIMBI	11625 SW COLI	WILSONVILLE	OR	97070
MANITSAS JESS	27129 SW ADEI	WILSONVILLE	OR	97070
MANLEY LOUIS	7575 SW KOLBI	WILSONVILLE	OR	97070
MANN CORNEL	28251 SW BELF	WILSONVILLE	OR	97070
MANN GAIL E TI	7390 SW LAKES	WILSONVILLE	OR	97070
MANN TIMOTH\	10898 SW PARI	WILSONVILLE	OR	97070
MANNA TWO LL	1894 BASELINE	CORNELIUS	OR	97113
MANNION SEAI	6725 YORK AVE	EDINA	MN	55435
MANOMARK PR	755 TUKWILA D	WOODBURN	OR	97071
MANSFIELD ALI	6581 SW LUPIN	WILSONVILLE	OR	97070
MANZER DANIE	10410 SW SERI	WILSONVILLE	OR	97070
MAOZ MICHAEI	11715 SW NOR	WILSONVILLE	OR	97070
MARASZEK JOS	28699 SW CAS(	WILSONVILLE	OR	97070
MARCELL TODI	31985 SW COU	WILSONVILLE	OR	97070
MARCH KAREN	31724 SW FAIR	WILSONVILLE	OR	97070
MARCUM MICH	8315 SW CURR	WILSONVILLE	OR	97070
MARELICH MAI	28330 SW WAG	WILSONVILLE	OR	97070
MARIANI MELIS	7945 SW RACQ	WILSONVILLE	OR	97070
MARIE DENISE	11964 SW LAUS	WILSONVILLE	OR	97070
MARIN THUY TH	11981 SW SURI	WILSONVILLE	OR	97070
MARJAMA CIND	10749 SW VERI	WILSONVILLE	OR	97070
MARKLEY CARL	6736 1ST AVE N	SEATTLE	WA	98117
MARKMAN MICI	11160 SW BERI	WILSONVILLE	OR	97070
MARKMAN NOF	29599 SW BEAI	WILSONVILLE	OR	97070
MARKUS DAVID	11623 SW JAM/	WILSONVILLE	OR	97070
MARLIEB WILLI/	8055 SW SACAJ	WILSONVILLE	OR	97070
MARLOW JERRY	7585 SW ARBO	WILSONVILLE	OR	97070
MARQUEZ VICT	29606 SW NAPI	WILSONVILLE	OR	97070
MARQUIS DAVII	28445 SW GRAI	WILSONVILLE	OR	97070
MARSHALL AAR	29861 SW CAM	WILSONVILLE	OR	97070
MARSHALL ANI	31139 SW WILL	WILSONVILLE	OR	97070
MARSHALL KEV	10911 SW BARI	WILSONVILLE	OR	97070
MARSHALL LYN	7050 SW ARBO	WILSONVILLE	OR	97070
MARSHALL MIK	28674 SW PARI	WILSONVILLE	OR	97070
MARSHALL SHA	7100 SW HIGHI	WILSONVILLE	OR	97070
MARSTON MICI	28559 SW MOR	WILSONVILLE	OR	97070
MARTA SALLY S	32680 SW LAKE	WILSONVILLE	OR	97070
MARTEN TRANS	129 MARTEN ST	MONDOVI	WI	54755
MARTENS RICH	32400 SW DEL	WILSONVILLE	OR	97070
MARTIN COREY	7674 SW CARRI	WILSONVILLE	OR	97070
MARTIN CORT	28642 SW PARI	WILSONVILLE	OR	97070
MARTIN CRAIG	10577 SW SUN	WILSONVILLE	OR	97070
MARTIN DAVID	28740 SW PARI	WILSONVILLE	OR	97070
MARTIN GRAHA	32080 SW WILL	WILSONVILLE	OR	97070
MARTIN JAMES	8600 SW WILSC	WILSONVILLE	OR	97070
MARTIN JEREM\	11810 SW BARI	WILSONVILLE	OR	97070
MARTIN JOSEPI	31333 SW CHI/	WILSONVILLE	OR	97070
MARTIN KATHR'	6700 SW LUPIN	WILSONVILLE	OR	97070
MARTIN KENNE	31505 SW VILL/	WILSONVILLE	OR	97070
MARTIN KIM	29190 SW SERI	WILSONVILLE	OR	97070
MARTIN MARK &	11003 SW PRES	WILSONVILLE	OR	97070
MARTIN MICHA	7862 SW GRAS!	WILSONVILLE	OR	97070
MARTIN NEIL G	6823 SW GATE	WILSONVILLE	OR	97070
MARTIN REID AI	11558 SW BARI	WILSONVILLE	OR	97070
MARTIN SCOTT	30925 SW SALI	WILSONVILLE	OR	97070
MARTIN SUSAN	28720 SW VILLI	WILSONVILLE	OR	97070
MARTIN TAYLOI	28943 SW COS	WILSONVILLE	OR	97070
MARTIN VIRGIN	32518 SW JULII	WILSONVILLE	OR	97070
MARTINDALE W	7660 SW THOR	WILSONVILLE	OR	97070
MARTINEZ ABR/	7244 SW CHES	WILSONVILLE	OR	97070
MARTINEZ CES/	7226 SW BAY LI	WILSONVILLE	OR	97070

BAUMAN ROBERT & DENISE	6965 SW COUNTRY VIEW CT E	WILSONVILLE	OR	97070
BAUMGARNER JEFFERY LEE & ELIZABETH T	7877 SW EDGEWATER E	WILSONVILLE	OR	97070
BAXTER LINDA L	28593 SW ASH MEADOWS BLVD UNIT 16	WILSONVILLE	OR	97070
BAYMOR JEFFREY J TRUSTEE	32300 SW ARMITAGE RD	WILSONVILLE	OR	97070
BAZEGHI KATHERINE H	8720 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
BEACH DAVID C & KATHLEEN B	10280 SW BRYTON CT	WILSONVILLE	OR	97070
BEACH TYLER R & SARAH	7247 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
BEAN ERIC S & LINDA ELLEN	7508 SW MURRAY ST	WILSONVILLE	OR	97070
BEAN WARREN H	7640 SW FAIRWAY DR	WILSONVILLE	OR	97070
BEAR PAULA G TRUSTEE	9205 SW 4TH ST	WILSONVILLE	OR	97070
BEARD JEFFREY & TERRI	29480 SW VOLLEY ST UNIT 21	WILSONVILLE	OR	97070
BEAT INVESTMENTS LLC	2990 SW UNDERWOOD DR	PORTLAND	OR	97225
BEATON JULIE M	8221 SW MARINERS DR	WILSONVILLE	OR	97070
BEATTY PHILIP E & JEANETTE L	27061 S HWY 170	CANBY	OR	97013
BEAUDETTE CHAD ADRIEN	11134 SW BERLIN AVE	WILSONVILLE	OR	97070
BECK KEEN	11205 SW BERLIN AVE	WILSONVILLE	OR	97070
BECK RODNEY J & CAROL M	12263 SW ALTA LN	WILSONVILLE	OR	97070
BECKER LARRY A & ANN E	7732 SW TOURNAMENT CT	WILSONVILLE	OR	97070
BECKER MATTHEW CHRISTOPHER & CAITLIN	28335 SW PARIS AVE	WILSONVILLE	OR	97070
BECKETT GERALD N TRUSTEE	7964 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
BECKLEY ANGELA DIANE TRUSTEE	6764 SW FERNBROOK CT	WILSONVILLE	OR	97070
BECKNER STEVEN ALAN & SOHYOUNG LEE	28730 SW SERENITY WAY	WILSONVILLE	OR	97070
BEEKS KAMERON P & KIRSTEN M COURTNEY	7248 SW BRISBAND ST	WILSONVILLE	OR	97070
BEEMAN MATT & JULIE	28739 SW SERENITY WAY	WILSONVILLE	OR	97070
BEER DONALD E & JANET L	7465 SW BUNKER POST CT	WILSONVILLE	OR	97070
BEER VIVIAN	29663 SW YOSEMITE WAY	WILSONVILLE	OR	97070
BEISEL CRAIG & MARY	7031 SW GORDONS RUN	WILSONVILLE	OR	97070
BEITEL RONALD A	10884 SW ARTHUR CT	WILSONVILLE	OR	97070
BELAND JOHN AARON TRUSTEE	12301 SW MOFFITT DR	WILSONVILLE	OR	97070
BELGARD MINDY	31035 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
BELL DENNIS MICHAEL & KAREN SUE	12280 SW ALTA LN	WILSONVILLE	OR	97070
BELL LISA C	10453 SW FRANKLIN LN	WILSONVILLE	OR	97070
BELL TOWER APARTMENTS LLC	221 AMATISTA WAY	OCEANSIDE	CA	92056
BELLEQUE ANDREA	29085 SW COSTA CIR W	WILSONVILLE	OR	97070
BEMIS MAX & MAHALA	8610 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
BENCH MARCIA A & JAY E	29030 SW TOWN CENTER LOOP E STE 20	WILSONVILLE	OR	97070
BENCHARSKY JOSEPH T TRUSTEE	7638 SW ROANOKE DR	WILSONVILLE	OR	97070
BENESH GREGORY S & BEATRICE	31153 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
BENHAM ASHLEY & SEAN PATRICK	8315 SW ROGUE LN	WILSONVILLE	OR	97070
BENNER CRYSTAL JEAN	700 WEST E ST #701	SAN DIEGO	CA	92101
BENNETT ALEX	12021 SW BARBER ST	WILSONVILLE	OR	97070
BENNETT BRADLEY J & KRISTIN N LAMB	31419 SW ORCHARD DR	WILSONVILLE	OR	97070
BENNETT JOHN WILLIAM TRUSTEE	7310 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
BENNETT JONATHAN K & JAMIE D	10127 SW EVERGREEN CT	WILSONVILLE	OR	97070
BENNETT KIMBERLY ANN	28656 SW ASH MEADOWS BLVD UNIT 24	WILSONVILLE	OR	97070
BENNETT LEANN RENE TRUSTEE	16840 SW PARRETT MTN RD	SHERWOOD	OR	97140
BENNETT LEGACY BUILDING LLC	30240 SW PARKWAY AVE STE 100	WILSONVILLE	OR	97070
BENNETT MICHAEL S & CANDACE JO	29628 SW JACKSON WAY	WILSONVILLE	OR	97070
BENNETT SARA L	7959 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
BENNETT VIRGINNIA L CO-TRUSTEE	PO BOX 2177	WILSONVILLE	OR	97070
BENNETT WILLIAM A	11750 SW BARCELONA ST	WILSONVILLE	OR	97070
BENNINGTON DANIEL D	11185 SW BARBER ST	WILSONVILLE	OR	97070
BENNISH MICHAEL D TRUSTEE	32020 SW CYPRESS PT	WILSONVILLE	OR	97070
BENSON CHARLES D TRUSTEE	32279 SW LAKE DR	WILSONVILLE	OR	97070
BENSON STEVEN C & LISA M BRICE	8525 SW WILSON LN	WILSONVILLE	OR	97070
BENTZ CHARLES J & SUZANNE M	28265 SW BELFAST LN	WILSONVILLE	OR	97070
BENTZ JANET ROSE	8400 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
BENVENISTE MICHAEL & CARI	7366 SW IRON HORSE ST	WILSONVILLE	OR	97070
BERETTA AARON	31117 SW PAULINA CT	WILSONVILLE	OR	97070
BERG MICHELLE & MARK TIPPIN	28498 SW WAGNER ST	WILSONVILLE	OR	97070
BERG NEAL S	19174 SW 55TH CT	TUALATIN	OR	97062
BERGER COURTNEY R & JASON C	10959 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
BERGER JOSHUA R & AMY E	7264 SW BOUCHAINE CT	WILSONVILLE	OR	97070
BERGEVIN MICHELE TRUSTEE	32360 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BERGMAN ADRIENNE	30657 SW KENSINGTON DR	WILSONVILLE	OR	97070
BERGMANS HUBERT E & BARBARA J	9250 SW 4TH ST	WILSONVILLE	OR	97070
BERGQUIST WAYNE E TRUSTEE	28631 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
BERLIN ROBERT N & SHIRLEY	10864 SW MERLIN CT	WILSONVILLE	OR	97070
BERMAN FREDRICK M & LINDA L	28598 SW ORLEANS AVE	WILSONVILLE	OR	97070
BERNAL JEANMARIE HOUSTON CO-TRUSTEE	2274 OLIVE AVE	FREMONT	CA	94539
BERNAL MARISOL	6604 SW ESSEX CT	WILSONVILLE	OR	97070
BERNARD R M TRUSTEE	31530 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
BERNERT	PO BOX 37	WILSONVILLE	OR	97070
BERNERT THOMAS L TRUSTEE	PO BOX 603	WILSONVILLE	OR	97070
BERNERT TODD	8194 SW WOODBRIDGE CT	WILSONVILLE	OR	97070
BERNSTEIN MICHAEL J TRUSTEE	10296 SW LISBON ST	WILSONVILLE	OR	97070
BERREY INVESTMENT LLC	25999 SW CANYON CREEK RD STE E	WILSONVILLE	OR	97070
BERRY MICHAEL D TRUSTEE	31460 SW ORCHARD DR	WILSONVILLE	OR	97070
BERTLING ALEX COURTNEY ODONNELL	11715 SW VALENCIA LN UNIT 404	WILSONVILLE	OR	97070
BERTRAND PAUL N TRUSTEE	10320 SW ASHTON CIR	WILSONVILLE	OR	97070
BEST CHRISTOPHER R	12329 SW ATHENS LN	WILSONVILLE	OR	97070
BEST JAMES A & WHITNEY B	10200 SW MADRID LOOP	WILSONVILLE	OR	97070
BEYER ERIN M	10557 SW BARBER ST	WILSONVILLE	OR	97070
BHAGWAN KADAM & JAIMINI K	11840 SW PALERMO ST	WILSONVILLE	OR	97070
BHATIA MANJEET SINGH	27628 SW MARIGOLD TER	WILSONVILLE	OR	97070
BHILARE PRADNYAN & VIDYA P	8702 SW VALE CT	WILSONVILLE	OR	97070
BHOIR ROHAN SHARAD	11725 SW BARCELONA ST	WILSONVILLE	OR	97070
BIALY JOANNA WACLAWA	10240 SW BARBER ST	WILSONVILLE	OR	97070
BICKEL LINDA	29056 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
BICKEL SARA L STEENHUIS TRUSTEE	7578 SW ROANOKE DR	WILSONVILLE	OR	97070
BICKNELL MEGHAN C	28834 SW GENEVA LOOP	WILSONVILLE	OR	97070
BIELAGUS MELISSA	10979 SW VERDUN LOOP	WILSONVILLE	OR	97070
BILUSAK BRYCE & RACHAEL GANT	11420 SW PAULINA DR	WILSONVILLE	OR	97070
BIMSTEIN DEBORAH TRUSTEE	12380 SW WATERFORD LOOP	WILSONVILLE	OR	97070
BINGHAM CHRIS & NICHOLE	28669 SW GLENWOOD CIR	WILSONVILLE	OR	97070
BIONDI MARK	30958 SW SALMON LN	WILSONVILLE	OR	97070
BIPPES BRIAN MARK TRUSTEE	7090 SW HIGHLAND CT	WILSONVILLE	OR	97070
BIPPES JONATHAN MARK & KRISTIN NICHOLI	28043 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
BIRENBAUM HENRY J TRUSTEE	29536 SW KINGS CT	WILSONVILLE	OR	97070
BISCHOF DONALD E TRUSTEE	11495 SW TOOZE RD	WILSONVILLE	OR	97070
BISHOP GREG S & RUTH A	7420 SW FAIRWAY DR	WILSONVILLE	OR	97070
BISHOP JONATHAN J	28669 SW GENEVA LOOP	WILSONVILLE	OR	97070
BISHOP MICHAEL L & L LAJOIE-BISHOP	11274 SW MCKENZIE CT W	WILSONVILLE	OR	97070
BISHOP MICHAEL L & LAURA LAJOIE	11266 SW CHURCHILL	WILSONVILLE	OR	97070
BISHOP OLGA	29184 SW COSTA CIR E	WILSONVILLE	OR	97070
BISTOLAS JOHN TRUSTEE	8380 SW ROGUE LN	WILSONVILLE	OR	97070
BITAR BROS RBT A BITAR CORP	2929 E BURNSIDE ST	PORTLAND	OR	97214
BITNEY DEBRA JEAN TRUSTEE	28507 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
BITTLE ROBERT M	28579 SW WAGNER ST	WILSONVILLE	OR	97070
BITTNER RICHARD L & CONSTANCE R	7525 SW MIDDLE GREENS RD	WILSONVILLE	OR	97070
BITZ BENNIE D	11315 SW CHANTILLY	WILSONVILLE	OR	97070
BIZON PAUL MARTIN	31480 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
BIZON PHILIP DAVID & PAIGE JENICE	7455 SW BUNKER POST CT	WILSONVILLE	OR	97070
BL & DJ LLC	9155 BOECKMAN RD	WILSONVILLE	OR	97070
BLACKBURN ERIC	11121 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
BLACKBURN KEVIN ERIC & APRIL	21136 SW NURSERY WAY	SHERWOOD	OR	97140
BLACKHAM ANTHONY J CO-TRUSTEE	28741 SW COSTA CIR E	WILSONVILLE	OR	97070
MARTINEZ EDG	31040 SW SALN	WILSONVILLE	OR	97070
MARTINEZ JESS	8315 SW CURR	WILSONVILLE	OR	97070
MARTINEZ MAT	28027 SW WAG	WILSONVILLE	OR	97070
MARTINEZ-HER	8848 SW KALYC	WILSONVILLE	OR	97070
MARTOS ANTOI	28446 SW WAG	WILSONVILLE	OR	97070
MARTUCCI STEI	11721 SW OSLC	WILSONVILLE	OR	97070
MARTZ GLEN W	2054 LAKELANI	EUGENE	OR	97408
MASH MICHAEL	29835 SW CAM	WILSONVILLE	OR	97070
MASHAK MARY	8340 SW MARIN	WILSONVILLE	OR	97070
MASOG MADISI	8550 SW CURR	WILSONVILLE	OR	97070
MASON DONAL	7766 SW VILLA	WILSONVILLE	OR	97070
MASON EDWAF	31778 SW FAIR	WILSONVILLE	OR	97225
MASON JEFFER	11235 SW BERL	WILSONVILLE	OR	97070
MASON MATTH	28249 SW ORLI	WILSONVILLE	OR	97013
MASON PHILIP	28946 SW ORLI	WILSONVILLE	OR	97070
MASON ROLAN	7650 SW CARRI	WILSONVILLE	OR	97070
MASON STEPHI	27624 SW WILL	WILSONVILLE	OR	97070
MASSEY AMBEF	11152 SW BARI	WILSONVILLE	OR	97070
MASSING ALAN	32060 SW CYPI	WILSONVILLE	OR	97070
MAST THEODOI	32574 SW RIVIE	WILSONVILLE	OR	97070
MASTAIN ALISO	6797 SW FERNI	WILSONVILLE	OR	97070
MASTERS SCOT	26937 SW MCL	WILSONVILLE	OR	97070
MASTERSON BF	8352 SW MAXIM	WILSONVILLE	OR	97070
MASTRANDREA	28524 SW VILLI	WILSONVILLE	OR	97070
MASULIS DAVIE	29116 SW COS	WILSONVILLE	OR	97070
MATHEWS KIRK	PO BOX 1775	WILSONVILLE	OR	97070
MATHIAS DOUC	11134 SW DAVI	WILSONVILLE	OR	97070
MATHIASON BR	30526 SW RUTH	WILSONVILLE	OR	97070
MATHIS MICHA	31519 SW WILL	WILSONVILLE	OR	97070
MATSON BENJA	14089 NE RIVEI	AURORA	OR	97002
MATTHEWS BRI	31509 SW ORC	WILSONVILLE	OR	97070
MATTHIES DARI	7669 SW ROAN	WILSONVILLE	OR	97070
MATTHIES DOR	14784 NE LAWI	AURORA	OR	97002
MATTHIESEN M	819 THE GREEN	NEWBERG	OR	97132
MAUER ROSLYI	7367 SW WOOI	WILSONVILLE	OR	97070
MAUK DEBORA	31160 SW COU	WILSONVILLE	OR	97070
MAURER BERN/	10913 SW PRES	WILSONVILLE	OR	97070
MAURER RICHA	7155 SW EAST I	WILSONVILLE	OR	97070
MAUTZ ROBERT	7550 SW MIDDI	WILSONVILLE	OR	97070
MAXWELL JOHI	29232 SW ORLI	WILSONVILLE	OR	97070
MAXWELL SHAI	28464 SW MEAI	WILSONVILLE	OR	97070
MAY CHRISTOP	28945 SW MON	WILSONVILLE	OR	97070
MAY RAYMOND	6887 SW CEDA	WILSONVILLE	OR	97070
MAYBEE JANET	28610 SW SANI	WILSONVILLE	OR	97070
MAYER DONALI	6534 SE 36TH	PORTLAND	OR	97202
MAYER JEFFREY	29079 SW MON	WILSONVILLE	OR	97070
MAYES RICHAR	8186 SW MARIN	WILSONVILLE	OR	97070
MAYFIELD GRAI	29677 SW NAPI	WILSONVILLE	OR	97070
MAYO STEPHAI	28570 SW MCC	WILSONVILLE	OR	97070
MAZUR ARKADI	31053 SW KEN	WILSONVILLE	OR	97070
MBA ROSEMAR	11033 SW PARI	WILSONVILLE	OR	97070
MCANINCH KE\	11100 SW BERI	WILSONVILLE	OR	97070
MCARAVEY DIA	28613 SW COFI	WILSONVILLE	OR	97070
MCAULAY COU	10154 SW MAD	WILSONVILLE	OR	97070
MCAVOY THOM	31830 SW COU	WILSONVILLE	OR	97070
MCBETH DUSTI	11762 SW OSL	WILSONVILLE	OR	97070
MCBRIDE GREC	8685 SW WILSC	WILSONVILLE	OR	97070
MCBRIDE JOYC	8405 SW CURR	WILSONVILLE	OR	97070
MCBURNEY MA	11516 SW BERI	WILSONVILLE	OR	97070
MCCABE TIMOT	12030 SW RIVE	WILSONVILLE	OR	97070
MCCALLISTER F	7788 SW ARBO	WILSONVILLE	OR	97062
MCCALLUM CA	29264 SW COS	WILSONVILLE	OR	97070
MCCALLUM KR	7230 SW WOOI	WILSONVILLE	OR	97070
MCCANN ELIZA	29730 SW LAN	WILSONVILLE	OR	97070
MCCANN MARY	8495 SW METO	WILSONVILLE	OR	97070
MCCARTHY ANI	31116 SW WILL	WILSONVILLE	OR	97070
MCCARTHY BAI	31505 SW COU	WILSONVILLE	OR	97070
MCCARTHY JAI	7743 SW ARBO	WILSONVILLE	OR	97070
MCCARTNEY M	8420 SW CURR	WILSONVILLE	OR	97070
MCCAULEY KIN	8445 SW CURR	WILSONVILLE	OR	97070
MCCLAIN JARE	7525 SW WIMB	WILSONVILLE	OR	97070
MCCLAIN LIND/	8600 SW CARM	WILSONVILLE	OR	97070
MCCLELLAN EF	31150 SW COU	WILSONVILLE	OR	97070
MCCLUNG JAS(	30945 SW BOO	WILSONVILLE	OR	97070
MCCONVILLE R	29529 SW YOSI	WILSONVILLE	OR	97070
MCCONVILLE S	11753 SW OSL(	WILSONVILLE	OR	97070
MCCORD GLEN	8365 SW METO	WILSONVILLE	OR	97070
MCCORMIC LO	8705 SW CURR	WILSONVILLE	OR	97070
MCCORMICK C	29102 SW COS	WILSONVILLE	OR	97070
MCCORMICK K	11531 SW COLI	WILSONVILLE	OR	97070
MCCORMICK P.	25109 NE PRAI	AURORA	OR	97002
MCCORRY JOH	28826 SW VILLI	WILSONVILLE	OR	97070
MCCOWAN MIC	7558 SW ROAN	WILSONVILLE	OR	97070
MCCOY JANICE	32205 SW EAST	WILSONVILLE	OR	97070
MCCRACKEN J(	31625 SW COU	WILSONVILLE	OR	97070
MCCREADY CO	29520 SW VOLI	WILSONVILLE	OR	97070
MCCRUM CHRI	6983 SW WEHL	WILSONVILLE	OR	97070
MCCRUM LARR	27582 SW ALDI	WILSONVILLE	OR	97070
MCCRUM RON/	7520 SW WIMB	WILSONVILLE	OR	97070
MCCULLAUGH	29072 SW SAN	WILSONVILLE	OR	97070
MCCULLAUGH	8605 SW METO	WILSONVILLE	OR	97070
MCCUNE ALEX/	29620 SW VOLI	WILSONVILLE	OR	97070
MCDANIEL ALLI	28750 SW CAM	WILSONVILLE	OR	97070
MCDANIEL PHY	9150 SW BLAKE	TUALATIN	OR	97062
MCDONALD JO	28333 SW WAG	WILSONVILLE	OR	97070
MCDONALD KE	7355 SW FAIRV	WILSONVILLE	OR	97070
MCDONALD LE	11106 SW PARI	WILSONVILLE	OR	97070
MCDOUGAL PE	10962 SW FLOI	WILSONVILLE	OR	97070
MCELDOWNEY	28563 SW COFI	WILSONVILLE	OR	97070
MCELWAIN NAI	7235 SW FOUN	WILSONVILLE	OR	97070
MCENTYRE JES:	12023 SW LAUS	WILSONVILLE	OR	97070
MCEWAN ANNE	28550 SW ORLI	WILSONVILLE	OR	97070
MCEWING DOL	29656 SW BELV	WILSONVILLE	OR	97070
MCFALL PATRIC	29558 SW GLA(	WILSONVILLE	OR	97070
MCGAFFEY MIC	8440 SW CURR	WILSONVILLE	OR	97070
MCGARRIGLE R	8000 SW WINC	WILSONVILLE	OR	97070
MCGAUGHEY C	28565 SW MCG	WILSONVILLE	OR	97070
MCGEE JUDITH	7330 SW MONT	WILSONVILLE	OR	97070
MCGILL MINDI I	8230 SW MAXIN	WILSONVILLE	OR	97070
MCGILLIVARY K	10886 SW HUN	WILSONVILLE	OR	97070
MCGINNIS JOAI	7310 SW ARBO	WILSONVILLE	OR	97070
MCGONAGLE C	11025 SW VERI	WILSONVILLE	OR	97070
MCGONAGLE N	28615 SW PARI	WILSONVILLE	OR	97070
MCGONAGLE T.	28750 SW CAM	WILSONVILLE	OR	97070
MCGOWAN WII	8210 SW WOOI	WILSONVILLE	OR	97070
MCGRATH TIMC	31533 SW VILL/	WILSONVILLE	OR	97070
MCGREGOR BC	31377 SW COU	WILSONVILLE	OR	97070

BLACKSMITH KENNETH CHARLES & PAMELA	29769 SW LANCELOT LN	WILSONVILLE	OR	97070
BLACKWELL DANIELLE L TRUSTEE	PO BOX 220	CLOVERDALE	OR	97112
BLAKE BRENTON R TRUSTEE	10415 SW TRANQUIL WAY	WILSONVILLE	OR	97070
BLAKE KARRI R	8415 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
BLAKE RUSSELL W	60770 GOLF VILLAGE LOOP	BEND	OR	97702
BLAKELOCK VIRGINIA L	10305 SW BRYTON CT	WILSONVILLE	OR	97070
BLANCHARD LUIS R TRUSTEE	662 N WILLITTS ST	SISTERS	OR	97759
BLANKENSHIP TOD	29088 SW ORLEANS AVE	WILSONVILLE	OR	97070
BLASE ROBERT W	29819 SW CAMELOT ST	WILSONVILLE	OR	97070
BLATTNER COLLIN M TRUSTEE	6869 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
BLAZSOVSZKY GABOR J	7853 SW CHAMPION CT	WILSONVILLE	OR	97070
BLEASDALE NIGEL TRUSTEE	10611 SW BARBER ST	WILSONVILLE	OR	97070
BLEDY AARON D & ERIN ROADY	7739 SW THORNTON DR	WILSONVILLE	OR	97070
BLEM LARRY D TRUSTEE	6870 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
BLESSINGER NICKOLUS	8645 SW VALE CT	WILSONVILLE	OR	97070
BLISS DEREK J	11205 SW CHAMPOEG CT	WILSONVILLE	OR	97070
BLISS JANET T	30800 SW SALMON ST	WILSONVILLE	OR	97070
BLOCK GREGORY RICHARD	11175 SW BERLIN AVE	WILSONVILLE	OR	97070
BLOCK KIRK RAHLES	11729 SW OSLO ST	WILSONVILLE	OR	97070
BLODGETT JOHN J & LEAH J	10394 SW MADRID LOOP	WILSONVILLE	OR	97070
BLOHN DAVID G TRUSTEE	10754 SW PARKVIEW DR	WILSONVILLE	OR	97070
BLOUCH BRADLEY ALAN	29700 SW COURTSIDE DR #45	WILSONVILLE	OR	97070
BLYTH BRADLEY & FRANCINE	28719 SW SERENITY WAY	WILSONVILLE	OR	97070
BLYTH CATLIN D	28939 SW SAN REMO AVE	WILSONVILLE	OR	97070
BLYTH CRISTOPHER	28910 SW GENEVA LOOP	WILSONVILLE	OR	97070
BNSF RAILWAY COMPANY	820 CENTRAL BLDG	SEATTLE	WA	98104
BODEN JOHN T TRUSTEE	31655 SW VILLAGE CREST CT	WILSONVILLE	OR	97070
BODYFELT MARK R & KARRIE L EIXENBERGER	6979 SW HOLLYBROOK CT	WILSONVILLE	OR	97070
BOECKMAN BETH	10290 SW EVERGREEN CT	WILSONVILLE	OR	97070
BOECKMAN CREEK CONDO OWNERS	NO MAILING ADDRESS	AVAILABLE		
BOEHLER KIMBERLY	8225 SW MARINERS DR	WILSONVILLE	OR	97070
BOEHM MARTIN TRUSTEE	28640 SW CRESTWOOD DR	WILSONVILLE	OR	97070
BOEHME DARIAN JOSHUA TRUSTEE	7007 SW IRON HORSE ST	WILSONVILLE	OR	97070
BOEHR DAVID I TRUSTEE	31262 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
BOEHRER ROLAND	12015 SW LAUSANNE ST	WILSONVILLE	OR	97070
BOEN RACHEL ANN	30825 SW FIR AVE	WILSONVILLE	OR	97070
BOGERT JENNA & DAVID	29208 SW ORLEANS AVE	WILSONVILLE	OR	97070
BOGUE CAYE R TRUSTEE	8413 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
BOHARD ERIC KENNETH TRUSTEE	30975 SW SALMON LN	WILSONVILLE	OR	97070
BOHLEN JOHN MICHAEL & MARGARET MARY	28160 SW ICELAND AVE	WILSONVILLE	OR	97070
BOHN ROBIN A	11254 SW BELNAP CT	WILSONVILLE	OR	97070
BOHR TERRY L	8505 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
BOHRINGER WILLIAM	7580 SW FAIRWAY DR	WILSONVILLE	OR	97070
BOLAND ARTHUR J	10798 SW LONDON LN	WILSONVILLE	OR	97070
BOLDT GEORGE B	6590 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
BOLTHOUSE FREDERICK J TRUSTEE	7662 SW HONOR LOOP	WILSONVILLE	OR	97070
BOMONT CHALLEN	28549 SW ASH MEADOWS BLVD UNIT 5	WILSONVILLE	OR	97070
BONDELIE KENNETH GEORGE & EMILY ELIZA	1616 COURT ST NE	SALEM	OR	97301
BONDY MICHELE & IVAN	29560 SW MONTEBELLO DR	WILSONVILLE	OR	97070
BONHAM JAMES E	29582 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
BONINO TIMOTHY J & JUDITH M	32510 SW LAKE POINT CT	WILSONVILLE	OR	97070
BONNEVILLE PROJ US DEPT	1002 NE HOLLADAY	PORTLAND	OR	97232
BOOHER DAVID J CO-TRUSTEE	28801 SW GENEVA LOOP	WILSONVILLE	OR	97070
BOOK TERRY R & MARIKATE	7288 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
BOONE DEBBIE A CO-TRUSTEE	31523 SW WILDWOOD CT	WILSONVILLE	OR	97070
BOONE MARGARET A CO-TRUSTEE	PO BOX 2510	WILSONVILLE	OR	97070
BOONYALUG ANUCHIT	28576 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
BOOTH DIANE M TRUSTEE	7340 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
BOOTHBY DARRIN F	14905 SW WOODHUE ST	TIGARD	OR	97224
BORDNER JOAN LOUISE TRUSTEE	32400 SW LAKE DR	WILSONVILLE	OR	97070
BORG JAMES K & EMMA T	10472 SW DENMARK ST	WILSONVILLE	OR	97070
BORGEN PATRICIA LYNN	28860 SW ORLEANS AVE	WILSONVILLE	OR	97070
BORGEN ROBERT SCOTT & DARALYN W	28515 SW CASCADE LOOP	WILSONVILLE	OR	97070
BORGER BENJAMIN J	28785 SW GENEVA LOOP	WILSONVILLE	OR	97070
BORGOY JOHN A & KAREN J	6815 SW DEVONSHIRE CT	WILSONVILLE	OR	97070
BORK ERNEST EDWARD	29024 SW ORLEANS AVE	WILSONVILLE	OR	97070
BORLAND JARED M & LINDSEY L	11803 SW OSLO ST	WILSONVILLE	OR	97070
BORNSTEIN ANDREA Z & LARRY P	32685 SW LAKE POINT CT	WILSONVILLE	OR	97070
BORST TERRY L CO-TRUSTEE	7948 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
BOSAK ROBERT E & MARY C	32535 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BOSCH PAIGE NATALIE ELIZABETH	27171 SW ADEN AVE	WILSONVILLE	OR	97070
BOSCH ROGER HEINZ	28389 SW WAGNER ST	WILSONVILLE	OR	97070
BOSCHEE GENE J & PAMELA S	7525 SW HONOR LOOP	WILSONVILLE	OR	97070
BOSS JOYCE N & CLAYTON A	28727 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070
BOSTER JAMES R	27111 SW ADEN AVE	WILSONVILLE	OR	97070
BOTHNE CARYN L	12208 SW PALERMO ST	WILSONVILLE	OR	97070
BOUCHAINE LLC	PO BOX 2105	LAKE OSWEGO	OR	97035
BOUCHER RODNEY M & VALORIE G	11710 SW LAUSANNE ST	WILSONVILLE	OR	97070
BOULDEN ROGER & MOIRA L	28746 SW SERENITY WAY	WILSONVILLE	OR	97070
BOURBONAIS BRANDON & COLLEEN	28669 SW MEADOWS LOOP	WILSONVILLE	OR	97070
BOURGEOIS HOLLY CONSTANS & PAUL	28535 SW PARIS AVE	WILSONVILLE	OR	97070
BOUTWELL GLADYS	30150 SW PARKWAY AVE STE 200	WILSONVILLE	OR	97070
BOWDEN ROBERT M TRUSTEE	7195 SW EAST LAKE CT	WILSONVILLE	OR	97070
BOWEN CORBIN E	28829 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
BOWEN PAMELA	30410 SW REBEKAH ST UNIT 34	WILSONVILLE	OR	97070
BOWER PAUL V & TERESA	29097 SW CHARLOTTE LN	WILSONVILLE	OR	97070
BOWER ROBERT D TRUSTEE	32260 SW ARMITAGE PL	WILSONVILLE	OR	97070
BOWLES MARGARET C TRUSTEE	8255 SW FAIRWAY DR	WILSONVILLE	OR	97070
BOWLES SCOT D & ANDREA	7690 SW ROANOKE DR	WILSONVILLE	OR	97070
BOWMAN CHRIS	6903 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
BOWMAN DIANA S	31070 SW BOONES BEND RD	WILSONVILLE	OR	97070
BOWMAN DIANA SUE	8675 SW CARMEL CIR	WILSONVILLE	OR	97070
BOWMAN JOHN E CO-TRUSTEE	1116 E EDGEWOOD DR	NEWBERG	OR	97132
BOWMAN RACHEL R	8500 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
BOX ROBERT A	7460 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
BOYCE GARON G TRUSTEE	11276 SW BERLIN AVE	WILSONVILLE	OR	97070
BOYD ADAM J & MIKAELA L	28520 SW PARIS AVE	WILSONVILLE	OR	97070
BOYD ERIN E	12288 SW PALERMO ST	WILSONVILLE	OR	97070
BOYD LYNN WESLIE	11715 SW VALENCIA LN UNIT 304	WILSONVILLE	OR	97070
BOYD PATRICK GEORGE	7663 SW ROANOKE DR	WILSONVILLE	OR	97070
BOYD SUSAN M TRUSTEE	PO BOX 3153	WILSONVILLE	OR	97070
BOYER JACKIE A	31188 SW CHIA LOOP	WILSONVILLE	OR	97070
BOYLE JOHN MICHAEL & CHARLES YU	7228 SW CHESTNUT LN	WILSONVILLE	OR	97070
BOZANICH ANDREW & STEPHANIE	6783 SW FERNBROOK CT	WILSONVILLE	OR	97070
BOZANICH ANGELA MARIE TRUSTEE	7004 SW HOLLYBROOK CT	WILSONVILLE	OR	97070
BRACKEN MARVIN J TRUSTEE	8505 SW WILSON LN	WILSONVILLE	OR	97070
BRADEN 1996 FAMILY LP	PO BOX 1022	HUGHSON	CA	95326
BRADEN JOHN N & TABATHA A	7264 SW LYNNWOOD CT	WILSONVILLE	OR	97070
BRADFORD PAMELA R TRUSTEE	12551 SW PALERMO ST	WILSONVILLE	OR	97070
BRADLEY CHRISTOPHER JAY	10421 SW LISBON ST	WILSONVILLE	OR	97070
BRADLEY ERROL L TRUSTEE	31062 SW SALMON LN	WILSONVILLE	OR	97070
BRADLEY KAREN M	30824 SW SALMON ST	WILSONVILLE	OR	97070
BRADLEY LINDA A	30326 SW RUTH ST UNIT 54	WILSONVILLE	OR	97070
BRADLEY SUSAN C TRUSTEE	617 MOJAVE AVE	LIVERMORE	CA	94550
BRADY CHELSEA MIRANDA & NATHAN THOM	29715 SW JACKSON WAY	WILSONVILLE	OR	97070
BRAINARD ERIC D & KEISHA M	PO BOX 3471	WILSONVILLE	OR	97070
BRAINARD ERIC D & KIESHA EM	12653 SW TOOZE RD	SHERWOOD	OR	97140
MCGREGOR M/	12011 SW LAUS	WILSONVILLE	OR	97070
MCGREGOR RI(	32295 SW ARB(	WILSONVILLE	OR	97070
MCGUIRE	11201 N EL MIR	EL MIRAGE	AZ	85335
MCGURL JAME:	28155 SW CAN	WILSONVILLE	OR	97070
MCINROE CHRI	11510 SW BERI	WILSONVILLE	OR	97070
MCINTOSH DA\	11575 SW PRE/	WILSONVILLE	OR	97070
MCINTYRE THO	32581 SW JULI	WILSONVILLE	OR	97070
MCIVER LAURE	7264 SW BRISB	WILSONVILLE	OR	97070
MCKAY ANN C	PO BOX 504	ST PAUL	OR	97137
MCKAY DANIEL	7460 SW BOUC	WILSONVILLE	OR	97070
MCKAY PATRICI	5023 S DUSTY (	GOLD CANYON	AZ	85118
MCKEE CHRIST	28954 SW ORLI	WILSONVILLE	OR	97070
MCKELVEY MAF	29507 SW VENI	WILSONVILLE	OR	97070
MCKENNA JAMI	32060 SW BOO	WILSONVILLE	OR	97070
MCKENNA JANI	32370 SW ARB(	WILSONVILLE	OR	97070
MCKENNEY DEI	29165 SW BER(	WILSONVILLE	OR	97070
MCKENZIE GAR	7585 SW MIDDI	WILSONVILLE	OR	97070
MCKENZIE KEVI	28081 SW MOR	WILSONVILLE	OR	97070
MCKENZIE SUS	7560 SW FAIRW	WILSONVILLE	OR	97070
MCKILLIP BRAD	8575 SW METO	WILSONVILLE	OR	97070
MCKINLEY MAR	1011 SW SCHA	WEST LINN	OR	97068
MCKINNEY BRE	31836 SW COU	WILSONVILLE	OR	97070
MCKINNEY CYN	28705 SW ROG	WILSONVILLE	OR	97070
MCKINNEY DAV	7558 SW HONC	WILSONVILLE	OR	97070
MCKINNEY EDV	7798 SW VLAH(	WILSONVILLE	OR	97070
MCKNIGHT SC(	28548 SW CAS(	WILSONVILLE	OR	97070
MCKOWN KIMB	28811 SW CRE:	WILSONVILLE	OR	97070
MCLAIN JOHN /	32204 SW BOO	WILSONVILLE	OR	97070
MCLAUGHLIN I	3192 PACIFIC P	ALBANY	OR	97321
MCLAUGHLIN I	65620 CLINE F/	BEND	OR	97703
MCLEAN JOSHU	12121 SW LAU:	WILSONVILLE	OR	97070
MCLEAN KYLE T	7070 SW FALLE	WILSONVILLE	OR	97070
MCLEOD LEA TI	7768 SW WIMB	WILSONVILLE	OR	97070
MCLEOD RICH/	7530 SW DOWI	WILSONVILLE	OR	97070
MCLEOD SHAN	28437 SW COFI	WILSONVILLE	OR	97070
MCMAHON LIN	8650 SW ROGU	WILSONVILLE	OR	97070
MCMANAMON (	28740 SW FINL	WILSONVILLE	OR	97070
MCMANMON K,	11352 SW CHU	WILSONVILLE	OR	97070
MCMANMON K,	29017 SW COS	WILSONVILLE	OR	97070
MCMICHAEL KE	27245 SW WOC	WILSONVILLE	OR	97070
MCMILLAN VIN'	27399 SW MAR	WILSONVILLE	OR	97070
MCMULLEN JAI	7549 SW WIMB	WILSONVILLE	OR	97070
MCNAMARA ELI	7615 SW THOR	WILSONVILLE	OR	97070
MCNAMARA GE	28973 SW COS	WILSONVILLE	OR	97070
MCNAMEE CHF	6969 SW CEDA	WILSONVILLE	OR	97070
MCNAUGHTON	16805 S CLIFFV	OREGON CITY	OR	97045
MCNAY COLLIN	31090 SW WILL	WILSONVILLE	OR	97070
MCNEILL DOUC	11213 SW CHA	WILSONVILLE	OR	97070
MCNEILL JONL	29470 SW VOLI	WILSONVILLE	OR	97070
MCNERNEY JEF	7430 SW GREEI	WILSONVILLE	OR	97070
MCNERTHNEY	32074 SW CHA	WILSONVILLE	OR	97070
MCPHERSON T	7475 SW BUNK	WILSONVILLE	OR	97070
MCQUINSTON I	32465 SW LAKE	WILSONVILLE	OR	97070
MCQUOWN RO	30424 SW RUTI	WILSONVILLE	OR	97070
MCRAE SEAN G	11811 SW TOO:	WILSONVILLE	OR	97070
MCVAY BARRY \	28558 SW WAG	WILSONVILLE	OR	97070
MCVAY DONALI	7415 SW LAKES	WILSONVILLE	OR	97070
MCVAY KRISTIN	30710 SW MAG	WILSONVILLE	OR	97070
MCVAY KURTIS	7675 SW THOR	WILSONVILLE	OR	97070
MEACHAM RICI	23735 SW LADI	SHERWOOD	OR	97140
MEACHAM TON	6582 SW ESSE)	WILSONVILLE	OR	97070
MEADE JOHN T	30366 SW RUTI	WILSONVILLE	OR	97070
MEADOS SAND	29573 SW CAM	WILSONVILLE	OR	97070
MEADOWS ROE	12015 SW RIVE	WILSONVILLE	OR	97070
MEDINA JOSE E	27443 SW COP	WILSONVILLE	OR	97070
MEDLEY GIDEO	11894 SW OSL(	WILSONVILLE	OR	97070
MEEK MARJORI	6970 SW MONT	WILSONVILLE	OR	97070
MEEKINS DOUC	28013 SW ENG	WILSONVILLE	OR	97070
MEEKS KIMBER	24125 BUTTEVI	AURORA	OR	97002
MEFFORD DENI	7983 SW SACAJ	WILSONVILLE	OR	97070
MEIDL ALBERT	28526 SW MEA	WILSONVILLE	OR	97070
MEIER PAUL A &	7200 SW EAST I	WILSONVILLE	OR	97070
MEILING-WESS	28488 SW MEA	WILSONVILLE	OR	97070
MEISNER ADAM	30762 SW ORC	WILSONVILLE	OR	97070
MEISNER RICH/	32208 SW BOO	WILSONVILLE	OR	97070
MEISTER DANIE	11224 SW STO(	WILSONVILLE	OR	97070
MEISTER DANIE	28357 SW BELF	WILSONVILLE	OR	97070
MEISTER DANIE	28739 SW VILL	WILSONVILLE	OR	97070
MELANDER JAS	29100 SW COS	WILSONVILLE	OR	97070
MELETHIL PADI	11221 SW MCK	WILSONVILLE	OR	97070
MELGARD MAR	12284 SW ALTA	WILSONVILLE	OR	97070
MELKERSON JC	8145 SW EDGE	WILSONVILLE	OR	97070
MELLICK ANGE	10543 SW COLI	WILSONVILLE	OR	97070
MELROSE SCO1	12032 SW LAU:	WILSONVILLE	OR	97070
MELUM BREND	6598 SW STRAT	WILSONVILLE	OR	97070
MELVILLE DEBC	12034 SW SURI	WILSONVILLE	OR	97070
MELVILLE MICH	28705 SW ROG	WILSONVILLE	OR	97070
MELVIN KENNE	7184 SW FALLE	WILSONVILLE	OR	97070
MENDELL DANI	6710 SW MONT	WILSONVILLE	OR	97070
MENDENHALL I	31050 SW NEH/	WILSONVILLE	OR	97070
MENDENHALL I	7486 SW LAKES	WILSONVILLE	OR	97070
MENDEZ NATAL	29750 SW COU	WILSONVILLE	OR	97070
MENDOZA SHE	30595 SW MAG	WILSONVILLE	OR	97070
MENELEY JENN	22897 SW COM	TUALATIN	OR	97062
MENG BRANDY	28629 SW TERF	WILSONVILLE	OR	97070
MENG QINGLAI	4411 NW HONE	CORVALLIS	OR	97330
MENG XIN & CH	10727 SW CARI	WILSONVILLE	OR	97070
MENGELKOCH	8490 SW MEMC	WILSONVILLE	OR	97070
MENNIS ROBIN	19441 WILDERI	WEST LINN	OR	97068
MENTOR GRAPI	8005 SW BOEC	WILSONVILLE	OR	97070
MERCHANT TOI	7285 SW ASCO	PORTLAND	OR	97225
MERIDIAN UNTI	6750 SW BOEC	WILSONVILLE	OR	97070
MERMIS JEFF T	10680 SW EDG	WILSONVILLE	OR	97070
MERRILL KARE	7340 SW FAIRW	WILSONVILLE	OR	97070
MERRYFIELD O	PO BOX 1116	WILSONVILLE	OR	97070
MERRY-KANE FI	28548 SW DUN	WILSONVILLE	OR	97070
MERTZ JAMIE L	29031 SW COS	WILSONVILLE	OR	97070
MESBAH CARO	31380 SW VILL/	WILSONVILLE	OR	97070
MESSER TAKAI	11081 SW VERI	WILSONVILLE	OR	97070
MESSMER ROBI	7980 SW SACAJ	WILSONVILLE	OR	97070
METCALF TRAC	28325 SW CAN	WILSONVILLE	OR	97070
METRO	600 NE GRAND	PORTLAND	OR	97232
METTLER BENJA	28612 SW ASH	WILSONVILLE	OR	97070
METZ RUBY C	11918 SW PALE	WILSONVILLE	OR	97070
MEUCHEL LUC/	10415 SW PLEA	WILSONVILLE	OR	97070
MEVAR URVI	28529 SW CAN	WILSONVILLE	OR	97070
MEYER DANIEL	8622 SW VALE (	WILSONVILLE	OR	97070

BRALLIER DAVID W & SALLY G	8315 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
BRAMAN MARK JAMES	PO BOX 493	BONITA	CA	91908
BRANCH GERALD I & SHERYL L	28690 SW 35TH DR	WILSONVILLE	OR	97070
BRANDON NATALIE C & JORDAN C	27629 SW ALDER LN	WILSONVILLE	OR	97070
BRANDT DAVID A & ANN	28293 SW BELFAST LN	WILSONVILLE	OR	97070
BRANDT THEODORE & CELIA	7185 SW EAST LAKE CT	WILSONVILLE	OR	97070
BRANTLEY TIMOTHY D & MARSHA C	11271 SW CHURCHILL	WILSONVILLE	OR	97070
BRAS KOURTNEY	29560 SW VOLLEY ST UNIT 54	WILSONVILLE	OR	97070
BRAS PATRICK JOSEPH & WINONA F	7724 SW ROANOKE DR	WILSONVILLE	OR	97070
BRASCH MICHAEL E	11741 SW VALENCIA LN	WILSONVILLE	OR	97070
BRASHEAR KARLA & JUSTIN MEHNER	12216 SW PALERMO ST	WILSONVILLE	OR	97070
BRAU CHARLES F & TERRY E	28128 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
BRAULT JEAN D TRUSTEE	32125 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BRAUN ANDREW MARCUS	6910 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
BRAVO JORGE	29540 SW COURTSIDE DR APT 10	WILSONVILLE	OR	97070
BRAVO RICARDO	10405 SW SERENE PL	WILSONVILLE	OR	97070
BRAWLEY DEBORAH A	32330 SW ARMITAGE RD	WILSONVILLE	OR	97070
BRAY WILLIAM B TRUSTEE	7395 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
BRAZELTON CAROLYN A	31935 SW CHARBONNEAU DR	WILSONVILLE	OR	97070
BRECKE LINDA	29272 SW COSTA CIR E	WILSONVILLE	OR	97070
BREHM CHRIS & ERIKA	29829 SW CAMELOT ST	WILSONVILLE	OR	97070
BRENCHLEY ESTATES OWNERS ASSOC	17933 NW EVERGREEN PL STE 200	BEAVERTON	OR	97006
BRENNAN THOMAS RICHARD TRUSTEE	7636 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
BRENNEKE STEPHEN L TRUSTEE	7303 SW GORDON LN	WILSONVILLE	OR	97070
BRENNER DANA GOLDBERG	32170 SW ARMITAGE CT N	WILSONVILLE	OR	97070
BRESNAHAN DENNIS F TRUSTEE	10963 SW FLORES ST	WILSONVILLE	OR	97070
BRETT PATRICIA LOUISE	13560 SW CHARLESTON LN	TIGARD	OR	97224
BREUNDERMAN MARY	31090 SW BOONES FERRY RD	WILSONVILLE	OR	97070
BRICKER NICHOLAS D & NANCY F	28160 SW CANYON CREEK RD	WILSONVILLE	OR	97070
BRIDGE OWEN H & HANA M	6580 SW LUPINE LN	WILSONVILLE	OR	97070
BRIDGES JUDITH ANN TRUSTEE	8645 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
BRIDGES THOMAS	29660 SW YOSEMITE WAY	WILSONVILLE	OR	97070
BRIGGS KRISTOPHER	6557 SW LUPINE LN	WILSONVILLE	OR	97070
BRIGGS TAMRA LEE	11435 SW MONT BLANC ST	WILSONVILLE	OR	97070
BRIN JACQUELINE KLEIN	28755 SW CASCADE LOOP	WILSONVILLE	OR	97070
BRINSER MELISSA	9580 AUTRY FALLS DR	ALPHARETTA	GA	30022
BRITCLIFFE MARK	PO BOX 823	CANBY	OR	97013
BRITO-WILLIAMS MARIA DA GLORIA	28737 SW BRUSSELS LN	WILSONVILLE	OR	97070
BRITSCH JEROME W CO-TRUSTEE	28477 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
BRITSCH KIMBERLY ALYSE	27557 SW MARIGOLD TER	WILSONVILLE	OR	97070
BRITSCH MICHAEL JAMES CO-TRUSTEE	29155 SW BERGEN LN	WILSONVILLE	OR	97070
BRITSCH TYLER	7105 SW IRON HORSE ST	WILSONVILLE	OR	97070
BRITT DANIELLE & JAMES	28659 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
BRITT RODERICK GENE CO-TRUSTEE	PO BOX 3618	WILSONVILLE	OR	97070
BRITTON JUSTIN & STACI	27612 SW MARIGOLD TER	WILSONVILLE	OR	97070
BROCK CLIFFORD LYNN TRUSTEE	7584 SW HONOR LOOP	WILSONVILLE	OR	97070
BROCK DARREL GENE & KAREN	7160 NE 69TH PL	VANCOUVER	WA	98661
BROCK TIMOTHY & JULIANNE	28208 SW WAGNER ST	WILSONVILLE	OR	97070
BROCK WESTON & JENNIFER	29074 SW COSTA CIR W	WILSONVILLE	OR	97070
BROGREN CANDACE N & DARREN W	10680 SW LONDON LN	WILSONVILLE	OR	97070
BROGREN DAVID C & SHAE S	28668 SW GLENWOOD CIR	WILSONVILLE	OR	97070
BRONSON SHANNON IDA TRUSTEE	6601 SW LANDOVER DR	WILSONVILLE	OR	97070
BROOKDALE SENIOR LIVING INC	6737 W WASHINGTON ST STE 2300	WEST MILWAUKEE	WI	53214
BROOKESIDE TERRACE HOA	5550 S MACADAM AVE STE 210	PORTLAND	OR	97209
BROOKS DAVID W	28638 SW COSTA CIR E	WILSONVILLE	OR	97070
BROOKS PETER THACHER JR TRUSTEE	12124 SW PALERMO ST	WILSONVILLE	OR	97070
BROOKS STEVEN L TRUSTEE	10200 SW BRYTON CT	WILSONVILLE	OR	97070
BROOKS TAMMY & JOSE MORALES SANCHEZ	7601 SW ROANOKE DR	WILSONVILLE	OR	97070
BROOKSHIRE SHARON FRANCES TRUSTEE	32425 SW BOONES BEND RD	WILSONVILLE	OR	97070
BROSE SCOTT A	10393 SW FRANKLIN LN	WILSONVILLE	OR	97070
BROUILLETTE JOSEPH & DEANNE KAY	32569 SW JULIETTE DR	WILSONVILLE	OR	97070
BROUSSARD ERIKA D & KIR	PO BOX 1193	WILSONVILLE	OR	97070
BROWN AMY DENISE & JASON ANDREW	7635 SW THORNTON DR	WILSONVILLE	OR	97070
BROWN ARNOLD J & KRISTIN W	5780 SW ADVANCE RD	WILSONVILLE	OR	97070
BROWN CRAIG E & CARON M	28814 SW CRESTWOOD DR	WILSONVILLE	OR	97070
BROWN DANIEL E & MARY F	30725 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
BROWN DEREK & KRISTI	7666 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
BROWN DONALD & GAYLE	31187 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
BROWN GLYN & MARTHA	28453 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
BROWN JAMES C II & DAJA M	29614 SW NAPLES DR	WILSONVILLE	OR	97070
BROWN JAMES CHAIGNON III TRUSTEE	11734 SW VALENCIA LN	WILSONVILLE	OR	97070
BROWN JO ELLEN TRUSTEE	7575 SW LOWRIE LN	WILSONVILLE	OR	97070
BROWN MARK A & MARY KAY	28127 SW MORGAN ST	WILSONVILLE	OR	97070
BROWN MARTIN C	30533 SW ROSE LN	WILSONVILLE	OR	97070
BROWN MICHAEL GENE	7370 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
BROWN PARKER	29242 SW COSTA CIR E	WILSONVILLE	OR	97070
BROWN REBECCA L	11270 SW MCKENZIE CT W	WILSONVILLE	OR	97070
BROWN ROBERT K & LISA D	8670 SW ROGUE LN	WILSONVILLE	OR	97070
BROWN RYAN E	7658 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
BROWN SARAH K	8600 SW VALE CT	WILSONVILLE	OR	97070
BROWN SIDNEY A TRUSTEE	29623 SW YOUNG WAY	WILSONVILLE	OR	97070
BROWN TIFFANY	28250 SW AMSTERDAM AVE	WILSONVILLE	OR	97070
BROWN VALERIE ANNE TRUSTEE	11737 SW OSLO ST	WILSONVILLE	OR	97070
BROWNING NANCY R	31663 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
BROWNING RONALD	32265 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BROWNING SANDRA	11822 SW BARBER ST	WILSONVILLE	OR	97070
BRUCE JUDITH E TRUSTEE	31877 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
BRUCHMAN JILL	10923 SW PARKVIEW DR	WILSONVILLE	OR	97070
BRUCK EARL R TRUSTEE	29665 SW 35TH DR	WILSONVILLE	OR	97070
BRUGGERE KELLEY	28664 SW GENEVA LOOP	WILSONVILLE	OR	97070
BRUGGERE MARIA	28661 SW GENEVA LOOP	WILSONVILLE	OR	97070
BRUGH DONALD L & LINDA M	7143 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BRUMLEY DAVID B & ROBIN L	12256 SW PALERMO ST	WILSONVILLE	OR	97070
BRUNKENHOEFER ANNA C & CRAIG E	11044 SW DAVOS LN	WILSONVILLE	OR	97070
BRUNS JAMES R & KATHERINE E	31054 SW SALMON LN	WILSONVILLE	OR	97070
BRUSSE MATTHEW & LORI R	4095 KENTHORPE WAY	WEST LINN	OR	97068
BRYANT WILLIAM J & RONDA I	11237 SW CHAMPOEG DR	WILSONVILLE	OR	97070
BRZEZINSKI ANNA A	1673 CHERRY LN	LAKE OSWEGO	OR	97034
BUCHANAN JACK	11715 SW VALENCIA LN UNIT 104	WILSONVILLE	OR	97070
BUCHANAN KIMBERLY	28625 SW ASH MEADOWS BLVD UNIT 15	WILSONVILLE	OR	97070
BUCHANAN ROBERT PAUL	28507 SW CASCADE LOOP	WILSONVILLE	OR	97070
BUCHANAN RYAN S & JENNIFER M	10995 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
BUCHHOLZ CHRISTOPHER	10621 SW EDGEWOOD CT	WILSONVILLE	OR	97070
BUCHMAN ALLISON K	10125 SW 36TH CT	PORTLAND	OR	97219
BUCK PATRICIA A	3637 ALBION PL N APT 104	SEATTLE	WA	98103
BUCK ROBERT H	31445 SW OLYMPIC DR	WILSONVILLE	OR	97070
BUDEAU JESSICA L	31070 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
BUDROE JEAN J TRUSTEE	10987 SW MATZEN DR	WILSONVILLE	OR	97070
BUHROW WILLIAM C JR & DONNA K	28511 SW CASCADE LOOP	WILSONVILLE	OR	97070
BUI KHUONG & THUY LE	11794 SW BARBER ST	WILSONVILLE	OR	97070
BUKSAR DOANE J & LAURA M	11663 SW JAMAICA	WILSONVILLE	OR	97070
BULL DANIEL & JENNIFER	10612 SW LONDON LN	WILSONVILLE	OR	97070
BULLOCK JOHN A & AMELIA C	28610 SW COSTA CIR E	WILSONVILLE	OR	97070
BUMP RONALD E TRUSTEE	PO BOX 1652	TUALATIN	OR	97062
BUNCH KYLE & RACHAEL R	31435 SW ORCHARD DR	WILSONVILLE	OR	97070
BUNCH THOMAS L CO-TRUSTEE	7656 SW HONOR LOOP	WILSONVILLE	OR	97070
BUNN CHELSEA E & COLIN C	28677 SW ORLEANS AVE	WILSONVILLE	OR	97070
MEYER ROBERT	30366 SW RUTI	WILSONVILLE	OR	97070
MEYERS ALISHA	29090 SW COS	WILSONVILLE	OR	97070
MEYERS BRENT	28242 SW AMS	WILSONVILLE	OR	97070
MEYERS JOHN I	7809 SW VILLA	WILSONVILLE	OR	97070
MEYERS KERRI	28360 SW WAG	WILSONVILLE	OR	97070
MEZGHICHE KA	7550 SW ROAN	WILSONVILLE	OR	97070
MIKALAUSKAS I	11319 SW CHU	WILSONVILLE	OR	97070
MIKHAYLOV KIF	12503 SW PALE	WILSONVILLE	OR	97070
MIKKELSON AU	28236 SW WAG	WILSONVILLE	OR	97070
MIKKELSON GA	7500 SW DOWI	WILSONVILLE	OR	97070
MILANO ROBEF	11890 SW PALE	WILSONVILLE	OR	97070
MILANOVICH PI	27782 SW WILL	WILSONVILLE	OR	97070
MILBANK MILES	7485 SW DOWI	WILSONVILLE	OR	97070
MILBURN MICH	7718 SW ROAN	WILSONVILLE	OR	97070
MILDREN ASHL	29259 SW VILLI	WILSONVILLE	OR	97070
MILES ROBERT	32550 SW ARBO	WILSONVILLE	OR	97070
MILEY WILLIAM	25600 NE EILEF	AURORA	OR	97002
MILLER ANDRE	29512 SW QUE	WILSONVILLE	OR	97070
MILLER ANDRE	31161 SW WILL	WILSONVILLE	OR	97070
MILLER BRIAN	32585 SW JULII	WILSONVILLE	OR	97070
MILLER CHAND	7609 SW THOR	WILSONVILLE	OR	97070
MILLER CHRIST	29325 SW COU	WILSONVILLE	OR	97070
MILLER DANIEL	7025 SW GORD	WILSONVILLE	OR	97070
MILLER DANIEL	7532 SW WIMB	WILSONVILLE	OR	97070
MILLER DAVID	29700 SW COU	WILSONVILLE	OR	97070
MILLER DAVID E	11758 SW BAR	WILSONVILLE	OR	97070
MILLER DELBEF	32000 SW WILL	WILSONVILLE	OR	97070
MILLER DONAL	7335 SW EAST I	WILSONVILLE	OR	97070
MILLER EDWAR	7555 SW MIDDI	WILSONVILLE	OR	97070
MILLER GLORIA	29082 SW COS	WILSONVILLE	OR	97070
MILLER HUGO	11130 SW BERI	WILSONVILLE	OR	97070
MILLER JANICE	28457 SW MEAI	WILSONVILLE	OR	97070
MILLER JEFF R E	11877 SW DUB	WILSONVILLE	OR	97070
MILLER JEFFRE	27431 SW COP	WILSONVILLE	OR	97070
MILLER JOCELY	27437 SW COP	WILSONVILLE	OR	97070
MILLER JOSHU	28598 SW GREI	WILSONVILLE	OR	97070
MILLER KELLY F	27127 SW WOO	WILSONVILLE	OR	97070
MILLER KIM TRU	PO BOX 150	LYONS	OR	97358
MILLER MATTHI	28639 SW CRE	WILSONVILLE	OR	97070
MILLER MORGA	28265 SW ORLI	WILSONVILLE	OR	97070
MILLER ROBER	6780 SW PRIMI	WILSONVILLE	OR	97070
MILLER ROBER	8343 SW LAFAY	WILSONVILLE	OR	97070
MILLER ROGER	11599 SW PREA	WILSONVILLE	OR	97070
MILLER RYAN G	7936 SW SUMM	WILSONVILLE	OR	97070
MILLER STEPHE	31018 SW KEN	WILSONVILLE	OR	97070
MILLER STEPHE	7596 SW HONO	WILSONVILLE	OR	97070
MILLER THERES	11325 SW MON	WILSONVILLE	OR	97070
MILLER TODD II	12103 SW GREI	WILSONVILLE	OR	97070
MILLER-ROBIN	28540 SW MCC	WILSONVILLE	OR	97070
MILLIGAN DALE	28909 SW SAN	WILSONVILLE	OR	97070
MILLOY DAVID I	29821 SW CAM	WILSONVILLE	OR	97070
MILLS HOWELL	7815 SW RACQ	WILSONVILLE	OR	97070
MILNE SHARON	8550 SW CURR	WILSONVILLE	OR	97070
MILNE WILLIAM	7675 SW ARBO	WILSONVILLE	OR	97070
MILROY DYLAN	28717 SW FINL	WILSONVILLE	OR	97070
MIN ARIELLE SC	7357 SW ARBO	WILSONVILLE	OR	97070
MINDEN PERNE	8685 SW CARM	WILSONVILLE	OR	97070
MINOR JEAN M	28929 SW MON	WILSONVILLE	OR	97070
MIRACLE BRIAN	29304 SW BRO	WILSONVILLE	OR	97070
MIRAKI MOJTAB	7122 SW IRON	WILSONVILLE	OR	97070
MIRANDA PETE	11671 SW JAM	WILSONVILLE	OR	97070
MIRANDA-OLIV	10856 SW STO	WILSONVILLE	OR	97070
MIRCHEL THON	11211 SW BERI	WILSONVILLE	OR	97070
MIRZAC VITALLI	8730 SW VALE	WILSONVILLE	OR	97070
MISHLER LAURA	4949 S LANDIN	PORTLAND	OR	97239
MISHRA BRAJEI	28530 SW MCC	WILSONVILLE	OR	97070
MISSAL PAUL	30650 SW BOO	WILSONVILLE	OR	97070
MISSION HOME	PO BOX 1689	LAKE OSWEGO	OR	97035
MISTRETTA BET	27229 SW ADEI	WILSONVILLE	OR	97070
MITCHELL ABIG	6699 SW BRISB	WILSONVILLE	OR	97070
MITCHELL ASHI	12330 SW PALE	WILSONVILLE	OR	97070
MITCHELL JENI	29655 SW JACK	WILSONVILLE	OR	97070
MITCHELL JUST	10854 SW PARI	WILSONVILLE	OR	97070
MITCHELL KENI	3550 TWINCRE	PALMDALE	CA	93551
MITCHELL MICI	7200 SW LAKE I	WILSONVILLE	OR	97070
MITCHELL STEV	31205 SW COU	WILSONVILLE	OR	97070
MITCHELL TAFT	6656 SW LAND	WILSONVILLE	OR	97070
MITTELBACH BI	10451 SW DEN	WILSONVILLE	OR	97070
MIYAKE CRYST	11629 SW LAUS	WILSONVILLE	OR	97070
MOBBS KARL E	12238 SW PALE	WILSONVILLE	OR	97070
MOCABEE CYN	10722 SW BARI	WILSONVILLE	OR	97070
MOEN THELMA	29580 SW MON	WILSONVILLE	OR	97070
MOFFENBEIER	31878 SW FAIR	WILSONVILLE	OR	97070
MOHR JOSEPH	7259 SW MEAD	WILSONVILLE	OR	97070
MOHR NATALIE	8271 SW MARI	WILSONVILLE	OR	97070
MOHTASHAMI I	8270 SW MAXI	WILSONVILLE	OR	97070
MOHTASHAMI I	30678 SW ORC	WILSONVILLE	OR	97070
MOHTASHAMI S	28636 SW TERI	WILSONVILLE	OR	97070
MOIR WILLIAM I	8190 SW WOO	WILSONVILLE	OR	97070
MOLATORE DIN	30566 SW KEN	WILSONVILLE	OR	97070
MOLINA JORGE	28487 SW VILL	WILSONVILLE	OR	97070
MOLINE ANDRE	32270 SW ESTA	WILSONVILLE	OR	97070
MOLISANI PAUI	29572 SW QUE	WILSONVILLE	OR	97070
MOLLER JAMES	PO BOX 1368	WILSONVILLE	OR	97070
MOLTER CAROI	28091 SW MOR	WILSONVILLE	OR	97070
MOMBERT BEN	28633 SW COFI	WILSONVILLE	OR	97070
MOMTAZI HANI	11715 SW VALE	WILSONVILLE	OR	97070
MONAGHAN RO	7475 SW DOWI	WILSONVILLE	OR	97070
MONDRAGON I	16322 SAMSON	OREGON CITY	OR	97045
MONROE KAAG	27776 SW ALDI	WILSONVILLE	OR	97070
MONROE MARY	10205 SW BRYI	WILSONVILLE	OR	97070
MONSON NICO	10331 SW LISB	WILSONVILLE	OR	97070
MONSON TANI	11355 SW BARI	WILSONVILLE	OR	97070
MONTAGNE MI	11440 SW PAUI	WILSONVILLE	OR	97070
MONTALVAN SA	12274 SW PALE	WILSONVILLE	OR	97070
MONTENEGRO	28745 SW COS	WILSONVILLE	OR	97070
MONTGOMERY	30917 SW ORC	WILSONVILLE	OR	97070
MONTGOMERY	8530 SW WILS	WILSONVILLE	OR	97070
MONTGOMERY	10671 SW EDG	WILSONVILLE	OR	97070
MOODY AARON	29102 SW SAN	WILSONVILLE	OR	97070
MOODY BRUCE	7425 SW GLEN	WILSONVILLE	OR	97070
MOODY GLEN I	10420 SW PLEA	WILSONVILLE	OR	97070
MOOMAW KEITI	28101 SW ICEL	WILSONVILLE	OR	97070
MOON BENJAM	11695 SW JAM	WILSONVILLE	OR	97070
MOON NANETT	32370 SW DEL	WILSONVILLE	OR	97070
MOONEY DERE	14531 S CLACK	OREGON CITY	OR	97045
MOONEY RAY I	31127 SW WILL	WILSONVILLE	OR	97070

BUNN PAUL E & KATHERINE A KUBICK	7251 SW LYNNWOOD CT	WILSONVILLE	OR	97070
BURCH PAUL & MELISSA	29150 SW CHARLOTTE LN	WILSONVILLE	OR	97070
BURDA BARBARA TRUSTEE	7450 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BURDG DAVID	10896 SW ARTHUR CT	WILSONVILLE	OR	97070
BURDICK KYLE RANDALL & PATRICIA LONG	12262 SW ALTA CT	WILSONVILLE	OR	97070
BURDON MARCIA L	28740 SW PARKWAY AVE UNIT C6	WILSONVILLE	OR	97070
BURGE GERALD G TRUSTEE	8515 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
BURGUS HAROLD STEVEN	8455 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
BURHOP MOLLY A	27249 SW ADEN AVE	WILSONVILLE	OR	97070
BURKE DENNIS TRUSTEE	10895 SW PARKWOOD CT	WILSONVILLE	OR	97070
BURKE PATRICIA	20752 SW 104TH AVE	TUALATIN	OR	97062
BURKE STEPHANIE N	28526 SW PARIS AVE	WILSONVILLE	OR	97070
BURKHART STEPHEN & ADRIANE	29165 SW COSTA CIR E	WILSONVILLE	OR	97070
BURLEY JARID A & KATIE M	30870 SW BOONES FERRY RD	WILSONVILLE	OR	97070
BURNETT SARA E & IAN SANDERS	7034 SW ALDERCREST CT	WILSONVILLE	OR	97070
BURNETT STEPHEN REED & CHRISTA MICHEL	10898 SW BARBER ST	WILSONVILLE	OR	97070
BURNS JANET M	7125 SW HIGHLAND CT	WILSONVILLE	OR	97070
BURNS JAYSON R	28560 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
BURNS JEROME A TRUSTEE	31555 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
BURNS JOSHUA RYAN	28769 SW GENEVA LOOP	WILSONVILLE	OR	97070
BURNS KATHLEEN MARIE TRUSTEE	29700 SW COURTSIDE DR UNIT 43	WILSONVILLE	OR	97070
BURNS KIM J	31025 SW BOONES FERRY RD	WILSONVILLE	OR	97070
BURNSIDE EDWARD K TRUSTEE	7440 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
BURR TIMOTHY ROBERT	14074 SW GLASTONBURY LN	TIGARD	OR	97224
BURRELL JOHN E III & P A VAVERKA-BURRELL	7260 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
BURRELL PAUL E & MARTHA R	7257 SW IRON HORSE ST	WILSONVILLE	OR	97070
BURRIGHT THOMAS L TRUSTEE	4224 N ALESTER AVE	MERIDIAN	ID	83646
BURRIS WILLIAM	10418 SW PLEASANT PL	WILSONVILLE	OR	97070
BURROW JOHN C TRUSTEE	5200 SW MEADOWS RD STE 150	LAKE OSWEGO	OR	97035
BURTON JEAN & STEVEN T	7823 SW TOURNAMENT CT	WILSONVILLE	OR	97070
BURTON ROBERT H TRUSTEE	31120 SW ORCHARD DR	WILSONVILLE	OR	97070
BURTON STANLEY LEON JR TRUSTEE	7045 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
BUSCH SCOTT R TRUSTEE	31538 SW ORCHARD DR	WILSONVILLE	OR	97070
BUSEY JOHN C & CATHERINE L	10963 SW MATZEN DR	WILSONVILLE	OR	97070
BUSH ROBERT C	PO BOX 1638	WILSONVILLE	OR	97070
BUSHMAN GEORGIA TRUSTEE	31945 SW CHARBONNEAU DR	WILSONVILLE	OR	97070
BUSHMAN MARTIN BENJAMIN & ERIKA H	15321 SW SUNSET	SHERWOOD	OR	97140
BUSSELL JOHN V TRUSTEE	31050 SW SANDY CT	WILSONVILLE	OR	97070
BUSUEGO CHRISTOPHER G & TAYLOR ROSE	12545 SW PALERMO ST	WILSONVILLE	OR	97070
BUTLER NICHOLAS J & TRACI C	31269 SW CHIA LOOP	WILSONVILLE	OR	97070
BUTRICK LARRY J TRUSTEE	8359 SW METOLIUS LOOP	WILSONVILLE	OR	97070
BUTTERCREEK FARM LLC	23325 SW STAFFORD RD	TUALATIN	OR	97062
BUTTERFIELD BRADLEY ALLEN TRUSTEE	31502 SW ORCHARD DR	WILSONVILLE	OR	97070
BUTTERFIELD ROBIN A	28586 SW GREENWAY DR	WILSONVILLE	OR	97070
BUTTERWORTH SHILOH B TRUSTEE	10295 SW LISBON ST	WILSONVILLE	OR	97070
BUXTON DANIEL	30574 SW RUTH ST	WILSONVILLE	OR	97070
BUYSMAN JANICE E TRUSTEE	28615 SW PARIS AVE UNIT 204	WILSONVILLE	OR	97070
BUZO MANUEL DAVID TRUSTEE	28650 SW SANDALWOOD DR	WILSONVILLE	OR	97070
BWADOHH LLC	73146 HIGHLAND SPRINGS DR	PALM DESERT	CA	92260
BYASSEE PAULA LOGAN TRUSTEE	9633 LAPIS LN	LAS VEGAS	NV	89143
BYE ELLEN C TRUSTEE	28915 SW SAN REMO AVE	WILSONVILLE	OR	97070
BYERS LARISA MANUEL	28915 SW MEADOWS LOOP	WILSONVILLE	OR	97070
BYNUM ROBERT M & SUSAN JOHNSTON-BYN	7253 SW MEADOWS CT	WILSONVILLE	OR	97070
CABE DAVID LEE	11715 SW VALENCIA LN UNIT 305	WILSONVILLE	OR	97070
CABRAL RUI A & DANIELLE MACLEAN-CABRA	28740 SW PARKWAY AVE UNIT B2	WILSONVILLE	OR	97070
CABRERA JUSTIN	12146 SW LAUSANNE ST	WILSONVILLE	OR	97070
CADDY NOEL J	8324 SW MAXINE LN UNIT 42	WILSONVILLE	OR	97070
CADY FREDERICK F	32228 SW BOONES BEND RD	WILSONVILLE	OR	97070
CAHILL JOHN & BARBARA	29268 SW COSTA CIR E	WILSONVILLE	OR	97070
CAIAZZO JAIMIE	7648 SW EMERY CIR	WILSONVILLE	OR	97070
CAIN HELEN E TRUSTEE	16869 SW 65TH AVE # 346	LAKE OSWEGO	OR	97035
CAKIN DEFNE	28544 SW PARIS AVE	WILSONVILLE	OR	97070
CALAIS AT VILLEBOIS HOA	5550 S MACADAM AVE STE 210	PORTLAND	OR	97239
CALAIS EAST AT VILLEBOIS HOA	5550 S MACADAM AVE STE 210	PORTLAND	OR	97239
CALCAGNO ANTHONY J & MICHELLE H	7563 SW VLAHOS DR	WILSONVILLE	OR	97070
CALHOUN HUNTER	2926 WESTCOTT AVE SE	ALBANY	OR	97322
CALL AMY C & MARY BERNICE J MARQUEZ	8625 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
CALL GERALD W	11993 SW LAUSANNE ST	WILSONVILLE	OR	97070
CALOURI KATHERINE ANN	10190 NE SISKIYOU ST	HILLSBORO	OR	97006
CALVERT SCOTT D	7160 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
CALVI CAROL J TRUSTEE	7432 SW LAKESIDE DR	WILSONVILLE	OR	97070
CAMBAS DONALYN	7250 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070
CAMDEN SQUARE HOA	5550 S MACADAM AVE STE 210	PORTLAND	OR	97239
CAMERON JEFFERY	10541 SW BROCKWAY DR	WILSONVILLE	OR	97070
CAMERON NANCY TRUSTEE	31840 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
CAMPBELL CHRISTINA	6972 SW WEHLER WAY	WILSONVILLE	OR	97070
CAMPBELL CHRISTINA LICATA TRUSTEE	19581 SUMMER BREEZE LN	HUNTINGTON BEA	CA	92648
CAMPBELL CLAUDE L	32235 SW BOONES BEND RD	WILSONVILLE	OR	97070
CAMPBELL IAN A & CATHERINE J	29107 SW GENEVA LOOP	WILSONVILLE	OR	97070
CAMPBELL JOHN WILLIAM	12002 SW SURREY ST	WILSONVILLE	OR	97070
CAMPBELL KYLE C	10589 SW COLEMAN LOOP N	WILSONVILLE	OR	97070
CAMPBELL MICHELLE M	10975 SW VERDUN LOOP	WILSONVILLE	OR	97070
CAMPBELL RANDY & MEGAN	11809 SW OSLO ST	WILSONVILLE	OR	97070
CAMPBELL REITA A & RENEE A STUART	32504 SW RIVIERA LN	WILSONVILLE	OR	97070
CAMPBELL W LEIGH TRUSTEE	17395 HOLY NAMES DR	LAKE OSWEGO	OR	97034
CANALS LUCIA	28615 SW ASH MEADOWS BLVD UNIT 7	WILSONVILLE	OR	97070
CANCHOLA DANIEL NICHOLAS TRUSTEE	11985 SW SURREY ST	WILSONVILLE	OR	97070
CANDRIAN ROBERT M & LORENA A	26779 SW COLVIN LN	WILSONVILLE	OR	97070
CANFIELD THEODORE K & ELISABETH C	7375 SW EAST LAKE CT	WILSONVILLE	OR	97070
CANNING JEFFREY C CO-TRUSTEE	761 N PINE DR	BAILEY	CO	80421
CANTLIN NATHAN E & RAMY R HARDINA	28846 SW GENEVA LOOP	WILSONVILLE	OR	97070
CANYON CR MEADOW HMOWNR ASN	5000 SW MEADOWS RD #151	LAKE OSWEGO	OR	97035
CAO KIET A & TRUCMAI N	27801 SW PAINTER DR	WILSONVILLE	OR	97070
CARAVALHO JOANN	6825 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
CARBIS ROBERT K & NANCY E	8230 SW MAXINE LN UNIT 55	WILSONVILLE	OR	97070
CARD KELSEY & BRYN	11754 SW OSLO ST	WILSONVILLE	OR	97070
CARDOZA DOUGLAS ALLEN & SHREE	29560 SW VOLLEY ST UNIT 49	WILSONVILLE	OR	97070
CAREY DENNIS E & JAYNE D	8137 SW EDGEWATER W	WILSONVILLE	OR	97070
CAREY SHAWN	11208 SW CHAMPOEG CT	WILSONVILLE	OR	97070
CARKIN RICHELLE & NICOLAUS	28941 SW COSTA CIR W	WILSONVILLE	OR	97070
CARL THOMAS W	10260 SW MADRID LOOP	WILSONVILLE	OR	97070
CARLETON CHRISTOPHER P & VALERIE A	32270 SW ARMITAGE RD	WILSONVILLE	OR	97070
CARLEY ANITA L & WILLIAM W	28635 SW ROGER BLVD UNIT 70	WILSONVILLE	OR	97070
CARLI BENJAMIN G & ERIN C	29455 SW ST TROPEZ AVE	WILSONVILLE	OR	97070
CARLSON ANTHONY E & ASHLEY B	28525 SW MEADOWS LOOP	WILSONVILLE	OR	97070
CARLSON DAVID C TRUSTEE	7670 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
CARLSON DAVID S & JOAN S	7564 SW VLAHOS DR	WILSONVILLE	OR	97070
CARLSON JAMES & DEBBIE GARRETT	7108 SW BOUCHAINE ST	WILSONVILLE	OR	97070
CARMAN LISA A & BRYCE D	10968 SW MATZEN DR	WILSONVILLE	OR	97070
CARNAHAN KAREN LUCILLE TRUSTEE	7681 SW THORNTON DR	WILSONVILLE	OR	97070
CARNESE ALEX P	28845 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
CARNEY PATTY M	30424 SW RUTH ST UNIT 83	WILSONVILLE	OR	97070
CARNINE STEVEN W TRUSTEE	32165 SW EAST LAKE PT	WILSONVILLE	OR	97070
CARPENTER CASEY A & CARLY E	31405 SW KENSINGTON DR	WILSONVILLE	OR	97070
CARPENTER DAVID R	11124 SW BERLIN AVE	WILSONVILLE	OR	97070
CARPENTER KENNETH J & DEBI M	32062 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
CARPENTER NATHAN WADE	28750 SW CAMPANILE LN UNIT 304	WILSONVILLE	OR	97070
MOONEY SHAR	11722 SW OSL	WILSONVILLE	OR	97070
MOORE CAROL	10885 SW MER	WILSONVILLE	OR	97070
MOORE CHRIS	11980 SW LAU	WILSONVILLE	OR	97070
MOORE CODY I	8400 SW CURR	WILSONVILLE	OR	97070
MOORE ERIC J	10525 SW BRO	WILSONVILLE	OR	97070
MOORE F WALT	6769 SW FERN	WILSONVILLE	OR	97070
MOORE JAMES	31409 SW OLY	WILSONVILLE	OR	97070
MOORE JANET	32219 SW BOO	WILSONVILLE	OR	97070
MOORE KEVIN	31015 SW MAG	WILSONVILLE	OR	97070
MOORE LESLIE	28989 SW COS	WILSONVILLE	OR	97070
MOORE RUTH A	7315 SW LAKE I	WILSONVILLE	OR	97070
MOORE RYAN M	27875 SW LADI	SHERWOOD	OR	97140
MOORE THOMA	6966 SW ALDEI	WILSONVILLE	OR	97070
MOORE THOMA	32105 SW CYPI	WILSONVILLE	OR	97070
MORADO ANTO	29700 SW COU	WILSONVILLE	OR	97070
MORALES ALEX	29211 SW COU	WILSONVILLE	OR	97070
MORALES ARTI	32575 SW BOO	WILSONVILLE	OR	97070
MORALES CARI	28563 SW GRE	WILSONVILLE	OR	97070
MORALES DOU	12031 SW LAU	WILSONVILLE	OR	97070
MORAN DEANN	28885 SW COS	WILSONVILLE	OR	97070
MORAN MARK T	28623 SW CAS	WILSONVILLE	OR	97070
MORAN SEAN &	28560 SW CAS	WILSONVILLE	OR	97070
MORELLI BREN	11851 SW BAR	WILSONVILLE	OR	97070
MORENO ISAAC	29659 SW LAN	WILSONVILLE	OR	97070
MORENO JOEL	7285 SW BAY LI	WILSONVILLE	OR	97070
MORENO JOSE	7085 SW BOUC	WILSONVILLE	OR	97070
MOREYS LANDI	19801 SW 72NI	TIGARD	OR	97062
MORGAN ADEL	6698 SW BRISB	WILSONVILLE	OR	97070
MORGAN CARL	8270 SW MAXIN	WILSONVILLE	OR	97070
MORGAN DEAN	8150 SW WOOI	WILSONVILLE	OR	97070
MORGAN FARM	PO BOX 8550	BEND	OR	97708
MORGAN JASOI	10810 SW MOR	WILSONVILLE	OR	97070
MORGAN KELL	30570 SW MAG	WILSONVILLE	OR	97070
MORGAN PAUL	8149 SW RYBEI	WILSONVILLE	OR	97070
MORGAN RORY	7232 SW BRISB	WILSONVILLE	OR	97070
MORIN STEVEN	PO BOX 145	WOODBURN	OR	97071
MORLAN MARV	10632 SW BARI	WILSONVILLE	OR	97070
MORLEY IAN &	26919 SW MCL	WILSONVILLE	OR	97070
MORO ROBERT	11893 SW BAR	WILSONVILLE	OR	97070
MORRIS DONAI	28295 SW MOR	WILSONVILLE	OR	97070
MORRIS JOHN I	4155 NW DALE	CORVALLIS	OR	97330
MORRIS KURT F	11607 SW PREA	WILSONVILLE	OR	97070
MORRIS LUKE A	6894 SW MAPLI	WILSONVILLE	OR	97070
MORRIS PHILIP	11784 SW GRE	WILSONVILLE	OR	97070
MORRISON ANT	PO BOX 23042	PORTLAND	OR	97281
MORRISON ELE	13624 ELM AVE	BRISTOW	IA	50611
MORROW LYNN	29750 SW COU	WILSONVILLE	OR	97070
MORSE DAVID I	11241 SW BER	WILSONVILLE	OR	97070
MORTELLITI CA	8175 SW RYBEI	WILSONVILLE	OR	97070
MORTON DONA	7900 SW FAIRV	WILSONVILLE	OR	97070
MORTON KYLE	11351 SW MON	WILSONVILLE	OR	97070
MOSBRUCKER	10866 SW LISB	WILSONVILLE	OR	97070
MOSEY EDWAR	6806 SW WHEA	WILSONVILLE	OR	97070
MOSHOFSKY D	11700 SW RIVE	WILSONVILLE	OR	97070
MOSHOFSKY M	10914 SW ARTI	WILSONVILLE	OR	97070
MOSLEY KYLE M	28897 SW CRE	WILSONVILLE	OR	97070
MOSS JANET M	7516 SW HONC	WILSONVILLE	OR	97070
MOSS RONALD	28627 SW CRE	WILSONVILLE	OR	97070
MOULTON ALIC	7236 SW CHES	WILSONVILLE	OR	97070
MOULTON LINC	7435 SW LAKE I	WILSONVILLE	OR	97070
MOULTRIE LOU	7545 SW HONC	WILSONVILLE	OR	97070
MOUSSA WAEL	10972 SW AUS	WILSONVILLE	OR	97070
MOWRER AARC	10645 SW LONI	WILSONVILLE	OR	97070
MOYER LYNDSE	9225 SW 4TH S	WILSONVILLE	OR	97070
MREEN JAMES I	32590 SW ARB	WILSONVILLE	OR	97070
MREEN-HOLME	12251 SW ALTA	WILSONVILLE	OR	97070
MUDAY THERES	28315 SW ORLI	WILSONVILLE	OR	97070
MUDD BRITTAN	29291 SW VILL	WILSONVILLE	OR	97070
MUEHE EVAN A	PO BOX 160	PACIFIC CITY	OR	97135
MUELLER KATH	7042 SW GORD	WILSONVILLE	OR	97070
MUELLER TIMO	11906 SW OSL	WILSONVILLE	OR	97070
MUENCH DOU	30950 SW FIR A	WILSONVILLE	OR	97070
MUKHERJEE NI	7910 SW SUMM	WILSONVILLE	OR	97070
MULDROW JAM	7505 SW LAKES	WILSONVILLE	OR	97070
MULLANE SCO	27728 N 58TH L	PHOENIX	AZ	85083
MULLER ERIC J	8535 SW CURR	WILSONVILLE	OR	97070
MULLER ROBEI	11152 SW MAT	WILSONVILLE	OR	97070
MULLIN SUNEE	28623 SW GRE	WILSONVILLE	OR	97070
MULLMANN CH	32539 SW RIVI	WILSONVILLE	OR	97070
MULROONEY TI	28551 SW MEA	WILSONVILLE	OR	97070
MUNA LILLIAN I	7349 SW IRON	WILSONVILLE	OR	97070
MUNDY CAMILI	30350 SW REB	WILSONVILLE	OR	97070
MUNOZ EMILIA	10881 SW ROL	WILSONVILLE	OR	97070
MUNRO JOLYNI	28975 SW SAN	WILSONVILLE	OR	97070
MURAMOTO KE	29400 SW TET	WILSONVILLE	OR	97070
MURDOCH LAY	31426 SW OLD	WILSONVILLE	OR	97070
MUREKATETE M	28820 SW VILL	WILSONVILLE	OR	97070
MURPHY BRENI	10865 SW GLE	WILSONVILLE	OR	97070
MURPHY CONS	10893 SW PAR	WILSONVILLE	OR	97070
MURPHY JULIE	11192 SW BEL	WILSONVILLE	OR	97070
MURPHY MARY	28558 SW MEA	WILSONVILLE	OR	97070
MURPHY MARY	7640 SW VILLA	WILSONVILLE	OR	97070
MURPHY SIOBI	11430 SW PAU	WILSONVILLE	OR	97070
MURRAY JUSTIN	10980 SW FLO	WILSONVILLE	OR	97070
MURRAY KRIST	6652 SW LUPIN	WILSONVILLE	OR	97070
MURRAY MICH/	33117 SW WILL	WILSONVILLE	OR	97070
MURRAY ROBEI	8685 SW MIAM	WILSONVILLE	OR	97070
MURRILL ANGE	12276 SW ALTA	WILSONVILLE	OR	97070
MURTHY YASH/	11586 SW BAR	WILSONVILLE	OR	97070
MURUGESAN S	11210 SW CHA	WILSONVILLE	OR	97070
MUSAT CRISTIA	28441 SW MEA	WILSONVILLE	OR	97070
MUSTAFA MAHI	27186 SW WOO	WILSONVILLE	OR	97070
MUSTAFA YAHY	30700 SW KEN	WILSONVILLE	OR	97070
MUTSUDDI TAN	28849 SW VILL	WILSONVILLE	OR	97070
MYERS BARBAR	32435 SW ESTA	WILSONVILLE	OR	97070
MYERS CHARLE	31131 SW WILL	WILSONVILLE	OR	97070
MYERS JAMES E	29700 SW COU	WILSONVILLE	OR	97070
MYERS SCOTT T	28329 SW WILL	WILSONVILLE	OR	97070
N2 INVESTMEN	17281 S BURK	BEAVERCREEK	OR	97004
NACCACHIAN I	6935 SW MOLA	WILSONVILLE	OR	97070
NADA SAMY	7859 SW LOVE	WILSONVILLE	OR	97070
NAGY MICHAEL	29187 SW SAN	WILSONVILLE	OR	97070
NAIL JAMES & C	28750 SW CAM	WILSONVILLE	OR	97070
NAIMARK BARB	4443 NW HONE	CORVALLIS	OR	97330
NAJDEK JOHN E	27616 SW WILL	WILSONVILLE	OR	97070
NAJDEK MAX JC	28792 SW GEN	WILSONVILLE	OR	97070
NAPOLI DOUG	29226 SW COS	WILSONVILLE	OR	97070

CARR ANNA M	29290 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
CARR SHARON F	7234 SW LAKE CT	WILSONVILLE	OR	97070
CARRIAGE OAKS CANYON CRK HMWNRS AS	PO BOX 23099	TIGARD	OR	97281
CARRILLO ROBERT THOMAS & LETICIA	8735 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
CARSKADON BRIAN J TRUSTEE	31401 SW OLYMPIC DR	WILSONVILLE	OR	97070
CARSON WILLIAM L TRUSTEE	7228 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
CARTALES LARRY S & GWYNETH E	28645 SW CRESTWOOD DR	WILSONVILLE	OR	97070
CARTER KEVIN C TRUSTEE	7902 SW CINNABAR ST	WILSONVILLE	OR	97070
CARUSO SAMUEL JOSEPH A TRUSTEE	31394 SW OLYMPIC DR	WILSONVILLE	OR	97070
CARUTHERS ROBERT D JR & JOY L	10170 SW MADRID LOOP	WILSONVILLE	OR	97070
CARVER PETRA	10910 SW PARKWOOD CT	WILSONVILLE	OR	97070
CARY JOHN P TRUSTEE	7062 SW IRONWOOD CT	WILSONVILLE	OR	97070
CARY RICHARD R TRUSTEE	32513 SW JULIETTE DR	WILSONVILLE	OR	97070
CASE CHRISTOPHER W	28740 SW PARKWAY AVE UNIT C5	WILSONVILLE	OR	97070
CASE THEODORE J & NICOLE K	29264 SW SAN REMO CT	WILSONVILLE	OR	97070
CASE THOMAS L & ROSANNE C	9150 SW 4TH ST	WILSONVILLE	OR	97070
CASEY ANTHONY M & TRISTA C	11050 SW DAVOS LN	WILSONVILLE	OR	97070
CASEY ASHLEY JAY & BRETT DOUGLAS	29645 SW SICILY ST	WILSONVILLE	OR	97070
CASHMAN JACOB JOSEPH	6724 SW LUPINE WAY	WILSONVILLE	OR	97070
CASLIS BRIAN M & SANDRA M	7030 SW HIGHLAND CT	WILSONVILLE	OR	97070
CASTEEL DENISE M	29342 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
CASTELAN LINDSEY	11665 SW GRENOBLE ST	WILSONVILLE	OR	97070
CASTILLO DENNIS A & HEATHER R	7595 SW ROANOKE DR	WILSONVILLE	OR	97070
CASTILLO GALE J TRUSTEE	7943 SW EDGEWATER E	WILSONVILLE	OR	97070
CASTRO JAIME & LISA G	6761 SW PRIMROSE CT	WILSONVILLE	OR	97070
CATALDO MICHAEL & J FAIRCHILD-CATALDO	31291 SW FRENCH PRAIRIE RD	WILSONVILLE	OR	97070
CATANIA SONJA L	31393 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
CATCHPOLE MYLES & MARY E	27236 SW WOOD AVE	WILSONVILLE	OR	97070
CATCHPOLE MYLES & MARY ELIZABETH	11027 SW STOCKHOLM DR	WILSONVILLE	OR	97070
CATHEY MICHELE M	11376 SE LINWOOD AVE	MILWAUKIE	OR	97222
CAUDLE CAROL J CO-TRUSTEE	27795 SW MARIGOLD TER	WILSONVILLE	OR	97070
CAVALLUCCI WAYNE J & JEANETTE L	19900 ROAN CIR	WEST LINN	OR	97068
CAVANAUGH KATHLEEN A	10500 SW TRANQUIL WAY	WILSONVILLE	OR	97070
CAVARNO ALAN W & JENNIFER	6605 SW ESSEX CT	WILSONVILLE	OR	97070
CAVENDER GLENN & JENNIFER	29721 SW CAMELOT ST	WILSONVILLE	OR	97070
CAVINAW BARRY & ANGELA	28881 SW COSTA CIR W	WILSONVILLE	OR	97070
CAYLOR KENNETH M	11110 SW BERLIN AVE	WILSONVILLE	OR	97070
CAZINHA JAMES JOSEPH TRUSTEE	7621 SW THORNTON DR	WILSONVILLE	OR	97070
CEDAR POINTE PLANNED COMMUNITY ASSN	7100 SW HAMPTON STE 103	TIGARD	OR	97223
CEDERBERG ERIK & JAMIE	11306 SW BERLIN AVE	WILSONVILLE	OR	97070
CEDERGREEN SUSAN TRUSTEE	32070 SW BOONES BEND RD	WILSONVILLE	OR	97070
CELIS JOSE DE JESUS	10488 SW BARBER ST	WILSONVILLE	OR	97070
CENIGA JULIAN D	7495 SW FAIRWAY DR	WILSONVILLE	OR	97070
CENIT LUIS & WILMA	29285 SW COSTA CIR E	WILSONVILLE	OR	97070
CENTENO EVELYN & LUIS	28532 SW PARIS AVE	WILSONVILLE	OR	97070
CENTONI CAROL A TRUSTEE	7210 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070
CENTONI HEATHER ANN	29034 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
CERDAN MIGUEL A TRUSTEE	6778 SW LANDOVER DR	WILSONVILLE	OR	97070
CERNE JOSEPH	28037 SW ENGLE ST	WILSONVILLE	OR	97070
CERNITZ NEIL A & SYLVIA C	11749 SW VALENCIA LN	WILSONVILLE	OR	97070
CERNY JOSEPH A & BILLIE JO	11680 SW LAUSANNE ST	WILSONVILLE	OR	97070
CERTO STEPHEN P & DENISE E	12318 SW PALMERMO ST	WILSONVILLE	OR	97070
CESCA CAROL LOUISE TRUSTEE	11976 SW LAUSANNE ST	WILSONVILLE	OR	97070
CETACEA HOLDINGS LLC	PO BOX 1696	BEAVERTON	OR	97075
CF PROPERTY LLC	2780 N MAPLE CT	CANBY	OR	97013
CHAM JOHN & KIMBERLY	29533 SW KINGS CT	WILSONVILLE	OR	97070
CHAMBERLAIN DONNA J TRUSTEE	32435 SW BOONES BEND RD	WILSONVILLE	OR	97070
CHAMBERS BARBARA & WILLIAM EDWARD	11701 SW BARCELONA ST	WILSONVILLE	OR	97070
CHAMBERS CRAIG DOUGLAS & JULIE	32565 SW JULIETTE DR	WILSONVILLE	OR	97070
CHAMBERS SARA V	7840 SW LOVE CT	WILSONVILLE	OR	97070
CHAMSEDDINE JACOB	28933 SW GENEVA LOOP	WILSONVILLE	OR	97070
CHAN JOSEPH L	23156 BLAND CIR	WEST LINN	OR	97068
CHAN KING	4762 COHO LN	WEST LINN	OR	97068
CHAN ROTHANAK	10150 SW BRYTON CT	WILSONVILLE	OR	97070
CHAN SR JAMES R & DONNA	7598 SW VLAHOS DR	WILSONVILLE	OR	97070
CHAN SUK YIN	29585 SW YOSEMITE WAY	WILSONVILLE	OR	97070
CHANAN SANJEEV & PARVINDER CHAWLA	4701 WATERMARK DR	CHAMPAIGN	IL	61822
CHANDLER CHERRYL ANN TRUSTEE	31635 SW VILLAGE CREST CT	WILSONVILLE	OR	97070
CHANDRA PRANIT & SHERI L	28439 SW ORLEANS AVE	WILSONVILLE	OR	97070
CHANG CHO-LIEN	10723 SW BARBER ST	WILSONVILLE	OR	97070
CHANG JAMES HSUPING	28905 SW COSTA CIR W	WILSONVILLE	OR	97070
CHANG LISA K	10971 SW VERDUN LOOP	WILSONVILLE	OR	97070
CHANG SHU FEN	28890 SW ORLEANS AVE	WILSONVILLE	OR	97070
CHANGIZIAN ARMEN	7885 SW DAYBREAK ST	WILSONVILLE	OR	97070
CHANGKUON DANIEL & MARINIT SO	14957 SE SHAUNTE LN	HAPPY VALLEY	OR	97086
CHANNESSIAN DIKRAN RICHARD	11337 SW BARBER ST	WILSONVILLE	OR	97070
CHAPMAN CLIFFORD A & EVELINE P	PO BOX 1607	WILSONVILLE	OR	97070
CHAPMAN DAVID WILLIAM & TESS BARBARA	27158 SW WOOD AVE	WILSONVILLE	OR	97070
CHAPMAN SHIRLEY T	32355 SW DEL MONTE DR	WILSONVILLE	OR	97070
CHARBONNEAU COUNTRY CLUB	32000 SW CHARBONNEAU DR	WILSONVILLE	OR	97070
CHARITE CHRISTINE LA	6744 SW PRIMROSE CT	WILSONVILLE	OR	97070
CHARLTON GREG R	11862 SW OSLO ST	WILSONVILLE	OR	97070
CHASE ARNOLD W TRUSTEE	29510 SW KINGS CT	WILSONVILLE	OR	97070
CHASE MICHELLE L	28740 SW PARKWAY AVE UNIT A3	WILSONVILLE	OR	97070
CHASE SCOTT & LESLIE C	28625 SW SANDALWOOD DR	WILSONVILLE	OR	97070
CHATTOPADHYAY SANDIP CO-TRUSTEE	4748 GARDNER LN	WEST LINN	OR	97068
CHAY SONIA	29720 SW COURTSIDE DR UNIT 55	WILSONVILLE	OR	97070
CHEN DAHE	10829 SW CARINTHIA CIR	WILSONVILLE	OR	97070
CHEN HUA	30596 SW RUTH ST	WILSONVILLE	OR	97070
CHEN SICONG & XIAOXI LIU	12314 SW COMO DR	WILSONVILLE	OR	97070
CHEN YUANHUA & TIANJIAO RONG	6899 SW ALDERCREST CT	WILSONVILLE	OR	97070
CHENVANICH NATSHA	28919 SW GENEVA LOOP	WILSONVILLE	OR	97070
CHERDIVARA VLADIMIR & OLGA VASILIEVNA	11348 SW BARBER ST	WILSONVILLE	OR	97070
CHERN CHINGMIIN & SUHER C	10874 SW BARBER ST	WILSONVILLE	OR	97070
CHEZ ILYSE	8160 SW RYBER RD	WILSONVILLE	OR	97070
CHIKRIZOV VITALY V & RAMONA CHIKRIZOVA	10889 SW MERLIN CT	WILSONVILLE	OR	97070
CHILBERG CHRIS W TRUSTEE	PO BOX 1741	LAKE OSWEGO	OR	97035
CHILDS LAURA S	11324 SW BARBER ST	WILSONVILLE	OR	97070
CHILDS MATTHEW C & KHANG V NGUYEN	30500 SW KENSINGTON PL	WILSONVILLE	OR	97070
CHILLI LLC	10260 SW BROOKSIDE CT	TIGARD	OR	97223
CHIN KAR WEI & PENG QIU	2259 SKY MEADOW AVE	RICHLAND	WA	99352
CHING RICHARD & DEANA CARLOS-CHING	7343 SW WOODBURY LOOP	WILSONVILLE	OR	97070
CHIOCCA PHILIP & KATHLEEN	32514 SW JULIETTE DR	WILSONVILLE	OR	97070
CHIOVARO JOSEPH & AMY	10230 SW MADRID LOOP	WILSONVILLE	OR	97070
CHISM JOHN H & SHERRY R	7893 SW CINNABAR ST	WILSONVILLE	OR	97070
CHIU HANK HUNG HUNG & AMY LI MEI	30872 SW ORCHARD DR	WILSONVILLE	OR	97070
CHIZUM CRAIG & KELLY	12383 SW ATHENS LN	WILSONVILLE	OR	97070
CHIZUM JEANENNE TRUSTEE	32179 SW BOONES BEND RD	WILSONVILLE	OR	97070
CHO KATHY	29285 SW SERENITY WAY	WILSONVILLE	OR	97070
CHOE SHAWN & SHICHENG ZHANG	11128 SW FLORES ST	WILSONVILLE	OR	97070
CHOI GUI W & KAREN Y	7674 S DESERT INDIGO DR	TUCSON	AZ	85747
CHOI LAM CARL PUI & WINSY CHEUNG	4550 SW BETTS AVE STE 1112	BEAVERTON	OR	97005
CHRISS MARK S	25350 SW GARDEN ACRES RD	SHERWOOD	OR	97140
CHRISTENSEN ALEC D & MELISSA	7710 SW TOURNAMENT CT	WILSONVILLE	OR	97070
CHRISTENSEN DANIEL	28598 SW GENEVA LOOP	WILSONVILLE	OR	97070
CHRISTENSEN DENNIS J JR & JADE	28519 SW PARIS AVE	WILSONVILLE	OR	97070
CHRISTENSEN KARI M & ERIC A	28069 SW WAGNER ST	WILSONVILLE	OR	97070
NARAYAN JULIJ	7636 SW WIMB	WILSONVILLE	OR	97070
NARAYANAN SL	31114 SW PAUI	WILSONVILLE	OR	97070
NASERY FOROZ	7549 SW ROAN	WILSONVILLE	OR	97070
NASH SARA & C	10500 SW BARI	WILSONVILLE	OR	97070
NASHIF JOANN	10766 SW BARI	WILSONVILLE	OR	97070
NAZAROV ALLA	32065 SW WILL	WILSONVILLE	OR	97070
NEAD LISA M TF	30330 SW REBI	WILSONVILLE	OR	97070
NEAL ANGELA I	28825 SW VILLI	WILSONVILLE	OR	97070
NEAMTZU CHRI	22078 SW LIST	SHERWOOD	OR	97140
NEBERT DANIEI	31009 SW COU	WILSONVILLE	OR	97070
NEELY PHILLIP	31125 SW EDG	WILSONVILLE	OR	97070
NEFF STEVE E &	29040 SW MON	WILSONVILLE	OR	97070
NEIBAUR WILLI	6589 SW STATF	WILSONVILLE	OR	97070
NEIGER SHIRLE	32125 SW BOO	WILSONVILLE	OR	97070
NEILL HANNAH	12149 SW LAUS	WILSONVILLE	OR	97070
NEJEDLO JAY J	6876 SW ALDEI	WILSONVILLE	OR	97070
NELSEN MARK I	29720 SW COU	WILSONVILLE	OR	97070
NELSEN ROBEI	10250 SW LISB	WILSONVILLE	OR	97070
NELSON ALBER	29750 SW COU	WILSONVILLE	OR	97070
NELSON CRAIG	7348 SW BOUC	WILSONVILLE	OR	97070
NELSON CRAIG	10942 SW PRES	WILSONVILLE	OR	97070
NELSON EILEEI	7875 SW SUMM	WILSONVILLE	OR	97070
NELSON GRAD	8625 SW MIAMI	WILSONVILLE	OR	97070
NELSON JONAT	29170 SW ORLI	WILSONVILLE	OR	97070
NELSON JUSTIN	766 9TH ST	WASHOUGAL	WA	98671
NELSON LAWRI	PO BOX 2415	WILSONVILLE	OR	97070
NELSON MATTH	7213 SW CHES	WILSONVILLE	OR	97070
NELSON STEVE	7768 SW ROAN	WILSONVILLE	OR	97070
NELSON TIMOT	6620 SW STRAT	WILSONVILLE	OR	97070
NELSON TYLER	6653 SW LUPIN	WILSONVILLE	OR	97070
NELSON WILIAI	12154 SW PALE	WILSONVILLE	OR	97070
NEMES DEBRA	7575 SW HONC	WILSONVILLE	OR	97070
NEPOM DAVID	20495 S SWEET	WEST LINN	OR	97068
NERON COURT	29160 SW BER	WILSONVILLE	OR	97070
NESMITH JOSEI	29034 SW COS	WILSONVILLE	OR	97070
NESS JAMES S	7185 SW LAKE I	WILSONVILLE	OR	97070
NETTLE SALLY	8715 SW CURR	WILSONVILLE	OR	97070
NEU JOYCE M T	6585 NICHOLA	NAPLES	FL	34108
NEUKOM CYNT	28301 SW ORLI	WILSONVILLE	OR	97070
NEUMANN TIFF	28574 SW ORLI	WILSONVILLE	OR	97070
NEUMEISTER D	8059 SW EDGE	WILSONVILLE	OR	97070
NEVAREZ LEON	7575 SW MIDDI	WILSONVILLE	OR	97070
NEVILLE STEPH	12073 SW LAUS	WILSONVILLE	OR	97070
NEVIN THOMAS	6532 SW LUPIN	WILSONVILLE	OR	97070
NEW LIFE CHUI	27960 SW CAN	WILSONVILLE	OR	97070
NEWBERRY KEI	15774 HIGHPO	SHERWOOD	OR	97140
NEWBOLD ANT	12278 SW ALTA	WILSONVILLE	OR	97070
NEWBORE GAR	PO BOX 4400	WILSONVILLE	OR	97070
NEWBY JAYSON	11526 SW COLI	WILSONVILLE	OR	97070
NEWBY WILLIAI	320 S MONTOG	PORTLAND	OR	97201
NEWCOMB BRI	29700 SW COU	WILSONVILLE	OR	97070
NEWELL MARK	27490 SW PON	WILSONVILLE	OR	97070
NEWMAN BREN	PO BOX 8000 P	SISTERS	OR	97759
NEWMAN CHRI	7065 SW HIGHI	WILSONVILLE	OR	97070
NEWMAN JAME	29066 SW COS	WILSONVILLE	OR	97070
NEWMAN KENN	PO BOX 55	HOOD RIVER	OR	97031
NEWTON JAME	12322 SW PALE	WILSONVILLE	OR	97070
NEWTON JANEI	8400 SW CURR	WILSONVILLE	OR	97070
NGUYEN CLAIR	28129 SW ICEL	WILSONVILLE	OR	97070
NGUYEN DUY	27627 SW MAR	WILSONVILLE	OR	97070
NGUYEN HAI T	29361 SW SERI	WILSONVILLE	OR	97070
NGUYEN HENR	28317 SW WAG	WILSONVILLE	OR	97070
NGUYEN HIEN	28522 SW DUN	WILSONVILLE	OR	97070
NGUYEN JAIMY	11886 SW PALE	WILSONVILLE	OR	97070
NGUYEN JIMMY	30640 SW RUTI	WILSONVILLE	OR	97070
NGUYEN KHAN	29891 SW CAM	WILSONVILLE	OR	97070
NGUYEN MAN I	5505 SHADOWI	WICHITA	KS	67220
NGUYEN MINH	11806 SW BARI	WILSONVILLE	OR	97070
NGUYEN MY N	28447 SW MOR	WILSONVILLE	OR	97070
NGUYEN PHUC	7520 SW FAIRW	WILSONVILLE	OR	97070
NGUYEN QUAN	10895 SW ARTI	WILSONVILLE	OR	97070
NGUYEN TAM T	31374 SW KEN	WILSONVILLE	OR	97070
NGUYEN THON	30778 SW FIR A	WILSONVILLE	OR	97070
NGUYEN THUY	8200 SW MAXI	WILSONVILLE	OR	97070
NIBERT-YOUNG	7589 SW THOR	WILSONVILLE	OR	97070
NICHOLS ANTH	11670 SW PALE	WILSONVILLE	OR	97070
NICHOLS DAVII	7395 SW LAKES	WILSONVILLE	OR	97070
NICHOLS MELI	10584 SW COLI	WILSONVILLE	OR	97070
NICHOLS MICH	11336 SW CHU	WILSONVILLE	OR	97070
NICHOLS ROBE	31430 SW VILL	WILSONVILLE	OR	97070
NICHOLS SCOT	11170 SW MAT	WILSONVILLE	OR	97070
NICHOLSON D	7270 SW EAST I	WILSONVILLE	OR	97070
NICHOLSON MI	32100 SW FREI	WILSONVILLE	OR	97070
NICHOLSON RA	8244 SW WOOI	WILSONVILLE	OR	97070
NICKERSON DA	29393 SW GRAI	WILSONVILLE	OR	97070
NICKERSON LA	23973 SW GRAI	WILSONVILLE	OR	97070
NICOLI ANTHOI	32070 SW WILL	WILSONVILLE	OR	97070
NIEHANS BEVEI	PO BOX 819	LAKE OSWEGO	OR	97034
NIELSEN JOHN	32095 SW WILL	WILSONVILLE	OR	97070
NIELSEN THOM	7528 SW HONC	WILSONVILLE	OR	97070
NIELSEN ZACH	8575 SW WILSC	WILSONVILLE	OR	97070
NIETING JENNI	10642 SW EDG	WILSONVILLE	OR	97070
NIETUPSKI JOSI	3830 S HWY A1	MELBOURNE BI	FL	32951
NIEUWSTRATEN	28905 SW CAS	WILSONVILLE	OR	97070
NIEWENDORP I	29700 SW COU	WILSONVILLE	OR	97070
NIKKEL ROBERI	11984 SW LAUS	WILSONVILLE	OR	97070
NILI SHAWN S	9434 WILSHIRE	BEVERLY HILLS	CA	90212
NIMS JAY R & TI	31505 SW ORC	WILSONVILLE	OR	97070
NINJOOR SAND	8180 SW RYBEI	WILSONVILLE	OR	97070
NIRSCHL MARY	32285 SW ARM	WILSONVILLE	OR	97070
NISS MICHAEL	8745 SW CURR	WILSONVILLE	OR	97070
NJOGU KENNE	10359 SW MAD	WILSONVILLE	OR	97070
NOAKES NORM	6309 S WHITE F	CHANDLER	AZ	85249
NOBLE DENISE	31119 SW WILL	WILSONVILLE	OR	97070
NOBREGA VALE	11306 SW BARI	WILSONVILLE	OR	97070
NOICE CARLA M	11914 SW OSL	WILSONVILLE	OR	97070
NOLAN BRIAN L	11362 SW CHA	WILSONVILLE	OR	97070
NOLAN HEIDI &	28975 SW CRE	WILSONVILLE	OR	97070
NOLL BRIAN T &	28616 SW CAS	WILSONVILLE	OR	97070
NOLL LAUREN	27764 SW MAR	WILSONVILLE	OR	97070
NOLTON TRAC	7660 SW FAIRW	WILSONVILLE	OR	97070
NORBURY BRAI	11844 SW PALE	WILSONVILLE	OR	97070
NORDAHL CARI	7577 SW VLAH	WILSONVILLE	OR	97070
NORMAN CARL	28841 SW GEN	WILSONVILLE	OR	97070
NORMAN JACQ	30406 SW RUTI	WILSONVILLE	OR	97070
NORQUIST JAC	29370 SW YOSI	WILSONVILLE	OR	97070
NORTHCUTT GI	28728 SW FINL	WILSONVILLE	OR	97070

CHRISTENSEN MEGAN F & MATTHEW B	30955 SW KENSINGTON DR	WILSONVILLE	OR	97070
CHRISTENSEN RANDALL T TRUSTEE	31343 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
CHRISTENSEN RENEE	44 COMMONWEALTH CT	CHICO	CA	95973
CHRISTIANSEN BARRY ROY & DONNA JEANE	7600 SW VLAHOS DR APT 205	WILSONVILLE	OR	97070
CHRISTIANSEN DAVID A TRUSTEE	11264 THURSTON CHASE	FORT MEYERS	FL	33913
CHRISTIANSEN ROBERT L & BARBARA A	32538 SW JULIETTE DR	WILSONVILLE	OR	97070
CHRISTLER LLC	30150 SW PARKWAY AVE STE 100	WILSONVILLE	OR	97070
CHRISTOPHER ELIZABETH	10502 SW COLEMAN LOOP S	WILSONVILLE	OR	97070
CHRISTOPHERSON ELIZABETH ANN	28849 SW ORLEANS AVE	WILSONVILLE	OR	97070
CHROWL TYLER J	11132 SW BARBER ST	WILSONVILLE	OR	97070
CHRYSTAL MICHAEL A TRUSTEE	28889 SW CRESTWOOD DR	WILSONVILLE	OR	97070
CHUDEK JEFFERY T TRUSTEE	29267 SW COSTA CIR E	WILSONVILLE	OR	97070
CHUINARD MEGAN	28415 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
CHURCH JOSEPH E	1983 E PALOMINO DR	TEMPE	AZ	85284
CIAVERELLA ANN MARIE	30711 SW KENSINGTON DR	WILSONVILLE	OR	97070
CIEPIELA JOHN & ALLISON	7234 SW BAY LN	WILSONVILLE	OR	97070
CIESLINSKI KATHY M	29136 SW COSTA CIR E	WILSONVILLE	OR	97070
CINNERA LISA T	8410 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
CIS TRUST	PO BOX 1469	LAKE OSWEGO	OR	97035
CIZ WILLIAM P & ELIZABETH	28300 SW 60TH AVE	WILSONVILLE	OR	97070
CLACKAMAS COMMUNITY COLLEGE DISTRIC	19600 S MOLALLA AVE	OREGON CITY	OR	97045
CLACKAMAS COUNTY	150 BEAVERCREEK RD	OREGON CITY	OR	97045
CLANCY JOHN WILLIAM III	28043 SW WAGNER ST	WILSONVILLE	OR	97070
CLANCY PATRICK J TRUSTEE	32425 SW ARMITAGE RD	WILSONVILLE	OR	97070
CLANCY WENDY A & JESSE K	10820 SW LONDON LN	WILSONVILLE	OR	97070
CLARK ALEXANDER	7710 SW ROANOKE DR	WILSONVILLE	OR	97070
CLARK BRIAN T & LAURA J GRAHAM	28937 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
CLARK CAMERON WAYNE & HOPE CAMILLE	28378 SW WAGNER ST	WILSONVILLE	OR	97070
CLARK CHERYL	11259 SW MCKENZIE CT W	WILSONVILLE	OR	97070
CLARK DAVID C TRUSTEE	27625 SW LARKSPUR TER	WILSONVILLE	OR	97070
CLARK JAMES P CO-TRUSTEE	7003 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
CLARK JANIS H TRUSTEE	30330 SW REBEKAH ST UNIT 3	WILSONVILLE	OR	97070
CLARK JENNIFER MICHELLE	29460 SW VOLLEY ST UNIT 71	WILSONVILLE	OR	97070
CLARK JILL	6510 SW FROG POND LN	WILSONVILLE	OR	97070
CLARK PROFESSIONAL BUILDING LLC	1449 S LARCH ST	CANBY	OR	97013
CLARKE JONATHAN A	27650 SW CANYON CREEK RD	WILSONVILLE	OR	97070
CLAUSEN WENDY TRUSTEE	29286 SW SAN REMO CT	WILSONVILLE	OR	97070
CLAY LINDA GAYLE TRUSTEE	28729 SW FINLAND AVE	WILSONVILLE	OR	97070
CLEARY ANDREW J & MARIE-TERESE R	29773 SW LEHAN CT	WILSONVILLE	OR	97070
CLEAVER ANNE & CURTIS	6975 SW COUNTRY VIEW CT E	WILSONVILLE	OR	97070
CLEMENS JAY M & JOYCE COLETTE	7909 SW ROCKBRIDGE ST	WILSONVILLE	OR	97070
CLEMENS JEFFREY & KALISHA SCHAPER	28510 SW DUNDEE LN	WILSONVILLE	OR	97070
CLEMENT RAMON & FRANCES	877 E 62 AVE	VANCOUVER	BC	V5X2G
CLENDENIN MARY J & PATRICK J	9270 SW 5TH ST	WILSONVILLE	OR	97070
CLENDENING BRIAN JOHN	11715 SW VALENCIA LN UNIT 402	WILSONVILLE	OR	97070
CLERMONT HOMEOWNERS ASSOCIATION	5550 S MACADAM AVE STE 210	PORTLAND	OR	97239
CLEVENGER RONALD MICHAEL TRUSTEE	31990 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
CLIFT DEANNA K	12162 SW PALERMO ST	WILSONVILLE	OR	97070
CLIZER MAX W TRUSTEE	27451 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
CLIZER MAX WILLIAM	12388 SW WATERFORD LOOP	WILSONVILLE	OR	97070
CLOTER CARSON	28861 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
CLOW KENNETH M & KERRI W	28651 SW GREENWAY DR	WILSONVILLE	OR	97070
CLUSKEY JOHN W & HEIDI NICOLE	7023 SW IRON HORSE ST	WILSONVILLE	OR	97070
COCHARD DOUGLAS D & CHRISTINE W	32325 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
COCHRAN MINDY L	8715 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
COCHRUN SUSAN L TRUSTEE	29099 SW COURTSIDE DR	WILSONVILLE	OR	97070
COELHO ROBERT	28701 SW COSTA CIR E	WILSONVILLE	OR	97070
COEN JOHN J & CATHERINE J	7525 SW SCHROEDER WAY	WILSONVILLE	OR	97070
COFFEY GRANT M	28521 SW ORLEANS AVE	WILSONVILLE	OR	97070
COGSWELL BRYCE	409 2ND ST W	KIRKLAND	WA	98033
COHEN NATALIE & NEIL	10975 SW PRESTWICK CT	WILSONVILLE	OR	97070
COLBY CAMERON J	2506 WOODLAND DR	CHARLOTTESVILLE	VA	22903
COLE DIANNE L TRUSTEE	10345 SW MADRID LOOP	WILSONVILLE	OR	97070
COLE KATHRYN MAE	32205 SW BOONES BEND RD	WILSONVILLE	OR	97070
COLE ROBERT W & DIANNE J	7522 SW HONOR LOOP	WILSONVILLE	OR	97070
COLE SHERRIE	7085 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
COLEMAN LINDA TRUSTEE	7510 SW THORNTON DR	WILSONVILLE	OR	97070
COLEMAN MICHAEL ALAN CO-TRUSTEE	7709 SW EMERY CIR	WILSONVILLE	OR	97070
COLEMAN SUSAN K	7500 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
COLGAN JAMES R CO-TRUSTEE	11859 SW OSLO ST	WILSONVILLE	OR	97070
COLLETT WENDY	7564 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
COLLIER ADAM S & KELLENA S	29298 SW SAN REMO CT	WILSONVILLE	OR	97070
COLLIER HEATHER & ETHAN	3525 GHIGLIERI CT	WEST LINN	OR	97068
COLLIER KIM M	29045 SW COSTA CIR W	WILSONVILLE	OR	97070
COLLINGHAM JEFF D & MICHELE M	10172 SW EVERGREEN CT	WILSONVILLE	OR	97070
COLLINS CATHERINE A TRUSTEE	29090 SW SAN MIGUEL LN	WILSONVILLE	OR	97070
COLLINS DOUGLAS A TRUSTEE	7705 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
COLLINS JENNIFER & CAMERON	28933 SW CASCADE LOOP	WILSONVILLE	OR	97070
COLLINS TAYLOR KAVANAUGH & JARROD	7255 SW WOODBURY LOOP	WILSONVILLE	OR	97070
COLLITON KELLY M	8725 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
COLONY BRIAN T	29042 SW COSTA CIR W	WILSONVILLE	OR	97070
COLSON DEVON & JAMIE	7545 SW SCHROEDER WAY	WILSONVILLE	OR	97070
COLTER ASHLEY KEOLA	67-1088 WAINOENOE RD	KAMUELA	HI	96743
COLYER BRENDAN & KRISTEN	7750 SW SUMMERTON ST	WILSONVILLE	OR	97070
COMBS TRENTON L SR & DIANE L	26857 SW MCLEOD ST	WILSONVILLE	OR	97070
COMER FRANK W TRUSTEE	8280 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
COMISKEY JOHN J & PATRICIA L	29435 SW ST TROPEZ AVE	WILSONVILLE	OR	97070
COMMUNITY OF HOPE E L C A	PO BOX 98	WILSONVILLE	OR	97070
CONDON ROBERT J & LINDA R	28500 SW SANDALWOOD CT	WILSONVILLE	OR	97070
CONDON ROBERT J & LINDA R	7250 SW MEADOWS CT	WILSONVILLE	OR	97070
CONFER ALEXA	11365 SW MONT BLANC ST	WILSONVILLE	OR	97070
CONG JIE	10808 SW STOCKHOLM DR	WILSONVILLE	OR	97070
CONLEY THEODORE JOSEPH	30900 SW BOONES FERRY RD	WILSONVILLE	OR	97070
CONN RICH	28544 SW DUNDEE LN	WILSONVILLE	OR	97070
CONNELL ASHLEIGH & TREVOR	10788 SW BARBER ST	WILSONVILLE	OR	97070
CONNIRY MATTHEW J & ASHLEY M	30590 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
CONNOLLY CHRISTOPHER J	28712 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
CONNOLLY JOSEPH A JR & JEAN C	37811 SE WILDCAT MOUNTAIN DR	EAGLE CREEK	OR	97022
CONNOLLY KEVIN P & JULIE	12212 SW PALERMO ST	WILSONVILLE	OR	97070
CONOVER CHASE M & SHANNON J	7920 SW COURTSIDE WAY	WILSONVILLE	OR	97070
CONSTANS CARL	31774 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070
CONSTANTINE KATHLEEN L TRUSTEE	11837 SW GRENOBLE ST	WILSONVILLE	OR	97070
CONSTANTINE MATTHEW ALLEN TRUSTEE	11985 SW LAUSANNE ST	WILSONVILLE	OR	97070
CONTI NANCY J TRUSTEE	7711 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
CONTINENTAL TRUCK BROKERS INC	PO BOX 308	WILSONVILLE	OR	97070
CONVERSE MELINDA K	28615 SW ASH MEADOWS BLVD UNIT 9	WILSONVILLE	OR	97070
CONVERSE THOMAS & LINDA	30350 SW REBEKAH ST UNIT 9	WILSONVILLE	OR	97070
CONWAY STEVEN A	7211 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
CONWAY THOMAS EDWARD TRUSTEE	32180 SW BOONES BEND RD	WILSONVILLE	OR	97070
COOK BARRY & JOY	28635 SW SANDALWOOD DR	WILSONVILLE	OR	97070
COOK KERRY BRIAN & SANDRA DARLENE	29523 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
COOK MATTHIAS & KIMBERLY	6846 SW MAPLE ST	WILSONVILLE	OR	97070
COOK MERRI C GARBIZO TRUSTEE	29030 TOWN CENTER LOOP E STE 202-4	WILSONVILLE	OR	97070
COOK RAYMOND & DOROTHY B	31580 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
COOK RYAN ALAN	10220 SW BRYTON CT	WILSONVILLE	OR	97070
COOKE MICHAEL R & MARY ADA HINDS	11299 SW CHANTILLY	WILSONVILLE	OR	97070
COOMBES NOEL HODSON	27396 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
NORTHCUTT RY	12331 SW WATI	WILSONVILLE	OR	97070
NORTHUP ASHI	11030 SW STO(	WILSONVILLE	OR	97070
NORTHWEST C(	PO BOX 23099	TIGARD	OR	97281
NORWOOD BRI	27602 SW LARK	WILSONVILLE	OR	97070
NOVITSKY DAVI	31389 SW OLYI	WILSONVILLE	OR	97070
NOVITSKY SALL	28256 SW PARI	WILSONVILLE	OR	97070
NOWACK STAN	17040 NW LUC	PORTLAND	OR	97231
NOWAK JILL M	7698 SW ROAN	WILSONVILLE	OR	97070
NUNEZ MICHEL	32190 SW ARM	WILSONVILLE	OR	97070
NUSTAD JANET	31520 SW ARB(	WILSONVILLE	OR	97070
NUTTBROCK MI	11218 SW MCK	WILSONVILLE	OR	97070
NWIZU CHIDI &	10124 SW MAD	WILSONVILLE	OR	97070
NYLANDER PET	11255 SW MCK	WILSONVILLE	OR	97070
OAK CREST FAI	872 SW BROAD	PORTLAND	OR	97201
OAK VIEW CON	PO BOX 4585	TUALATIN	OR	97062
OAKLEAF MHP I	PO BOX 694	GLEN ELLEN	CA	95442
OAKLEY DAVID	28982 SW CAS(	WILSONVILLE	OR	97070
OBENDORFER J	12093 SW LAUS	WILSONVILLE	OR	97070
OBERG JAMES \	8076 SW SACAJ	WILSONVILLE	OR	97070
OBERG TIMOTH	28635 SW ROG	WILSONVILLE	OR	97070
OBH LLC	PO BOX 515	WILSONVILLE	OR	97070
OBRIEN RACHE	7240 SW BRISB	WILSONVILLE	OR	97070
OBRYANT BRAI	10756 SW LONI	WILSONVILLE	OR	97070
OCANDO ANDF	27630 SW ALDE	WILSONVILLE	OR	97070
OCHELTREE DE	8745 SW CURR	WILSONVILLE	OR	97070
OCHOCKI JESS	11389 SW MON	WILSONVILLE	OR	97070
OCHS LANCE R	7795 SW FAIRV	WILSONVILLE	OR	97070
OCHS NEIL JON	10665 SW EDG	WILSONVILLE	OR	97070
OCONNELL CR	8060 SW FAIRV	WILSONVILLE	OR	97070
OCONNOR CRA	32035 SW BOO	WILSONVILLE	OR	97070
OCONNOR JAC	10505 SW BRO(	WILSONVILLE	OR	97070
OCONNOR MIC	12003 SW LAUS	WILSONVILLE	OR	97070
OCONNOR PAT	7902 SW COUR	WILSONVILLE	OR	97070
OCONNOR TIM	665 KALUGIN C	MOLALLA	OR	97038
ODELL ELMA FA	8545 SW CURR	WILSONVILLE	OR	97070
ODELL LEE HUI	32415 SW ESTA	WILSONVILLE	OR	97070
ODIERNO PATR	PO BOX 793	WILSONVILLE	OR	97070
ODOM MICHAE	29810 SW LAN(	WILSONVILLE	OR	97070
ODONNELL ALI	1824 N ANN CT	NEWBERG	OR	97132
OEMING NATH/	28727 SW CAS(	WILSONVILLE	OR	97070
OEST TIFFANY M	12016 SW LAUS	WILSONVILLE	OR	97070
OESTERREICH I	30865 SW SALI	WILSONVILLE	OR	97070
OGAN THOMAS	31467 SW COU	WILSONVILLE	OR	97070
OGAWA JENNY	11818 SW BARI	WILSONVILLE	OR	97070
OGBURN HARC	31179 SW COU	WILSONVILLE	OR	97070
OGDEN DOUGI	10978 SW PARI	WILSONVILLE	OR	97070
OGDEN LYNN	8324 SW MARI	WILSONVILLE	OR	97070
OH ELIZA & CLII	1733 SW RIVER	PORTLAND	OR	97219
OHANNESSIAN	28551 SW GREI	WILSONVILLE	OR	97070
OHARE DANIEL	29536 SW QUE	WILSONVILLE	OR	97070
OHLSON MARK	32070 SW CHA	WILSONVILLE	OR	97070
OHOGAN MAUI	11818 SW PALE	WILSONVILLE	OR	97070
OHOGAN P J TR	7400 SW FROG	WILSONVILLE	OR	97070
OIEN LEE MARV	7289 SW BAY LI	WILSONVILLE	OR	97070
OLAREY TIMOTI	11410 SW PAUI	WILSONVILLE	OR	97070
OLEAR CHRISTO	1420 NW LOVE	PORTLAND	OR	97209
OLEARY CLAUD	11211 SW BARI	WILSONVILLE	OR	97070
OLEKSAK RICH/	29484 SW MILA	WILSONVILLE	OR	97070
OLELS RUSSELI	29087 SW MON	WILSONVILLE	OR	97070
OLER DOROTH'	7254 SW WOOI	WILSONVILLE	OR	97070
OLESH PAUL PE	8105 SW RYBEI	WILSONVILLE	OR	97070
OLIVA LISA ESK	8410 SW CURR	WILSONVILLE	OR	97070
OLIVAREZ JAVIE	27393 SW COP	WILSONVILLE	OR	97070
OLIVER ZACHAI	11478 SW ZURI	WILSONVILLE	OR	97070
OLLIVIER CARO	8660 SW CARM	WILSONVILLE	OR	97070
OLSEN ALEC S	10899 SW BARI	WILSONVILLE	OR	97070
OLSEN JEFFREY	5200 SW SCHA	TUALATIN	OR	97062
OLSEN MERLIN	32390 SW DEL	WILSONVILLE	OR	97070
OLSEN RODERI	12375 SW TOO.	SHERWOOD	OR	97140
OLSON ARNOLI	31570 SW ARB(	WILSONVILLE	OR	97070
OLSON BRITTAI	29665 SW NAPI	WILSONVILLE	OR	97070
OLSON CHRIST	28580 SW MCC	WILSONVILLE	OR	97070
OLSON DAVID \	7170 SW LAKE I	WILSONVILLE	OR	97068
OLSON DONAL	7222 SW WOO(	WILSONVILLE	OR	97070
OLSON DUSTIN	8595 SW MIAMI	WILSONVILLE	OR	97070
OLSON GARY L	29590 SW COU	WILSONVILLE	OR	97070
OLSON GRANT	8560 SW MIAMI	WILSONVILLE	OR	97070
OLSON GREGG	27626 SW LARK	WILSONVILLE	OR	97070
OLSON JAMES /	30610 SW MAG	WILSONVILLE	OR	97070
OLSON JASON I	705 NW 11TH A	CANBY	OR	97013
OLSON JASON I	7719 SW WIMB	WILSONVILLE	OR	97070
OLSON KEITH D	7540 SW FAIRV	WILSONVILLE	OR	97070
OLSON MARY T	PO BOX 975	WILSONVILLE	OR	97070
OLSON MATTHI	11016 SW MAT/	WILSONVILLE	OR	97070
OLSON MERLE	11242 SW CHA	WILSONVILLE	OR	97070
OLSON MICHAI	28425 SW HIGI	WILSONVILLE	OR	97070
OLSON NATALI	7626 SW HONC	WILSONVILLE	OR	97070
OLSON RHONC	11339 SW MON	WILSONVILLE	OR	97070
OLSON RICHAF	8430 SW CURR	WILSONVILLE	OR	97070
OLSON SPENCI	11172 SW BARI	WILSONVILLE	OR	97070
OLSON TERRAI	27606 SW ALDI	WILSONVILLE	OR	97070
OLSON WILLIAI	27600 SW CAN	WILSONVILLE	OR	97070
OLSSON DAVID	32475 SW LAKE	WILSONVILLE	OR	97070
OLTMANS NATI	28370 SW MCG	WILSONVILLE	OR	97070
OMNI BUSINES	30250 SW PARI	WILSONVILLE	OR	97070
OMNI BUSINES	PO BOX 2810	WILSONVILLE	OR	97070
ONEIL CONSTA	11210 SW BARI	WILSONVILLE	OR	97070
ONEIL SHAWN	31153 SW WILL	WILSONVILLE	OR	97070
ONEILL CHELSI	11291 SW CHA	WILSONVILLE	OR	97070
ONEILL MICHAI	31017 SW COU	WILSONVILLE	OR	97070
ONWELLER KEI	28469 SW COFI	WILSONVILLE	OR	97070
OPAGER DAVID	10140 SW MAD	WILSONVILLE	OR	97070
OPARAJI ONYEI	28616 SW GREI	WILSONVILLE	OR	97070
OPORTA VICTO	11263 SW CHU	WILSONVILLE	OR	97070
OPPAT SCOTT	30370 SW REBI	WILSONVILLE	OR	97070
OREGON ASSN	29751 SW TOW	WILSONVILLE	OR	97070
OREGON CARE	302 9TH ST	WENATCHEE	WA	98801
OREGON CHAR	30485 SW BOO	WILSONVILLE	OR	97070
OREGON PARK!	725 SUMMER S'	SALEM	OR	97301
ORESTE JOSEPI	3615 SE WILLAI	MILWAUKIE	OR	97222
ORLANDO MAR	30530 SW RUTI	WILSONVILLE	OR	97070
ORMSBY DONA	11207 SW CHA	WILSONVILLE	OR	97070
OROZCO DENV	28440 SW MEAI	WILSONVILLE	OR	97070
ORTIZ DANIEL J	31056 SW COU	WILSONVILLE	OR	97070
OSBORN PAUL	32065 SW CYPI	WILSONVILLE	OR	97070
OSBORNE GRE(	31313 SW FRE(	WILSONVILLE	OR	97070
OSIECZANEK SI	10531 SW COL(	WILSONVILLE	OR	97070

COOPER CHRISTINA M	28520 SW CASCADE LOOP	WILSONVILLE	OR	97070
COOPER COREY M & JANELLE	7762 SW LOVE CT	WILSONVILLE	OR	97070
COOPER ERIC J	28299 SW WAGNER ST	WILSONVILLE	OR	97070
COOPER FRANK P	11779 SW NORMANDY LN	WILSONVILLE	OR	97070
COOPER FRANK P & MERRILEE P	12077 SW LAUSANNE ST	WILSONVILLE	OR	97070
COOPER GLENN O & GRACE E	28937 SW MEADOWS LOOP	WILSONVILLE	OR	97070
COOPER JENNIFER L	29049 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
COOPER LORI A TRUSTEE	69025 BARCLAY PL	SISTERS	OR	97759
COOPER MITCHELL E TRUSTEE	28540 SW SANDALWOOD CT	WILSONVILLE	OR	97070
COPELAND STEPHEN	29503 SW QUEENS CT	WILSONVILLE	OR	97070
COPENHAVER T DIANE	32545 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
COPPER CREEK RENTAL LLC	PO BOX 386	NEWBERG	OR	97132
COPPING RITA Y TRUSTEE	30924 SW BOONES FERRY RD	WILSONVILLE	OR	97070
COPPLE RICHARD L & DELORA L	7226 SW LAKE CT	WILSONVILLE	OR	97070
CORBALLY JOHN R & PATRICIA A	28635 SW ORLEANS AVE	WILSONVILLE	OR	97070
COREY CHARLES A & ELIZABETH W	28516 SW CASCADE LOOP	WILSONVILLE	OR	97070
COREY GLENN M & MARGUERITE	5691 SW KRUSE RD	WILSONVILLE	OR	97070
CORIO PHILIP M	11578 SW BARBER ST	WILSONVILLE	OR	97070
CORIO ZACHARY J	28615 SW PARIS AVE UNIT 308	WILSONVILLE	OR	97070
CORLEY DOLORES	28827 SW ORLEANS AVE	WILSONVILLE	OR	97070
CORLL DAVID J	28969 SW SAN REMO AVE	WILSONVILLE	OR	97070
CORMANY CHERYL ELAYNE & DOUGLAS PAL	11693 SW BARCELONA ST	WILSONVILLE	OR	97070
CORMANY DOUGLAS P & CHERYL E	29320 SW BROWN RD	WILSONVILLE	OR	97070
CORNELL ROGER A TRUSTEE	7475 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
CORNETTE ANDREA P	29650 SW COURTSIDE DR #12	WILSONVILLE	OR	97070
CORNO KRISTI D	11629 SW COLLINA LN	WILSONVILLE	OR	97070
CORP PRES BSHP CH JESUS CHRIST LDS	50 E NORTH TEMPLE ST 22 FLR	SALT LAKE CITY	UT	84150
CORREA RICKY L	7121 SW BOUCHAINE ST	WILSONVILLE	OR	97070
CORTRIGHT ROBERT S TRUSTEE	32580 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
CORWIN SCOTT C & VIBIANA A	31534 SW ORCHARD DR	WILSONVILLE	OR	97070
COSTA MARY K	7663 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
COSTA PACIFIC HOMES LLC	11422 SW BARBER ST	WILSONVILLE	OR	97070
COSTALES EDWARD	8670 SW VALE CT	WILSONVILLE	OR	97070
COSTELLO JOSEPH A & MELISSA J	30723 SW KENSINGTON DR	WILSONVILLE	OR	97070
COTE CELINA H & ROBERT M ROWE II	27645 SW ALDER LN	WILSONVILLE	OR	97070
COTE DIANE	32538 SW RIVIERA LN	WILSONVILLE	OR	97070
COUGAR REAL ESTATE HOLDINGS LLC	8840 SW CITIZENS DR	WILSONVILLE	OR	97070
COUGHLIN DOROTHY D	32340 SW ESTATES CT N	WILSONVILLE	OR	97070
COUNTS BRIAN	3995 SW FIR GROVE RD	WILSONVILLE	OR	97070
COURSON BARBARA M	6883 SW GREENWICH DR	PORTLAND	OR	97225
COURY JORDAN T & JULIANA L	29630 SW BEAUMONT AVE	WILSONVILLE	OR	97070
COVEY VICKI	7572 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070
COWART MARCI KASH & JAMES	11749 SW BARCELONA ST	WILSONVILLE	OR	97070
COWDEN STEVEN CO-TRUSTEE	11090 SW MONT BLANC ST	WILSONVILLE	OR	97070
COWGER TY R	30765 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
COX CHRIS & TIFFANY BOLSTAD-COX	32100 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
COX CODY L & WANDA G	28525 SW CASCADE LOOP	WILSONVILLE	OR	97070
COX HAROLD NORMAN TRUSTEE	PO BOX 1068	WILSONVILLE	OR	97070
COX JEFFREY & KAYO KONDO-COX	10823 SW BARBER ST	WILSONVILLE	OR	97070
COX RONALD E & DEBRA A	30950 SW BOONES FERRY RD	WILSONVILLE	OR	97070
COX SHERRY ANN TRUSTEE	29464 SW MILANO LN	WILSONVILLE	OR	97070
COX TIFFANY R & WILLIAM B	29080 SW ORLEANS AVE	WILSONVILLE	OR	97070
COYER LESTER A	11239 SW MCKENZIE CT E	WILSONVILLE	OR	97070
CRADDOCK ROBERT ANDREW TRUSTEE	7065 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
CRAFT ROBERT M TRUSTEE	28590 SW SANDALWOOD DR	WILSONVILLE	OR	97070
CRAGHEAD LINDA RAE TRUSTEE	7221 SW CHESTNUT LN	WILSONVILLE	OR	97070
CRAIG NICOLE & ALEXANDER	PO BOX 5514	SALEM	OR	97304
CRAIG RODNEY J TRUSTEE	28646 SW MEADOWS LOOP	WILSONVILLE	OR	97070
CRAMER THOMAS D & SANDRA L	29749 SW LANCELOT LN	WILSONVILLE	OR	97070
CRAMPTON FOSTER JR & AVALON FOX	8684 SW VALE CT	WILSONVILLE	OR	97070
CRANE JAMES & RACHELE	27446 SW LARKSPUR TER	WILSONVILLE	OR	97070
CRANE WENDY MAE	31882 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070
CRAWFORD JANET L	32625 SW LAKE POINT CT	WILSONVILLE	OR	97070
CRESSY TROY & CLIFF VOLIVA	10380 SW MADRID LOOP	WILSONVILLE	OR	97070
CREW ROBERTA L & WILLIAM L	8605 SW ROGUE LN	WILSONVILLE	OR	97070
CREWS CRYSTAL ANN & JORDAN N	11238 SW CHAMPOEG DR	WILSONVILLE	OR	97070
CRISMAN GORDON L & CLETA V	29105 SW SAN MIGUEL LN	WILSONVILLE	OR	97070
CROCKER ROBB & DANA	7115 SW FROG POND LN	WILSONVILLE	OR	97070
CROFT TERESA E TRUSTEE	31447 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
CRONKRITE JOHN R TRUSTEE	8004 SW EDGEWATER E	WILSONVILLE	OR	97070
CROOK J D	29069 SW COSTA CIR W	WILSONVILLE	OR	97070
CROOKSTON MAXWELL GARR	28569 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
CROSBY PETER G CO-TRUSTEE	7255 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070
CROSS GARETT C & KASSIDEE C	10759 SW PARKVIEW DR	WILSONVILLE	OR	97070
CROSS TERRY W	29620 SW VOLLEY ST UNIT 44	WILSONVILLE	OR	97070
CROSSCREEK HOMEOWNERS ASSN	7729 SW SUMMERTON ST	WILSONVILLE	OR	97070
CROSSE GLENN & MARY	31542 SW ORCHARD DR	WILSONVILLE	OR	97070
CROUCH KELLY M & JANET	10862 SW PARKWOOD LN	WILSONVILLE	OR	97070
CROUCH-MARCOFF CARLA FAYE & ALAN J M.	11049 SW VERDUN LOOP	WILSONVILLE	OR	97070
CROWDER CHRISTOPHER & LESLIE	7523 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
CROWE JOAN M	7535 SW HONOR LOOP	WILSONVILLE	OR	97070
CROWLEY TIMOTHY N & DONIELLE L	29054 SW SAN REMO AVE	WILSONVILLE	OR	97070
CROZIER VICKI	32245 SW BOONES BEND RD	WILSONVILLE	OR	97070
CRUDELE LESTER M & LINDA R	10822 SW BARBER ST	WILSONVILLE	OR	97070
CRUFT STEPHEN E & ELKE	31233 SW EDGEWATER PL	WILSONVILLE	OR	97070
CRYSTAL EDWARD J & DIANE M	28822 SW MEADOWS LOOP	WILSONVILLE	OR	97070
CRYSTAL LAKE	PO BOX 8550	BEND	OR	97708
CSIGA SARAH AUBREY	28369 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
CSM PROPERTIES I LLC	901 BRUTSCHER ST D112	NEWBERG	OR	97132
CUDABACK NORMAN D & L D PFLUM-CUDAB	11639 SW PREAKNESS	WILSONVILLE	OR	97070
CUDAHY MICHAEL JAMES CO-TRUSTEE	7110 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
CUELLAR TANYA A & CARLOS J	28777 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
CUEVA NANCY BOODY TRUSTEE	11692 SW PALERMO ST	WILSONVILLE	OR	97070
CULLISON TIMOTHY	29720 SW COURTSIDE DR UNIT 53	WILSONVILLE	OR	97070
CULP JASON & KELLEY	28456 SW MEADOWS LOOP	WILSONVILLE	OR	97070
CULVER JAMES H & BARBARA N	31600 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
CUMIFORD JULIE	10532 SW COLEMAN LOOP S	WILSONVILLE	OR	97070
CUMMINGS KRYSTAL DALE TRUSTEE	11275 SW CHANTILLY	WILSONVILLE	OR	97070
CUMMINS CAROLINE S & C C TUCKER-RAYM	29479 SW MILANO LN	WILSONVILLE	OR	97070
CUNNINGHAM ADAM JUSTIN & STEPHANIE J	10565 SW BROCKWAY DR	WILSONVILLE	OR	97070
CUOMO ANTHONY J & USTINA M	9340 SW JULIA PL	TIGARD	OR	97224
CUPPOLETTI BREE R & ROBERTA ANTONETTE	28333 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070
CUPPOLETTI BREE RALPH CO-TRUSTEE	31380 SW PARKWAY AVE	WILSONVILLE	OR	97070
CURRIGAN SEAN & ASHLEY	10192 SW MADRID LOOP	WILSONVILLE	OR	97070
CURRIN JEFFREY T	7266 SW IRON HORSE ST	WILSONVILLE	OR	97070
CURTIS LINDA C TRUSTEE	32548 SW JULIETTE DR	WILSONVILLE	OR	97070
CUSHING JOSHUA	10837 SW CARINTHIA CIR	WILSONVILLE	OR	97070
CUTLER NATHAN R & SEUNGJI YU	30555 SW ROSE LN	WILSONVILLE	OR	97070
CUTLER ROBERT D & NANCY J	10897 SW MERLIN CT	WILSONVILLE	OR	97070
CUTRIGHT KENNY TRUSTEE	32531 SW RIVIERA LN	WILSONVILLE	OR	97070
CUTRIGHT NED R CO-TRUSTEE	32075 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
CWIKLINSKI JOHN C TRUSTEE	32545 SW LAKE POINT CT	WILSONVILLE	OR	97070
CYPHERS RAYMOND TRUSTEE	7690 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
CZAPIEWSKI SAMANTHA	29030 SW TOWN CENTER LOOP E STE 2(	WILSONVILLE	OR	97070
CZAR CATHERINE C TRUSTEE	8155 SW FAIRWAY DR	WILSONVILLE	OR	97070
CZUBIN CHARLES E & JEAN M	7440 SW GREENS VIEW CT	WILSONVILLE	OR	97070
D G O INC	7445 CROSBY RD NE	WOODBURN	OR	97071
OSIKA-BARBUR	6825 SW FERNI	WILSONVILLE	OR	97070
OSTING DEREK	28723 SW SERE	WILSONVILLE	OR	97070
OSTLER SIMON	6783 SW LAND	WILSONVILLE	OR	97070
OSTLUND BRAI	28525 SW GREI	WILSONVILLE	OR	97070
OSTOJA NICHO	30683 SW PEAI	WEST LINN	OR	97068
OSTREM LEROY	31443 SW OLD	WILSONVILLE	OR	97070
OSTROM DONA	28240 SW PARI	WILSONVILLE	OR	97070
OTT MICHAEL &	29657 SW SICIL	WILSONVILLE	OR	97070
OTTERSON JUS	11151 SW BERI	WILSONVILLE	OR	97070
OTTINGER AYLA	7350 SW LAKES	WILSONVILLE	OR	97070
OTTO LANE 104	PO BOX 4365	WILSONVILLE	OR	97070
OTTUM SEAN A	28936 SW MEAI	WILSONVILLE	OR	97070
OTV 1 LLC OTV	30625 SW BOO	WILSONVILLE	OR	97070
OVERHOLT NAI	28920 SW SAN	WILSONVILLE	OR	97070
OWEN DALE M	31466 SW OLD	WILSONVILLE	OR	97070
OWENS DANA	29730 SW BRO	WILSONVILLE	OR	97070
OWENS DAVID	5738 SW ADVAI	WILSONVILLE	OR	97070
OWENS KYLE W	31151 SW ORC	WILSONVILLE	OR	97070
OWENS RICHAI	8075 SW SPRUI	TIGARD	OR	97223
OWENS TIM & J.	7686 SW CARRI	WILSONVILLE	OR	97070
OWNERS CHAR	32000 SW CHA	WILSONVILLE	OR	97070
PACIFIC EQUIPI	7000 SW HAMT	TIGARD	OR	97223
PACIFIC NW PR	6600 SW 105TH	BEAVERTON	OR	97008
PACIFIC PREMII	PO BOX 98101	BOSTON	MA	02298
PAEZ KAREN N	28971 SW COS	WILSONVILLE	OR	97070
PAGE JOHN D &	7054 SW GLEN	WILSONVILLE	OR	97070
PAHLISCH HMS	210 SW WILSOI	BEND	OR	97702
PAIGE CINDY M	28612 SW ASH	WILSONVILLE	OR	97070
PAIRAMORE DR	28528 SW CAS	WILSONVILLE	OR	97070
PALANDRI JERR	11214 SW CHA	WILSONVILLE	OR	97070
PALERMINI RO	7553 SW HONC	WILSONVILLE	OR	97070
PALMER CALVI	6843 SW CEDA	WILSONVILLE	OR	97070
PALMER COUR	29470 SW VOLI	WILSONVILLE	OR	97070
PALMER JACK C	26680 SW COL	WILSONVILLE	OR	97070
PALMER MATTH	31353 SW CHIA	WILSONVILLE	OR	97070
PALO RICHARD	27386 SW COP	WILSONVILLE	OR	97070
PALO TRUDY A	PO BOX 3306	WILSONVILLE	OR	97070
PALUMBO DAN	2000 W 51ST A	KENNEWICK	WA	99337
PALVE DINESH	28320 SW MCG	WILSONVILLE	OR	97070
PANCK KENNET	8530 SW MIAMI	WILSONVILLE	OR	97070
PANGILINAN VA	11766 SW BARI	WILSONVILLE	OR	97070
PANTOJA MICH.	28750 SW CAM	WILSONVILLE	OR	97070
PAPP KELSEY	28656 SW COS	WILSONVILLE	OR	97070
PAQUE JOHN B	32363 SW LAKE	WILSONVILLE	OR	97070
PARAMBIL SREI	6800 NW DANI	PORTLAND	OR	97070
PARHOMENCO	28724 SW FINL	WILSONVILLE	OR	97070
PARIS JAMES M	12028 SW LAUS	WILSONVILLE	OR	97070
PARISER SABIN.	29785 SW JACK	WILSONVILLE	OR	97070
PARISI G P & EV	32241 SW BOO	WILSONVILLE	OR	97070
PARK ALICE M	8256 SW WOOI	WILSONVILLE	OR	97070
PARK ANDREW	7269 SW CHES	WILSONVILLE	OR	97070
PARK ARTHUR L	10275 SW MAD	WILSONVILLE	OR	97070
PARK KYUNGH(	11825 SW GREI	WILSONVILLE	OR	97070
PARK PAVILION	1780 SW ADVAI	WEST LINN	OR	97068
PARKER ANTHC	29195 SW SAN	WILSONVILLE	OR	97070
PARKER CYNTH	7658 SW ROAN	WILSONVILLE	OR	97070
PARKER DOUGI	7047 SW IRON\	WILSONVILLE	OR	97070
PARKER GARY L	31120 SW KEN!	WILSONVILLE	OR	97070
PARKER JACK V	8725 SW WILSC	WILSONVILLE	OR	97070
PARKER NICOLI	29029 SW COS	WILSONVILLE	OR	97070
PARKER-ADAMS	7067 SW ARBO	WILSONVILLE	OR	97070
PARKWAY AVE :	212 W IRONWC	COEUR D ALEN	ID	83814
PARRIS DIANE-I	28750 SW CAM	WILSONVILLE	OR	97070
PARRIS TIMOTH	11715 SW VALE	WILSONVILLE	OR	97070
PARRISH KARLA	10319 SW MAD	WILSONVILLE	OR	97070
PARRISH KARLA	29030 SW TOW	WILSONVILLE	OR	97070
PARRY HAROLD	6877 SW ALDEI	WILSONVILLE	OR	97070
PARRY JESSE N	31030 SW SANI	WILSONVILLE	OR	97070
PASCHAL JASO	28641 SW ORLI	WILSONVILLE	OR	97070
PASCOE BRIAN	30950 SW WILL	WILSONVILLE	OR	97070
PASCOE HEATH	11307 SW CHA	WILSONVILLE	OR	97070
PASTORINO LIN	32537 SW JULIE	WILSONVILLE	OR	97070
PATAROQUE BE	2304 OSWEGO	LAKE OSWEGO	OR	97034
PATCH DONALI	32251 SW BOO	WILSONVILLE	OR	97070
PATCH THOMA:	7435 SW GREEI	WILSONVILLE	OR	97070
PATEL A R TRUS	31283 SW WILL	WILSONVILLE	OR	97070
PATEL ANISH	12315 SW ATHE	WILSONVILLE	OR	97070
PATEL ASHIT G	11675 SW NOR	WILSONVILLE	OR	97070
PATEL ASHIT G/	12250 SW MOF	WILSONVILLE	OR	97070
PATEL HEMAL &	10235 SW MAD	WILSONVILLE	OR	97070
PATEL SONESH	12278 SW COM	WILSONVILLE	OR	97070
PATEL TRUSHAI	5800 NW PRIMI	PORTLAND	OR	97229
PATOKOSKI PAI	7140 SW ARBO	WILSONVILLE	OR	97070
PATRICK ERIN S	7945 SW TENNI	WILSONVILLE	OR	97070
PATRICK KEAN	29098 SW COS	WILSONVILLE	OR	97070
PATRICK MACK	12424 SW PALE	WILSONVILLE	OR	97070
PATTERSON JEF	11640 SW LAUS	WILSONVILLE	OR	97070
PATTERSON MI(	28677 SW COS	WILSONVILLE	OR	97070
PATTERSON PA	32510 SW JULIE	WILSONVILLE	OR	97070
PATTERSON SH	29160 SW COS	WILSONVILLE	OR	97070
PATTERSON TH	10446 SW DEN	WILSONVILLE	OR	97070
PATTERSON WI	12085 SW LAUS	WILSONVILLE	OR	97070
PATURZO MICH	12408 SW PALE	WILSONVILLE	OR	97070
PAUL AUTUMN	8630 SW VALE (	WILSONVILLE	OR	97070
PAUL MICHAEL	28493 SW MEAI	WILSONVILLE	OR	97070
PAULI PAMELA	6890 SW MOLA	WILSONVILLE	OR	97070
PAULL AMANDA	11715 SW VALE	WILSONVILLE	OR	97070
PAULRAJ KRISH	10280 SW BARI	WILSONVILLE	OR	97070
PAULSEN HOLL	7488 SW BOUC	WILSONVILLE	OR	97070
PAULSEN MELI!	7503 SW ROAN	WILSONVILLE	OR	97070
PAULSON STEP	28812 SW GEN	WILSONVILLE	OR	97070
PAULY DANIEL	31428 SW OLYI	WILSONVILLE	OR	97070
PAYNE JUDITH	10709 SW LONI	WILSONVILLE	OR	97070
PAYNE ZAN M	5104 LINDA CT	SALEM	OR	97306
PAYSENO SUSA	29660 SW LANC	WILSONVILLE	OR	97070
PAYTON CLAY S	7290 SW LAKES	WILSONVILLE	OR	97070
PAYTON MELAN	8123 SW EDGE	WILSONVILLE	OR	97070
PEACE STEVEN	30998 SW ORC	WILSONVILLE	OR	97070
PEAR NOLA	7602 SW THOR	WILSONVILLE	OR	97070
PEARCE LINDA	11234 SW PALE	WILSONVILLE	OR	97070
PEARL JARED &	12142 SW LAUS	WILSONVILLE	OR	97070
PEARL WILLIAM	10278 SW EVEI	WILSONVILLE	OR	97070
PEARSON MARI	10435 SW MAD	WILSONVILLE	OR	97070
PECK GARY C	12030 SW SURI	WILSONVILLE	OR	97070
PECK STEVEN M	28837 SW CAS	WILSONVILLE	OR	97070
PECK STEVEN M	2411 GREAR ST	SALEM	OR	97301
PECK YVONNE	31202 SW MET	WILSONVILLE	OR	97070

D&S LOWDER JOINT REVOCABLE LIVING TRU	28235 SW CHERBOURG LN	WILSONVILLE	OR	97070
DA SILVA MICHAEL NELSON & CRYSTALIN M	11875 SW BARCELONA ST	WILSONVILLE	OR	97070
DAGUIAR CAITLIN M	29030 SW TOWN CETER LOOP E STE 202	WILSONVILLE	OR	97070
DAHLQUIST DAVID ERIC & KIM MARIE	11282 SW CHURCHILL	WILSONVILLE	OR	97070
DAIISADEGHI MOHAMMAD HOSSEIN CO-TRU	9393 SW 171ST AVE	BEAVERTON	OR	97007
DAILEY NICK R & MEGAN A	10159 SW MADRID LOOP	WILSONVILLE	OR	97070
DALE ELISA BOLDING TRUSTEE	PO BOX 53	AURORA	OR	97002
DALGLISH JOSHUA DAVID & JENNIFER R	28514 SW MEADOWS LOOP	WILSONVILLE	OR	97070
DALINGER ELLEN	29149 SW COSTA CIR E	WILSONVILLE	OR	97070
DALISKY JOHN R	11163 SW BERLIN AVE	WILSONVILLE	OR	97070
DALLAS JOSEPH CHARLES	29303 SW CHARLOTTE LN	WILSONVILLE	OR	97070
DALY DAVID D TRUSTEE	7440 SW FAIRWAY DR	WILSONVILLE	OR	97070
DAMELIO KEITH & JAIME	28123 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
DAMKROGER WILLIS & MICHELLE	7865 SW FAIRWAY DR	WILSONVILLE	OR	97070
DANCHOK STEPHEN L & CLAYRE L	8229 SW MARINERS DR UNIT 29	WILSONVILLE	OR	97070
DANEE VIKASH & MONICA RAJBHANDARI	27773 SW ALDER LN	WILSONVILLE	OR	97070
DANFORD MARGARET JEAN & WILLIAM ERIC	31680 SW VILLAGE CREST CT	WILSONVILLE	OR	97070
DANGARAN	2862 ISLANDER AVE NW	SALEM	OR	97304
DANIEL CHRIS & CYNTHIA ALICE	27574 SW ALDER LN	WILSONVILLE	OR	97070
DANIELS RANDALL W & DENISE	31080 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
DANIELS STEPHEN A TRUSTEE	7218 SW BAY LN	WILSONVILLE	OR	97070
DANIELSON ERIC MICHAEL CO-TRUSTEE	12251 SW AMALFI LN	WILSONVILLE	OR	97070
DANIELSON RANDALL M & TERI F	9220 SW BARBUR BLVD STE 119	PORTLAND	OR	97219
DANT MORGAN M & SHELLYE L	26898 SW MCLEOD ST	WILSONVILLE	OR	97070
DANTAS JOAO H BRANDAO & AIDENIA R D FR	7212 SW CHESTNUT LN	WILSONVILLE	OR	97070
DARA SURENDRA & SUDHA	7116 SW IRON HORSE ST	WILSONVILLE	OR	97070
DARM MARY SUSAN WARNER TRUSTEE	16755 GRAEF CIR	LAKE OSWEGO	OR	97035
DARROW BRIAN JAMES & TARA CATHLEEN	13542 160TH AVE	REDMOND	WA	98052
DART ALICIA ANN TRUSTEE	8565 SW MIAMI	WILSONVILLE	OR	97070
DATO KATHRN ANNE	6623 SW STRATFORD CT	WILSONVILLE	OR	97070
DAVENPORT AUSTIN	11347 SW CHANTILLY	WILSONVILLE	OR	97070
DAVENPORT CHRISTINE ANN & SEAN	28761 SW COSTA CIR E	WILSONVILLE	OR	97070
DAVENPORT JEFFREY & LYNLEE	8450 NE PARRETT MOUNTAIN RD	NEWBERG	OR	97132
DAVENPORT MARK R & DEBORAH L	11655 SW PREAKNESS	WILSONVILLE	OR	97070
DAVID CHRISTINE & CHRISTOPHER	28635 SW GREENWAY DR	WILSONVILLE	OR	97070
DAVID DONALD E JR CO-TRUSTEE	5141 GOLD RUSH DR	FOLSOM	CA	95630
DAVIDSON DEVIN & ELISABETH	8745 SW WILSON LN	WILSONVILLE	OR	97070
DAVIDSON LAURA E	7581 SW VLAHOS DR	WILSONVILLE	OR	97070
DAVIES NICHOLAS & KARI	7474 SW BOUCHAINE CT	WILSONVILLE	OR	97070
DAVILLA RICKY D TRUSTEE	PO BOX 869	DEPOE BAY	OR	97341
DAVIS ANTHONY	29870 SW MINKLER LN	WILSONVILLE	OR	97070
DAVIS CALEY S	10845 SW GLENBROOK CT	WILSONVILLE	OR	97070
DAVIS DIANNA L	29650 SW COURTSIDE DR UNIT 16	WILSONVILLE	OR	97070
DAVIS JANECE A	11126 SW BERLIN AVE	WILSONVILLE	OR	97070
DAVIS JEAN N TRUSTEE	32585 SW BOONES BEND RD	WILSONVILLE	OR	97070
DAVIS JEREMY JAMES & CHRISTIE MAY	27380 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
DAVIS JERRY & LOUISE	28008 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
DAVIS JESSE & ASHLEY	31154 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
DAVIS JOHN C TRUSTEE	10857 SW GLENBROOK CT	WILSONVILLE	OR	97070
DAVIS JULIANNE R & GARY L	11852 SW DUBLIN ST	WILSONVILLE	OR	97070
DAVIS KATIE & JON TSUTSUI	29785 SW MONTEBELLO DR	WILSONVILLE	OR	97070
DAVIS LARRY A TRUSTEE	367 MAVIS DR	LOS ANGELES	CA	90065
DAVIS MARK RUSSELL	32290 SW ARMITAGE CT E	WILSONVILLE	OR	97070
DAVIS MARSHA M	10100 SW EVERGREEN CT	WILSONVILLE	OR	97070
DAVIS MATTHEW & MICHELLE	10510 SW BROCKWAY DR	WILSONVILLE	OR	97070
DAVIS MICHAEL WILLIAM TRUSTEE	32320 SW ESTATES CT N	WILSONVILLE	OR	97070
DAVIS NANCY C TRUSTEE	16869 SW 65TH AVE #113	LAKE OSWEGO	OR	97035
DAVIS RANDALL C	7770 SW TOURNAMENT CT	WILSONVILLE	OR	97070
DAVIS RICHARD A & MONICA G	7576 SW VLAHOS DR	WILSONVILLE	OR	97070
DAVIS RICHARD C & MELISSA S	30599 SW ROSE LN	WILSONVILLE	OR	97070
DAVIS RICHARD F TRUSTEE	31757 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
DAVIS SARA MAY & STEPHEN LEE	29460 SW VOLLEY ST UNIT 72	WILSONVILLE	OR	97070
DAVIS SARAH M	29455 SW TETON WAY	WILSONVILLE	OR	97070
DAWES YVONNE	11181 SW BARBER ST	WILSONVILLE	OR	97070
DAY CHRISTOPHER L & CARA M PEPPER	10885 SW PRESTWICK CT	WILSONVILLE	OR	97070
DAY DREAM RVR EST HMOWNRS	PO BOX 957	WILSONVILLE	OR	97070
DAY EDMUND & AMY	7215 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
DAY JOHN ALAN & CATHERINE M	28028 SW WAGNER ST	WILSONVILLE	OR	97070
DAY KEVIN A	27618 SW LARKSPUR TER	WILSONVILLE	OR	97070
DAY MICHAEL RYAN	10616 SW EDGEWOOD CT	WILSONVILLE	OR	97070
DAY RUSSELL W	29229 SW COSTA CIR E	WILSONVILLE	OR	97070
DAY SUSAN J	29532 SW YOSEMITE ST	WILSONVILLE	OR	97070
DE GYVES ANDRES & REINA	28708 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
DE LEON JONATHAN A	32589 SW JULIETTE DR	WILSONVILLE	OR	97070
DE PAZ VICTOR H AGUIRRE & MARIA DEL RO	27381 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
DEAHL RAND P & TRACIE L	30757 SW ORCHARD DR	WILSONVILLE	OR	97070
DEAN RONALD E JR & TRACY L	31413 SW OLYMPIC DR	WILSONVILLE	OR	97070
DEARDORFF DENNIS & SHIRLEY	8024 SW WINCHESTER WAY	WILSONVILLE	OR	97070
DEARMOND FAMILY LLC	30855 S KAUFMAN RD	CANBY	OR	97013
DEATON JARVIS R TRUSTEE	31429 SW OLYMPIC DR	WILSONVILLE	OR	97070
DEBOLT DENNIS JOSEPH TRUSTEE	29669 SW YOUNG WAY	WILSONVILLE	OR	97070
DECARO JAISIE C & SHAWN W	8790 SW VALE CT	WILSONVILLE	OR	97070
DECEGLIE ELLEN M & DENNIS R CLARK	10903 SW MERLIN CT	WILSONVILLE	OR	97070
DECK MICHAEL P & LEIGH ANN CROSBY	10981 SW FLORES ST	WILSONVILLE	OR	97070
DECKER MARGARET	7049 SW BOUCHAINE ST	WILSONVILLE	OR	97070
DECKER MICHAEL S	10390 SW EVERGREEN AVE	WILSONVILLE	OR	97070
DECKER STACEY	12258 SW ALTA CT	WILSONVILLE	OR	97070
DECOSTER MARC TRUSTEE	5899 SW KRUSE RD	WILSONVILLE	OR	97070
DEDERIAN MICHAEL T & M R SCHEMBRE	30050 SW ROSE LN	WILSONVILLE	OR	97070
DEGROOT JON FREDERICK & DEANNA LYNN	28601 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
DEGROSS TERI A TRUSTEE	7232 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
DEGRUCHY DANIEL L	1226 ARROYO SECO DR	CAMPBELL	CA	95008
DEGRYSE NORYCE L TRUSTEE	29261 SW COSTA CIR E	WILSONVILLE	OR	97070
DEGUZMAN LELAND C	27217 SW WOOD AVE	WILSONVILLE	OR	97070
DEHAAN JOHN H	31135 SW WALLOWA CT	WILSONVILLE	OR	97070
DEHART DAVID F & WENDY J	7647 SW LOWRIE LN	WILSONVILLE	OR	97070
DEHAVEN DANIEL BACH & KRISTIE DIANE	31049 SW SANDY CT	WILSONVILLE	OR	97070
DEHNING JAMES E	26799 SW MCLEOD ST	WILSONVILLE	OR	97070
DEITRICK JEFFREY C & KRISTI ANN	29611 SW BEAUMONT AVE	WILSONVILLE	OR	97070
DEKORTE KENNETH J TRUSTEE	32088 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
DELA CRUZ ENRIQUE T	11193 SW BERLIN AVE	WILSONVILLE	OR	97070
DELACRUZ ROBERTO & A PALMA GONZALEZ	7629 SW THORNTON DR	WILSONVILLE	OR	97070
DELAMOTTE PHILIPPE N & FIONA M	28270 SW PARIS AVE	WILSONVILLE	OR	97070
DELA-O VICTOR A GARCIA & MILI P R CHACO	10350 SW EVERGREEN AVE	WILSONVILLE	OR	97070
DELAVAN ROBERT & LYDIA	7579 SW ROANOKE DR	WILSONVILLE	OR	97070
DELGADO DIEGO VALENCIA & V MENESES	6895 SW DOGWOOD ST	WILSONVILLE	OR	97070
DELGADO PHYLLIS	19803 COLLINS RD	CANYON COUNTRY	CA	91351
DELLERBA MICHAEL P & LYIA L	11914 SW PALERMO ST	WILSONVILLE	OR	97070
DELONG AMIANNE M & STEPHEN R	30995 SW OTTO LN	WILSONVILLE	OR	97070
DEMAGGIO CHRISTINE TRUSTEE	7723 SW EMERY CIR	WILSONVILLE	OR	97070
DEMARAIS SARA K	7580 SW THORNTON DR	WILSONVILLE	OR	97070
DEMERS JOHN & ANNETTE M FELLOWS-DEM	7564 SW ROANOKE DR	WILSONVILLE	OR	97070
DEMPSEY ROBERT A & MICHELE S	30999 SW BOONES FERRY RD	WILSONVILLE	OR	97070
DENCOFF MATTHEW J	32549 SW JULIETTE DR	WILSONVILLE	OR	97070
DENISON TARA L & CHRISTOPHER D IVERSOI	28476 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
DENNIS BRETT T & KRISTIN A	90 PALISADES RD NE	ATLANTA	GA	30309
DENNIS JOSEPH J TRUSTEE	PO BOX 2188	BEAVERTON	OR	97075
PEDERSEN SAN	10801 SW BARI	WILSONVILLE	OR	97070
PEKALSKI ALEX	7686 SW THOR	WILSONVILLE	OR	97070
PELLICANO KAT	6830 SW WEST	WILSONVILLE	OR	97070
PELLICANO SU	8605 SW CARM	WILSONVILLE	OR	97070
PELSER CHRIST	28315 SW BELF	WILSONVILLE	OR	97070
PELSER GREGC	7869 SW DAYBI	WILSONVILLE	OR	97070
PELTIER TAWN	11931 SW BARI	WILSONVILLE	OR	97070
PELZER CRAIG	26748 SW COL	WILSONVILLE	OR	97070
PENA PEDRO JC	8828 SW KALYC	WILSONVILLE	OR	97070
PENA ROBERTC	29586 SW NAPI	WILSONVILLE	OR	97070
PENAFLOR DAV	7709 SW THOR	WILSONVILLE	OR	97070
PENDERGRASS	31680 SW COU	WILSONVILLE	OR	97070
PENDLETON MI	10260 SW ASH	WILSONVILLE	OR	97070
PENNINGTON T	27614 SW ALDI	WILSONVILLE	OR	97070
PENTICO BOB &	32150 SW ARM	WILSONVILLE	OR	97070
PENUMETCHA	27399 SW COP	WILSONVILLE	OR	97070
PENWARDEN K	7855 SW RACQ	WILSONVILLE	OR	97070
PERALTA JOSEF	7252 SW CHES	WILSONVILLE	OR	97304
PERCELL HALE	28663 SW CRE	WILSONVILLE	OR	97070
PERDE-ZUNDEI	11135 SW MAT	WILSONVILLE	OR	97070
PERDUE SHARC	30610 SW RUT	WILSONVILLE	OR	97070
PEREBOOM BR	30 N GOULD ST	SHERIDAN	WY	82801
PERELLI-MINET	5801 SW KAHLI	WILSONVILLE	OR	97070
PERESSINI JOAI	32554 SW JULI	WILSONVILLE	OR	97070
PEREZ ERNEST	7087 SW FALLE	WILSONVILLE	OR	97070
PEREZ IGNACIC	10110 SW MAD	WILSONVILLE	OR	97070
PEREZ MARIA-I	29750 SW COU	WILSONVILLE	OR	97070
PEREZ ROY M &	28513 SW GREI	WILSONVILLE	OR	97070
PEREZ TIM TRU	28424 SW 60TH	WILSONVILLE	OR	97070
PERKINS IDA LE	10815 SW BARI	WILSONVILLE	OR	97070
PERKINS MARK	28394 SW MOR	WILSONVILLE	OR	97070
PERKINS RICHA	29733 SW YOU	WILSONVILLE	OR	97070
PERKINS STEVE	28731 SW SERI	WILSONVILLE	OR	97070
PERKINS T DON	15995 NE EILEI	AURORA	OR	97002
PERKINS WILLI	28951 SW COS	WILSONVILLE	OR	97070
PERRAULT JOAI	28687 SW ROG	WILSONVILLE	OR	97070
PERRENOUD C,	PO BOX 2840	WILSONVILLE	OR	97070
PERROTT ROBE	8360 SW MARI	WILSONVILLE	OR	97070
PERRY CAMI DA	29750 SW COU	WILSONVILLE	OR	97070
PERRY SPENCE	12275 SW ALTA	WILSONVILLE	OR	97070
PERRY VIVIAN L	28689 SW ORLI	WILSONVILLE	OR	97070
PERSOON BRO	7642 SW ROAN	WILSONVILLE	OR	97070
PERUCCA JILL I	10261 SW MAD	WILSONVILLE	OR	97070
PETERKIN LAWI	32419 SW LAKE	WILSONVILLE	OR	97070
PETERS RICHAI	10230 SW EVEI	WILSONVILLE	OR	97070
PETERS SUE AN	32481 SW JULI	WILSONVILLE	OR	97070
PETERSEN CHR	31402 SW ORC	WILSONVILLE	OR	97070
PETERSEN DAN	7610 SW ROAN	WILSONVILLE	OR	97070
PETERSEN FRAI	PO BOX 596	KENWOOD	CA	95452
PETERSEN JANI	PO BOX 367	WILSONVILLE	OR	97070
PETERSEN JENI	14813 NE SALI	VANCOUVER	WA	98686
PETERSEN MICI	30406 SW RUTI	WILSONVILLE	OR	97070
PETERSON BRA	28542 SW VILL	WILSONVILLE	OR	97070
PETERSON CAI	32107 SW WILL	WILSONVILLE	OR	97070
PETERSON DAF	31139 SW COU	WILSONVILLE	OR	97070
PETERSON KAY	11445 SW PAUI	WILSONVILLE	OR	97070
PETERSON KEV	31312 SW ORC	WILSONVILLE	OR	97070
PETERSON MAT	27750 SW WILL	WILSONVILLE	OR	97070
PETERSON THC	31443 SW ORC	WILSONVILLE	OR	97070
PETINES PAOL	11288 SW BERI	WILSONVILLE	OR	97070
PETIX JEANETTE	32547 SW RIVI	WILSONVILLE	OR	97070
PETRAS ADRIAI	3673 SW HOME	WEST LINN	OR	97068
PETRIZZI JAMES	31530 SW ORC	WILSONVILLE	OR	97070
PETRJANOS MA	32595 SW BOO	WILSONVILLE	OR	97070
PETROFF NICOI	6701 SW LUPIN	WILSONVILLE	OR	97070
PETRUNIN CHA	6927 SW HOLL	WILSONVILLE	OR	97070
PETTENGER MA	11972 SW LAUS	WILSONVILLE	OR	97070
PETTIJOHN PAL	27432 SW COP	WILSONVILLE	OR	97070
PETTY DANIEL S	29525 SW CAM	WILSONVILLE	OR	97070
PETTY ERIN	7745 SW THOR	WILSONVILLE	OR	97070
PEYTON ARISSA	11637 SW COLI	WILSONVILLE	OR	97070
PEYTON BECKY	28282 SW PARI	WILSONVILLE	OR	97070
PEYTON SAMAI	29275 SW COS	WILSONVILLE	OR	97070
PEZESHKI CYRI	28914 SW SAN	WILSONVILLE	OR	97070
PFAENDLER LU	28619 SW MOR	WILSONVILLE	OR	97070
PFAENDLER TH	28481 SW MEAI	WILSONVILLE	OR	97070
PHADKE ARUN	6880 SW COUN	WILSONVILLE	OR	97070
PHAM DEBORA	11954 SW BARI	WILSONVILLE	OR	97070
PHAM ERIKA MA	29038 SW VILL	WILSONVILLE	OR	97070
PHILLIPS ADRIE	8503 SW JESSI	WILSONVILLE	OR	97070
PHILLIPS BENJA	10876 SW GLEI	WILSONVILLE	OR	97070
PHILLIPS JOSEI	10946 SW BARI	WILSONVILLE	OR	97070
PHILLIPS RONA	28636 SW ASH	WILSONVILLE	OR	97070
PHILLIS JEFFRE	29720 SW JACK	WILSONVILLE	OR	97070
PHUONG PHAI	8764 SW VALE	WILSONVILLE	OR	97070
PIAZZA ANNE T/	7258 SW MEAD	WILSONVILLE	OR	97070
PICKENS DEVO	29510 SW VOLI	WILSONVILLE	OR	97070
PICKETT-COOP	8520 SW CURR	WILSONVILLE	OR	97070
PIERCE GARY	32577 SW JULI	WILSONVILLE	OR	97070
PIERSON DOUC	28323 SW PARI	WILSONVILLE	OR	97070
PIHL LESLIE S	29761 SW CAM	WILSONVILLE	OR	97070
PIHL MADISON	10895 SW STO	WILSONVILLE	OR	97070
PIHL MADISON	27424 SW MAR	WILSONVILLE	OR	97070
PILEGGI ANTHC	PO BOX 667	WILSONVILLE	OR	97070
PIMENTEL DAVI	28742 SW SERI	WILSONVILLE	OR	97070
PINA DANIEL J	26840 SW MCL	WILSONVILLE	OR	97070
PINGER MICHA	10914 SW PRES	WILSONVILLE	OR	97070
PINGRIN SHANI	29449 SW COU	WILSONVILLE	OR	97070
PINKNEY DIANI	31780 SW VILL	WILSONVILLE	OR	97070
PINTO CAREY L	7002 SW IRON	WILSONVILLE	OR	97070
PIPER DARREN	11419 SW FRE	WILSONVILLE	OR	97070
PIPER MADISO	11033 SW VER	WILSONVILLE	OR	97070
PIRIE SHARON I	2960 ASCOT CI	WEST LINN	OR	97068
PISCIOTTA KARI	11335 SW CHU	WILSONVILLE	OR	97070
PITTA KEN D	29836 SW CAM	WILSONVILLE	OR	97070
PITTENGER SAN	10629 SW LONI	WILSONVILLE	OR	97070
PITTMAN TAMAI	28271 SW PARI	WILSONVILLE	OR	97070
PITTS CARROLL	30748 SW ORC	WILSONVILLE	OR	97070
PLANT JOHN A	32355 SW ESTA	WILSONVILLE	OR	97070
PLATT JEFFREY	30695 SW KEN	WILSONVILLE	OR	97070
PLATT RICHARI	7673 SW ROAN	WILSONVILLE	OR	97070
PLEDGER ANNI	30850 SW SALI	WILSONVILLE	OR	97070
PLEMMONS BR	29590 SW MON	WILSONVILLE	OR	97070
PLESSMAN COI	29256 SW ORLI	WILSONVILLE	OR	97070
PLUMEAU KIRS	32215 SW EAST	WILSONVILLE	OR	97070
PODHORA CHR	31959 SW CHA	WILSONVILLE	OR	97070
POLANCO VICT	8365 SW ROGU	WILSONVILLE	OR	97070

DENT CHARLA TRUSTEE	31095 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
DEO ANEET & SUKHJINDER	10702 SW LONDON LN	WILSONVILLE	OR	97070
DEPAMPHILIS DONALD M TRUSTEE	29186 SW SAN REMO CT	WILSONVILLE	OR	97070
DEPHILLIPS ERICA & JARED	7223 SW WOODBURY LOOP	WILSONVILLE	OR	97070
DEPT OF THE INTERIOR	PO BOX 3621-MMLC	PORTLAND	OR	97208
DERLAGO BARRY A	29866 SW CAMELOT ST	WILSONVILLE	OR	97070
DERNONCOURT JANET M	8610 SW CARMEL CIR	WILSONVILLE	OR	97070
DERRY THOMAS F	11631 SW JAMAICA	WILSONVILLE	OR	97070
DESEMPLE ERIN & ADAM	PO BOX 3737	WILSONVILLE	OR	97070
DESKINS GARRY B & HELEN A	28617 SW CRESTWOOD DR	WILSONVILLE	OR	97070
DESMOND JULIE	28593 SW ASH MEADOWS BLVD UNIT 18	WILSONVILLE	OR	97070
DESTEFANO DAVID A & MARY ANN	11041 SW VERDUN LOOP	WILSONVILLE	OR	97070
DESTINY 25 LLC	3445 FERNVILLA DR	WEST LINN	OR	97068
DESUE ROBERT J & JESSIE R	6855 SW FERNBROOK CT	WILSONVILLE	OR	97070
DETTRA WAYNE L & SHEILA A	30330 SW REBEKAH ST UNIT 1	WILSONVILLE	OR	97070
DEVEAU SCOTT T TRUSTEE	11790 SW GRENOBLE ST	WILSONVILLE	OR	97070
DEVER SHAW	1875 CARRIAGE WAY	WEST LINN	OR	97068
DEVILLE ROGER P & JUDITH E	7037 SW ALDERCREST CT	WILSONVILLE	OR	97070
DEVINCENZI GILBERT & LYNNE	142 CANADA COVE	HALF MOON BAY	CA	94019
DEVINCENZI STEPHANIE	28793 SW MEADOWS LOOP	WILSONVILLE	OR	97070
DEVORE RYAN & DEBORAH	10725 SW WILSONVILLE RD	WILSONVILLE	OR	97070
DEVOS DOLF A & GEORGIE	11309 SW MONT BLANC ST	WILSONVILLE	OR	97070
DEVRIES ROBERT B & CLAUDIA D	32220 SW ARMITAGE PL	WILSONVILLE	OR	97070
DEWAELE TARYN	2630 SATTER ST	WEST LINN	OR	97068
DEWALD CLIVE E & JUDY K	32335 SW ARMITAGE RD	WILSONVILLE	OR	97070
DEWINTER GARY A TRUSTEE	12250 SW PALERMO ST	WILSONVILLE	OR	97070
DEWITT ROBERT S	6970 SW COUNTRY VIEW CT E	WILSONVILLE	OR	97070
DEWOLF TIMOTHY SCOTT & JOLYNN MARIE	28580 SW CASCADE LOOP	WILSONVILLE	OR	97070
DEYOUNG NICHOLAS A	7120 SW HIGHLAND CT	WILSONVILLE	OR	97070
DHAEZE KEVIN A	11199 SW BERLIN AVE	WILSONVILLE	OR	97070
DHAKAL KSHITIZ	10115 SW BARBER ST	WILSONVILLE	OR	97070
DIAZ JOSE ANDRES SUAREZ & A M M SUAREZ	30774 SW FIR AVE	WILSONVILLE	OR	97070
DICENZO GARY DAVID & CYNTHIA LEE	32505 SW LAKE POINT CT	WILSONVILLE	OR	97070
DICKEY CAROL BONDS TRUSTEE	22504 SW RIGGS RD	BEAVERTON	OR	97078
DICKEY GORDON E CO-TRUSTEE	7824 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
DICKNEITE RYAN & TONYA	12031 SW SURREY ST	WILSONVILLE	OR	97070
DICKSON KENNETH D	PO BOX 3524	WILSONVILLE	OR	97070
DICKSON RONALD LEE	PO BOX 86	BURNS	OR	97720
DICKSON ROSA LEE TRUSTEE	1620 N ALDERSGATE LN	NEWBERG	OR	97132
DIDOMENICO ROBERT S & MITRA MOMTAZI	29202 SW COSTA CIR E	WILSONVILLE	OR	97070
DIEDERICH DAVID A	29625 SW LANCELOT LN	WILSONVILLE	OR	97070
DIEHL ROBERT ANDREW TRUSTEE	31424 SW OLYMPIC DR	WILSONVILLE	OR	97070
DIETZ STEPHEN & LINDA	7733 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
DILBECK RONALD A TRUSTEE	8274 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
DILLENBURGER KARIN	29460 SW VOLLEY ST UNIT 70	WILSONVILLE	OR	97070
DILLIN JOHN F JR	31392 SW KENSINGTON DR	WILSONVILLE	OR	97070
DILLMAN GAYLE	6790 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
DILTZ WILLIAM K TRUSTEE	31533 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
DIMICELLI DUSTIN	28611 SW GREENWAY DR	WILSONVILLE	OR	97070
DIMITRI MINDY	30486 SW RUTH ST	WILSONVILLE	OR	97070
DIMPFLMAIER WILHELM R	28686 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
DINARDO JOHN A	7658 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
DINEHART JAN E	28897 SW SAN REMO AVE	WILSONVILLE	OR	97070
DING WILLIAM & NA LI	7224 SW BRISBAND ST	WILSONVILLE	OR	97070
DING XIAOHONG	19240 METLEY CT	LAKE OSWEGO	OR	97035
DINH JESSICA B & DAT T DUONG	27751 SW LARKSPUR TER	WILSONVILLE	OR	97070
DIRECTORS MORTGAGE INC	4550 SW KRUSE WAY STE 275	LAKE OSWEGO	OR	97035
DIRKSEN JONATHAN B & MICHELLE A	28559 SW MCGRAW AVE	WILSONVILLE	OR	97070
DITTO DAVID J TRUSTEE	32048 SW GUISS WAY	WILSONVILLE	OR	97070
DIVINE LINDA TRUSTEE	7926 SW EDGEWATER E	WILSONVILLE	OR	97070
DIX ANTHONY O	29117 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
DIX ANTHONY O & LAURA M	12255 SW ALTA CT	WILSONVILLE	OR	97070
DIXON NOELANI	31233 SW CHIA LOOP	WILSONVILLE	OR	97070
DIXON-DAVENPORT CARRIE A TRUSTEE	11107 SW FLORES ST	WILSONVILLE	OR	97070
DOBERT PETER F TRUSTEE	32275 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
DOBSON PENNY D	32140 SW CYPRESS PT	WILSONVILLE	OR	97070
DODDS WEZLEY	11360 SW CHURCHILL	WILSONVILLE	OR	97070
DODGION LARRY H	7567 SW LOWRIE LN	WILSONVILLE	OR	97070
DOHRMANN FRED M & MARIE ANN	7495 SW LAKESIDE DR	WILSONVILLE	OR	97070
DOLAN PATRICK A & MICHELLE FORSYTH	7581 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
DOLAND HAROLD D JR & LINDA J	7586 SW VLAHOS DR	WILSONVILLE	OR	97070
DOLE JANICE SHARON	12008 SW LAUSANNE ST	WILSONVILLE	OR	97070
DOLLAR LLOYD TRUSTEE	11880 SW BARCELONA ST	WILSONVILLE	OR	97070
DOLLINGER DANIEL & YINAN QU	28652 SW COSTA CIR E	WILSONVILLE	OR	97070
DOMHOLT DAVID TRUSTEE	32223 SW LAKE DR	WILSONVILLE	OR	97070
DOMINGUEZ GERARDO PEREZ	10980 SW VERDUN LOOP	WILSONVILLE	OR	97070
DOMINGUEZ MIRIAM RUIZ	15851 SE 16TH ST	BELLEVUE	WA	98008
DOMINICCI BRIAN KEITH & AMANDA KAY	28530 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
DOMINQUEZ WILFRIDO CHAVEZ	11611 SW TOOZE RD	WILSONVILLE	OR	97070
DONALD MILLER LLC	7445 CROSBY RD	WOODBURN	OR	97071
DONALDSON JAMES W & ROBERTA L	8605 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
DONALDSON PATRICK F & ROBERTA A	7450 SW DOWNS POST RD	WILSONVILLE	OR	97070
DONEGAN DENNIS & HOLLY	11456 SW MONT BLANC ST	WILSONVILLE	OR	97070
DONEGAN KATHRYN J TRUSTEE	29465 SW MONTEBELLO DR	WILSONVILLE	OR	97070
DONEGAN PHILIP F JR	134 OAK RIDGE LN	WINCHESTER	VA	22602
DONOHUE LESLIE A	12112 SW PALERMO ST	WILSONVILLE	OR	97070
DOOLEY DONALD F & CONNIE S	31665 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070
DORAN MARTHA	31219 SW CHIA LOOP	WILSONVILLE	OR	97070
DORAN PATRICK J CO-TRUSTEE	7638 SW HONOR LOOP	WILSONVILLE	OR	97070
DOREY PENNY L	31010 SW NEHALEM CT	WILSONVILLE	OR	97070
DORIS ANTHONY K & ELIZABETH C N	6806 SW FERNBROOK CT	WILSONVILLE	OR	97070
DOROUGH CHRISTOPHER J & MARY K	10995 SW STOCKHOLM DR	WILSONVILLE	OR	97070
DORR JULIE A TRUSTEE	10868 SW PRESTWICK CT	WILSONVILLE	OR	97070
DORSETT ELIZABETH M	12533 SW PALERMO ST	WILSONVILLE	OR	97070
DORSEY KEVIN L & JENNIFER M	28373 SW WAGNER ST	WILSONVILLE	OR	97070
DOTHAN MICHAEL URI & ZHENZHEN LI	PO BOX 220	WILSONVILLE	OR	97070
DOTY JAMES A & JUDY S FLEMING-DOTY	9210 SW 4TH ST	WILSONVILLE	OR	97070
DOTY LOREN DREW TRUSTEE	PO BOX 275	WILSONVILLE	OR	97070
DOUGALL RICHARD P TRUSTEE	31521 SW ORCHARD DR	WILSONVILLE	OR	97070
DOUGAN QIAN PHOENIX & NICHOLAS BENJA	11303 SW CHURCHILL	WILSONVILLE	OR	97070
DOUGLAS ALLAN D TRUSTEE	28701 SW MEADOWS LOOP	WILSONVILLE	OR	97070
DOUGLAS DAVID R & JOANNA M	10743 SW CARINTHIA CIR	WILSONVILLE	OR	97070
DOUGLAS GAYLON & CHRISTINA	29640 SW VOLLEY ST UNIT 37	WILSONVILLE	OR	97070
DOUGLAS STEVEN R & LORENE T	5016 SW ALASKA ST	SEATTLE	WA	98116
DOUTHIT JASON	10352 SW MADRID LOOP	WILSONVILLE	OR	97070
DOUTHIT MIRIAM	29345 SW SERENITY WAY	WILSONVILLE	OR	97070
DOWD THOMAS WILLIAM & NADEZHDA A	11613 SW COLLINA LN	WILSONVILLE	OR	97070
DOWDY JAMES & THERESA	29086 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
DOWEN GARY L & MARY E	11746 SW VALENCIA LN	WILSONVILLE	OR	97070
DOWLING KATHLEEN C	32135 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
DOWNARD JENNIFER	28527 SW PARIS AVE	WILSONVILLE	OR	97070
DOWNER-VALDEZ MELISSA & J F VALDEZ	11323 SW CHANTILLY	WILSONVILLE	OR	97070
DOWNEY KIM DENISE BLOOM	11312 SW BERLIN AVE	WILSONVILLE	OR	97070
DOWNING PATRICIA A	27109 SW ADEN AVE	WILSONVILLE	OR	97070
DOWNS	28205 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
DOYLE GRAHAM	11734 SW BARCELONA ST	WILSONVILLE	OR	97070
DRANEY JODY K & WENDY R	7311 SW GLENWOOD DR	WILSONVILLE	OR	97070
POLING COURT	31528 SW WILL	WILSONVILLE	OR	97070
POLLAK CHARL	8205 SW EDGE	WILSONVILLE	OR	97070
POLLMAN LISA	PO BOX 675	WILSONVILLE	OR	97070
POLLO BRETT B	8650 SW VALE	WILSONVILLE	OR	97070
POLUMARU KAI	27788 SW MAR	WILSONVILLE	OR	97070
POLYGON AT VI	5550 S MACAD	PORTLAND	OR	97239
POND JAMES A	7538 SW WIMB	WILSONVILLE	OR	97070
POND JEFFREY	11886 SW OSL	WILSONVILLE	OR	97070
POND SALLY D	32552 SW RIVIE	WILSONVILLE	OR	97070
POOLE CARY &	32325 SW ESTA	WILSONVILLE	OR	97070
POPE KEITH A T	29874 SW CAM	WILSONVILLE	OR	97070
POPP JAMES M	7565 SW DOWN	WILSONVILLE	OR	97070
PORATH RYAN	11344 SW CHU	WILSONVILLE	OR	97070
POREE JULIAN I	10300 SW BRYT	WILSONVILLE	OR	97070
PORT ROCK HC	12725 W INDIA	AVONDALE	AZ	85392
PORTER DANIEI	10894 SW PAR	WILSONVILLE	OR	97070
PORTER LAURE	30927 SW KEN	WILSONVILLE	OR	97070
PORTERA SENI	6710 E CAMELE	SCOTTSDALE	AZ	85251
PORTLAND GEN	121 SW SALMO	PORTLAND	OR	97204
PORTLAND PAC	3640 BUCHAN	SAN FRANCISC	CA	94123
PORZIG ROGER	11807 SW BARI	WILSONVILLE	OR	97070
POSTMA ERIC &	7373 SW GLEN	WILSONVILLE	OR	97070
POSTREL DANI	28565 SW MOR	WILSONVILLE	OR	97070
POTHETES EDW	7475 SW SCHR	WILSONVILLE	OR	97070
POTTER DOUGI	PO BOX 23122	TIGARD	OR	97281
POTTER KEVIN	29280 SW COS	WILSONVILLE	OR	97070
POTTER MARCL	PO BOX 23122	TUALATIN	OR	97062
POTTER MARY S	PO BOX 2358	WILSONVILLE	OR	97070
POTTER MAURI	PO BOX 807	WILSONVILLE	OR	97070
POVEY IRA D &	7684 SW ROAN	WILSONVILLE	OR	97070
POWELL BRIAN	7115 SW MOLA	WILSONVILLE	OR	97070
POWELL CASSA	11039 SW ST M	WILSONVILLE	OR	97070
POWELL DAVID	32559 SW RIVIE	WILSONVILLE	OR	97070
POWELL JACQL	10171 SW EVEF	WILSONVILLE	OR	97070
POWELL JOHN	13946 POMPEI	OREGON CITY	OR	97045
POWELL RICHA	28685 SW CRE	WILSONVILLE	OR	97070
POWELL ROBEI	11513 SW COLI	WILSONVILLE	OR	97070
POWELL SHIRLI	7669 SW EMER	WILSONVILLE	OR	97070
POWELL THERE	28444 SW ORLI	WILSONVILLE	OR	97070
POWELSON JEF	11161 SW MAT	WILSONVILLE	OR	97070
POWERS JO AN	13501 CEDARW	AURORA	OR	97002
PRADHAN RAJA	28587 SW GREI	WILSONVILLE	OR	97070
PRAEL RUDOLP	8180 SW WOOI	WILSONVILLE	OR	97070
PRAKKEN BETT	8435 SW CURR	WILSONVILLE	OR	97070
PRATER JARRO	28599 SW GREI	WILSONVILLE	OR	97070
PRATT LOGAN M	11884 SW DUB	WILSONVILLE	OR	97070
PREMIUM PROI	2175 NW RALEI	PORTLAND	OR	97210
PRENTICE ERIC	8445 SW ROGU	WILSONVILLE	OR	97070
PRESCOTT MIC	31313 SW CHIA	WILSONVILLE	OR	97070
PRESTON THOI	16444 SW ASTO	LAKE OSWEGO	OR	97035
PRETTYMAN PH	11654 SW PRE	WILSONVILLE	OR	97070
PREWETT RONA	7226 SW ARBO	WILSONVILLE	OR	97070
PRICE GEORGE	31695 SW COU	WILSONVILLE	OR	97070
PRICE JOHN E J	8455 SW CURR	WILSONVILLE	OR	97070
PRICE TIMOTHY	7327 SW WOOI	WILSONVILLE	OR	97070
PRIDEMORE MI	31950 SW FRE	WILSONVILLE	OR	97070
PRIESTLEY-BLA	9720 SUNDIAL	LAS VEGAS	NV	89134
PRINCE BRETT	7490 SW SCHR	WILSONVILLE	OR	97070
PRINCE JORDAI	10365 SW ASH	WILSONVILLE	OR	97070
PRINSLOW RO	29405 SW TETC	WILSONVILLE	OR	97070
PRIOR GARET S	29078 SW CHA	WILSONVILLE	OR	97070
PRIVETTE KYLE	11114 SW BERI	WILSONVILLE	OR	97070
PROBST DUANE	28593 SW ASH	WILSONVILLE	OR	97070
PROCTOR DRIC	PO BOX 990	MINNEAPOLIS	MN	55440
PROCTOR TRA	7010 SW HIGH	WILSONVILLE	OR	97070
PROKAY JARET	28515 SW DUN	WILSONVILLE	OR	97070
PROMITAS JEFF	10460 SW DEN	WILSONVILLE	OR	97070
PRONOVOST G	31505 SW ARB	WILSONVILLE	OR	97070
PROPERTY OWI	10544 SW SUN	WILSONVILLE	OR	97070
PROPERTY OWI	11120 SW BERI	WILSONVILLE	OR	97070
PROPERTY OWI	12267 SW ALTA	WILSONVILLE	OR	97070
PROPERTY OWI	28184 SW WILL	WILSONVILLE	OR	97070
PROPERTY OWI	28357 SW MOR	WILSONVILLE	OR	97070
PROPERTY OWI	28451 SW MOR	WILSONVILLE	OR	97070
PROPERTY OWI	28485 SW MEA	WILSONVILLE	OR	97070
PROPERTY OWI	28500 SW VILL	WILSONVILLE	OR	97070
PROPERTY OWI	28550 SW GEN	WILSONVILLE	OR	97070
PROPERTY OWI	28553 SW WAG	WILSONVILLE	OR	97070
PROPERTY OWI	28622 SW COS	WILSONVILLE	OR	97070
PROPERTY OWI	28635 SW ROG	WILSONVILLE	OR	97070
PROPERTY OWI	28648 SW COS	WILSONVILLE	OR	97070
PROPERTY OWI	28713 SW FINL	WILSONVILLE	OR	97070
PROPERTY OWI	28721 SW COS	WILSONVILLE	OR	97070
PROPERTY OWI	28734 SW SERE	WILSONVILLE	OR	97070
PROPERTY OWI	29041 SW COS	WILSONVILLE	OR	97070
PROPERTY OWI	29069 SW MON	WILSONVILLE	OR	97070
PROPERTY OWI	29164 SW COS	WILSONVILLE	OR	97070
PROPERTY OWI	29164 SW SAN	WILSONVILLE	OR	97070
PROPERTY OWI	29686 SW YOSI	WILSONVILLE	OR	97070
PROPERTY OWI	29895 SW KINS	WILSONVILLE	OR	97070
PROPERTY OWI	30470 SW PAR	WILSONVILLE	OR	97070
PROPERTY OWI	31071 SW COU	WILSONVILLE	OR	97070
PROPERTY OWI	31115 SW PAUI	WILSONVILLE	OR	97070
PROPERTY OWI	31147 SW WILL	WILSONVILLE	OR	97070
PROPERTY OWI	31251 SW WILL	WILSONVILLE	OR	97070
PROPERTY OWI	31423 SW ORC	WILSONVILLE	OR	97070
PROPERTY OWI	31424 SW ORC	WILSONVILLE	OR	97070
PROPERTY OWI	32055 SW ARB	WILSONVILLE	OR	97070
PROPERTY OWI	32480 SW JULI	WILSONVILLE	OR	97070
PROPERTY OWI	7220 SW MONT	WILSONVILLE	OR	97070
PROPERTY OWI	7351 SW WOOI	WILSONVILLE	OR	97070
PROPERTY OWI	7590 SW VLAH	WILSONVILLE	OR	97070
PROPERTY OWI	8180 SW EDGE	WILSONVILLE	OR	97070
PROPERTY OWI	8424 SW LAFAY	WILSONVILLE	OR	97070
PROPERTY OWI	8435 SW CURR	WILSONVILLE	OR	97070
PROPERTY OWI	8650 SW CARM	WILSONVILLE	OR	97070
PROPERTY OWI	8690 SW VALE	WILSONVILLE	OR	97070
PROTEAU JACQ	4005 SW 27TH	CAPE CORAL	FL	33914
PROUT LINDSE	10592 SW LISB	WILSONVILLE	OR	97070
PROVOST JEAN	7635 SW ARBO	WILSONVILLE	OR	97070
PRUITT DON E	32562 SW RIVIE	WILSONVILLE	OR	97070
PTACEK JASON	6810 SW WEST	WILSONVILLE	OR	97070
PU BAILEI	86 KINGSGATE	LAKE OSWEGO	OR	97035
PUCIK SHAWN	7900 SW SUM	WILSONVILLE	OR	97070
PUCKETT GREG	11054 SW MAT	WILSONVILLE	OR	97070
PULTE HOMES	3535 FACTORI	BELLEVUE	WA	98006
PUMP DAVID W	7605 SW ARBO	WILSONVILLE	OR	97070

DRANEY LEANNE & JAYSEN	12255 SW AMALFI LN	WILSONVILLE	OR	97070
DRAPER BRYAN J & ERIN	12358 SW WATERFORD LOOP	WILSONVILLE	OR	97070
DREISSE BRIAN	8192 SW EDGEWATER W	WILSONVILLE	OR	97070
DRENNAN EDWARD ALFRED & LONEVAH RU	8115 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
DRENTLAW LESLIE A	32160 SW ARMITAGE CT N	WILSONVILLE	OR	97070
DRIGGS DEVIN M	10672 SW LISBON ST	WILSONVILLE	OR	97070
DROGITIS CHRISTA COLLEEN	28750 SW CAMPALINE LN UNIT 306	WILSONVILLE	OR	97070
DSOUZA JAYANT	28087 SW WAGNER ST	WILSONVILLE	OR	97070
DU DONGXUE & YUHUI LI	11023 SW STOCKHOLM DR	WILSONVILLE	OR	97070
DU FANG	8416 SW 184TH LOOP	BEAVERTON	OR	97007
DU LIN & JUAN LIU	7554 SW WIMBLEDON CT	WILSONVILLE	OR	97070
DUARTE ELIAS DANIEL CO-TRUSTEE	7875 SW FAIRWAY DR	WILSONVILLE	OR	97070
DUBAY ROBERT N & GEORGINA B	12001 SW GRENOBLE ST	WILSONVILLE	OR	97070
DUBE GREGORY E TRUSTEE	6940 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
DUBE TYLER & CIERA	30494 SW RUTH ST	WILSONVILLE	OR	97070
DUBENKO MICHAEL & RITA	23520 BUTTE LN NE	AURORA	OR	97002
DUBOSE ANDREW L & SIMONE BEGLEY	31045 SW SANDY CT	WILSONVILLE	OR	97070
DUBUQUE BRIAN J & REBECCA J	10145 SW BARBER ST	WILSONVILLE	OR	97070
DUDLEY REBECCA	29043 SW COSTA CIR W	WILSONVILLE	OR	97070
DUFF DANIEL P	7737 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
DUFFIELD BROCK WILLIAM & AUDREY NICHO	11000 SW VERDUN LOOP	WILSONVILLE	OR	97070
DUFFIN STEVEN R & JOANNE S	11631 SW LAUSANNE ST	WILSONVILLE	OR	97070
DUFFY GARY H & ERAINA J	8232 SW EDGEWATER W	WILSONVILLE	OR	97070
DUFFY WREN	10668 SW EDGEWOOD CT	WILSONVILLE	OR	97070
DUGONI MEREDITH	7914 SW ROCKBRIDGE ST	WILSONVILLE	OR	97070
DUMAN SUSAN A	29238 SW COSTA CIR E	WILSONVILLE	OR	97070
DUNCAN CANDICE SHARON TRUSTEE	32130 SW EAST LAKE PT	WILSONVILLE	OR	97070
DUNCAN DENNIS J CO-TRUSTEE	12509 SW PALERMO ST	WILSONVILLE	OR	97070
DUNGEY MATTHEW & ALLISON KANTOR	27352 SW MARIGOLD TER	WILSONVILLE	OR	97070
DUNN AMABLE	37036 FIRETHORNE ST	PALMDALE	CA	93550
DUNN GEORGE LEONARD & M SHOCKEY-DU	7662 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070
DUNN JOEL F & ANDREA R	6750 SW FERNBROOK CT	WILSONVILLE	OR	97070
DUNN JUDITH J TRUSTEE	11966 SW SURREY ST	WILSONVILLE	OR	97070
DUNN LEONARD K & NATALIE H	29640 SW JACKSON WAY	WILSONVILLE	OR	97070
DUNN SCOTT EDWARD	11345 SW MONT BLANC ST	WILSONVILLE	OR	97070
DUNN STEVEN L & TRACY L	31537 SW ORCHARD DR	WILSONVILLE	OR	97070
DUNWELL JAMES A TRUSTEE	11812 SW GRENOBLE ST	WILSONVILLE	OR	97070
DUONG THAO K	29280 SW ORLEANS AVE	WILSONVILLE	OR	97070
DUPELL JODI	28589 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
DUPRE ADRIA	29639 SW LANCELOT LN	WILSONVILLE	OR	97070
DUQUETTE GARRY G & CAROL	7585 SW VLAHOS DR	WILSONVILLE	OR	97070
DURAISAMY ARUN ANANDHAN & R PALANIS/	11876 SW DUBLIN ST	WILSONVILLE	OR	97070
DURANTE DARIN & KATE	28539 SW MEADOWS LOOP	WILSONVILLE	OR	97070
DURBIN JAMES MICHAEL & KAREN E	32395 SW BOONES BEND RD	WILSONVILLE	OR	97070
DURFEE TURIYA A	11860 SW PALERMO ST	WILSONVILLE	OR	97070
DURHAM LESLEY JEAN TRUSTEE	32224 SW BOONES BEND RD	WILSONVILLE	OR	97070
DURIG JOHN RANDOLPH & CARRIE MARIE	11197 SW BELNAP CT	WILSONVILLE	OR	97070
DURKEE CHRISTOPHER JOHN TRUSTEE	2356 GLEN HAVEN RD	LAKE OSWEGO	OR	97034
DURST JEANETTE	28671 SW COSTA CIR E	WILSONVILLE	OR	97070
DUTOIT SUSAN D TRUSTEE	5185 WOODCREST LN	LAKE OSWEGO	OR	97035
DUVALL BRIAN K	11830 SW GRENOBLE ST	WILSONVILLE	OR	97070
DVORAK AMY J & JOSHUA HACKETT	8550 SW ROGUE LN	WILSONVILLE	OR	97070
DYCHES FAMILY NUT FARM LLC	13784 SW FERN ST	TIGARD	OR	97223
DYE SHERRILL L	8400 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
DYER DEANN	27804 SW MARIGOLD TER	WILSONVILLE	OR	97070
DYER SCOTT	7965 SW MOHAWK ST	TUALATIN	OR	97062
DYKSTRA JULIE ANN	PO BOX 148	HUBBARD	OR	97032
DYKZEUL CARIN D TRUSTEE	10753 SW PARKVIEW DR	WILSONVILLE	OR	97070
DYLAG JOSEPH E	7630 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
EAGELSTON BRADLEY & LORI	8324 SW MAXINE LN UNIT 45	WILSONVILLE	OR	97070
EAGLE CHRISTOPHER G & KARI BURNS	11372 SW MONT BLANC ST	WILSONVILLE	OR	97070
EARNI RAGHU R & VENKATA RAJA V S NAMAG	11659 SW NORMANDY LN	WILSONVILLE	OR	97070
EASLEY TIMOTHY & IRENE	29260 SW COSTA CIR E	WILSONVILLE	OR	97070
EASTERLY MICHAEL & JESSICA	31404 SW KENSINGTON DR	WILSONVILLE	OR	97070
EASTMAN AMANDA	28085 SW MORGAN ST	WILSONVILLE	OR	97070
EASTMAN SANDY H	28647 SW ORLEANS AVE	WILSONVILLE	OR	97070
EATON TIMOTHY N TRUSTEE	28713 SW MEADOWS LOOP	WILSONVILLE	OR	97070
EAVE SCOTT S & MICHELE L	28748 SW FINLAND AVE	WILSONVILLE	OR	97070
EBERSOLE JONATHAN & SARAH	29750 SW COURTSIDE DR UNIT 4	WILSONVILLE	OR	97070
EBINGER NICOLE M	29640 SW VOLLEY ST UNIT 40	WILSONVILLE	OR	97070
EBNER DARIUS W	31526 SW OLD FARM RD	WILSONVILLE	OR	97070
EBNER JULIE A & JAMES M	PO BOX 272	WILSONVILLE	OR	97070
ECKERT NATHAN & RENEE	10911 SW ARTHUR CT	WILSONVILLE	OR	97070
EDDIE CARSON	11319 SW BARBER ST	WILSONVILLE	OR	97070
EDDOW KAREN TRUSTEE	17709 SANTA TERESA CIR	FOUNTAIN VALLEY	CA	92708
EDDY ROBERT B TRUSTEE	28750 SW CAMPANILE LN UNIT 309	WILSONVILLE	OR	97070
EDELEN BRETT L	31533 SW ORCHARD DR	WILSONVILLE	OR	97070
EDELEN PHILIPPA	8324 SW MAXINE LN UNIT 44	WILSONVILLE	OR	97070
EDGE ANGELA V & JASON W	28316 SW AMSTERDAM AVE	WILSONVILLE	OR	97070
EDGEWATER OWNERS ASSOCIATION	2105 SE 9TH AVE	PORTLAND	OR	97214
EDMONDS	7692 SW THORNTON DR	WILSONVILLE	OR	97070
EDWARDS ADDISON VERONICA	11742 SW VALENCIA LN	WILSONVILLE	OR	97070
EDWARDS ALEXANDER TRUSTEE	28665 SW COSTA CIR E	WILSONVILLE	OR	97070
EDWARDS C SCOTT & AIMEE	28448 SW MEADOWS LOOP	WILSONVILLE	OR	97070
EDWARDS FORREST A	7555 SW KOLBE LN	WILSONVILLE	OR	97070
EDWARDS JAY A & CASSAUNDRA F	10132 SW MADRID LOOP	WILSONVILLE	OR	97070
EDWARDS LARRY A	12069 SW LAUSANNE ST	WILSONVILLE	OR	97070
EDWARDS RICHARD AUSTIN & DEBRA E	PO BOX 897	WILSONVILLE	OR	97070
EDWARDS SAMUEL & MEGAN A	29246 SW COSTA CIR E	WILSONVILLE	OR	97070
EDWARDS SEAN TRUSTEE	13330 SW DOE LN	PORTLAND	OR	97223
EGAN NANCY ANNETTE & TIMOTHY JOHN	11772 SW GRENOBLE ST	WILSONVILLE	OR	97070
EGGERS KERRY A	7223 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
EGGERT BRENDA	30000 SW 35TH DR	WILSONVILLE	OR	97070
EGGERT MATTHEW & MEREDITH	8715 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
EGGLESTON TODD K & JANICE L	28105 SW MORGAN ST	WILSONVILLE	OR	97070
EHLERS LEVI JEAN TRUSTEE	7915 SW SUMMERTON	WILSONVILLE	OR	97070
EHRENSHAFT LYNDA & KEVIN G	31203 SW CHIA LOOP	WILSONVILLE	OR	97070
EICHELT KARL & UMAIYMA	28669 SW CRESTWOOD DR	WILSONVILLE	OR	97070
EICHENBERGER JOHN A & MARY T	11090 SW MATZEN DR	WILSONVILLE	OR	97070
EICHER BRUCE R CO-TRUSTEE	8545 SW WILSON LN	WILSONVILLE	OR	97070
EICHLER JAYME	12116 SW PALERMO ST	WILSONVILLE	OR	97070
EICHMAN JUDITH M	7509 SW MURRAY ST	WILSONVILLE	OR	97070
EIDE JAMES DOUGLAS	10265 SW BARBER ST	WILSONVILLE	OR	97070
EIDE MATTHEW	10471 SW FRANKLIN LN	WILSONVILLE	OR	97070
EISENBRANDT JONI & TIM	28700 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
EISENSTEIN SCOTT L & K L RITZ-EISENSTEIN	PO BOX 1321	HILLSBORO	OR	97123
EKEROTH CARRIE M & ANDERS D	28933 SW SAN REMO AVE	WILSONVILLE	OR	97070
EL BAKRI HUSAMEDDIN R & KHOLOUD ALSU	26717 SW COLVIN LN	WILSONVILLE	OR	97070
ELBITAR RAYMOND & NADINE	10102 SW MADRID LOOP	WILSONVILLE	OR	97070
ELDER CHARLOTTE M S	32360 SW ARMITAGE RD	WILSONVILLE	OR	97070
ELDER STEWART M & LILAH M	31145 SW COUNTRY VIEW LOOP	WILSONVILLE	OR	97070
ELDRED DAVID E TRUSTEE	PO BOX 5717	SANTA BARBARA	CA	93150
ELDRIDGE ESTHER P	8615 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
ELDRIDGE NATHANIEL ROBERT	7870 SW SUMMERTON ST	WILSONVILLE	OR	97070
ELDRIDGE NICK & JULIE	27419 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
ELHAMALAWY AHMED A & AMAL ISMAIL IBRA	10271 SW LISBON ST	WILSONVILLE	OR	97070
ELIA RONALD & LAURA	28379 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
PUPPO JAY ALL	10863 SW MER	WILSONVILLE	OR	97070
PURAM CHRIS &	10483 SW FRAI	WILSONVILLE	OR	97070
PURICE EMANL	10745 SW BARI	WILSONVILLE	OR	97070
PUTNAM WILLI/	32020 SW WILL	WILSONVILLE	OR	97070
PUTREVU ADITY	15179 NW CAS	PORTLAND	OR	97229
PV PROPERTY L	14725 NW QUA	NEWBERG	OR	97132
PYLE THOMAS \	32120 SW BOO	WILSONVILLE	OR	97070
PYLIPOW BRAN	28821 SW ORLI	WILSONVILLE	OR	97070
PYNE JUSTIN T	11842 SW GRE	WILSONVILLE	OR	97070
QUACH ELAINE	17012 COURTN	HUNTINGTON E	CA	92649
QUAM NORENE	32185 SW BOO	WILSONVILLE	OR	97070
QUEEN AMY	11869 SW BARI	WILSONVILLE	OR	97070
QUENZER ROS	10585 SW SUN	WILSONVILLE	OR	97070
QUICK SCOTT F	32375 SW ARB	WILSONVILLE	OR	97070
QUINN JAMIN A	29550 SW MON	WILSONVILLE	OR	97070
QUINN MIKE	28529 SW CAS	WILSONVILLE	OR	97070
QUINN RANDY	11715 SW VALE	WILSONVILLE	OR	97070
QUIROZ MANUI	29650 SW COU	WILSONVILLE	OR	97070
RABOLI JOY C	29562 SW VILL	WILSONVILLE	OR	97070
RACKOVAN JOI	11839 SW GRE	WILSONVILLE	OR	97070
RADA EUGENE	7750 SW THOR	WILSONVILLE	OR	97070
RADER JOANNE	6905 SW MOLA	WILSONVILLE	OR	97070
RADER PETER	7529 SW THOR	WILSONVILLE	OR	97070
RADMALL BRYC	2408 E 8200 S	SOUTH OGDEN	UT	84405
RAGIN RUTH A	29650 SW COU	WILSONVILLE	OR	97070
RAHLKE HANS I	7990 SW FAIRV	WILSONVILLE	OR	97070
RAINERI JOHN J	28519 SW CAS	WILSONVILLE	OR	97070
RAINONE KARY	31425 SW COU	WILSONVILLE	OR	97070
RAITZ JOHN E &	31267 SW WILL	WILSONVILLE	OR	97070
RAIVIO TRISTA &	10580 SW LISB	WILSONVILLE	OR	97070
RAJIC MATIJA &	29650 SW COU	WILSONVILLE	OR	97070
RAJKUMAR DEV	4800 SW PROS	TUALATIN	OR	97062
RAKESTRAW M/	2697 NE OVER	HILLSBORO	OR	97124
RAMAKRISHNAI	28141 SW MOR	WILSONVILLE	OR	97070
RAMAZZOTTI AI	115 PARKWOO	HEALDSBURG	CA	95448
RAMCHANDAN	34515 SW LADI	WILSONVILLE	OR	97070
RAMCHANDAN	PO BOX 617	WILSONVILLE	OR	97070
RAMILO JEFFRE	10761 SW VERI	WILSONVILLE	OR	97070
RAMIREZ JUAN	10470 SW PLEA	WILSONVILLE	OR	97070
RAMIREZ MARC	28172 SW ICEL	WILSONVILLE	OR	97070
RAMIREZ RAMIF	28909 SW GEN	WILSONVILLE	OR	97070
RAMISTELLA FR	7644 SW HONC	WILSONVILLE	OR	97070
RAMO AMILCAF	28630 SW PARI	WILSONVILLE	OR	97070
RAMONA GREG	8180 SW MARI	WILSONVILLE	OR	97070
RAMOS GLENN	8352 SW MAXI	WILSONVILLE	OR	97070
RAMSTHEL MIC	29570 SW VOLI	WILSONVILLE	OR	97070
RAND MICHELL	PO BOX 99	ESTACADA	OR	97023
RANDALL JOHN	28317 SW MOR	WILSONVILLE	OR	97070
RANDS PAUL J &	7970 SW EDGE	WILSONVILLE	OR	97070
RANEY ELIZABE	7629 SW HELE	WILSONVILLE	OR	97070
RANGANATHAN	11663 SW GRE	WILSONVILLE	OR	97070
RANGANATHAN	30519 SW RUT	WILSONVILLE	OR	97070
RANSOM KANE	10160 SW EVE	WILSONVILLE	OR	97070
RANTA ELIZABE	10304 SW BARI	WILSONVILLE	OR	97070
RASCHKO JENN	12145 SW LAUS	WILSONVILLE	OR	97070
RASH BRIAN	10423 SW FRAI	WILSONVILLE	OR	97070
RASMUSSEN GI	26858 SW MCL	WILSONVILLE	OR	97070
RASMUSSEN JE	1250 STACY RD	FAIRVIEW	TX	75069
RASMUSSEN K/	11538 SW COLI	WILSONVILLE	OR	97070
RASMUSSEN K\	28263 SW PARI	WILSONVILLE	OR	97070
RATCLIFFE MIC	12266 SW ALTA	WILSONVILLE	OR	97070
RATTAY SCOTT	7220 SW CHES	WILSONVILLE	OR	97070
RATTO CHRISTC	31550 SW VILL/	WILSONVILLE	OR	97070
RAUNIYAR DEE	10422 SW BARI	WILSONVILLE	OR	97070
RAUSCH AMAN	11421 SW MON	WILSONVILLE	OR	97070
RAWLINSON JA	32145 SW BOO	WILSONVILLE	OR	97070
RAWLINSON RI	7280 SW EAST I	WILSONVILLE	OR	97070
RAY LOIS M	28830 SW VILL	WILSONVILLE	OR	97070
RAY ROBERT LE	PO BOX 2418	WILSONVILLE	OR	97070
RAYMOND DEB	29570 SW YOSI	WILSONVILLE	OR	97070
RAYMOND SAN	32556 SW RIVI	WILSONVILLE	OR	97070
RAYNAL FRANC	29750 SW COU	WILSONVILLE	OR	97070
RAYNIAK RICHA	30560 SW MAG	WILSONVILLE	OR	97070
RAZ TERRY TRU	32470 SW LAKE	WILSONVILLE	OR	97070
RAZO DANIEL &	28606 SW PARI	WILSONVILLE	OR	97070
RE THOMAS JOI	19035 SW CHE	TUALATIN	OR	97062
REAGAN DANIE	11180 SW BARI	WILSONVILLE	OR	97070
REAMES JOHN I	8380 SW MARI	WILSONVILLE	OR	97070
REAVIS CHRIS &	10750 SW LISB	WILSONVILLE	OR	97070
REBERS ROBYN	10581 SW BRO	WILSONVILLE	OR	97070
RECTENWALD \	12158 SW PALE	WILSONVILLE	OR	97070
RED ANGELA &	10351 SW FRAI	WILSONVILLE	OR	97070
REDDAWAY BRI	29106 SW COS	WILSONVILLE	OR	97070
REDFIELD KYLE	31192 SW WILL	WILSONVILLE	OR	97070
REDING JEREM	28627 SW MOR	WILSONVILLE	OR	97070
REDING JOSEPI	7411 SW LAKE I	WILSONVILLE	OR	97070
REDMON SUZA	11235 SW CHA	WILSONVILLE	OR	97070
REE PAUL JOSE	28476 SW MEA	WILSONVILLE	OR	97070
REECE GORDO	28605 SW CRE	WILSONVILLE	OR	97070
REECE HARRIS	28461 SW MEA	WILSONVILLE	OR	97070
REED AARON M	8370 SW METO	WILSONVILLE	OR	97070
REED GREGOR\	6811 SW FERN	WILSONVILLE	OR	97070
REED MARIA LC	10814 SW STO	WILSONVILLE	OR	97070
REEDY ETHEL L	28612 SW ASH	WILSONVILLE	OR	97070
REESE RYAN L &	28626 SW TERF	WILSONVILLE	OR	97070
REEVES BRENT	9455 SW 4TH S	WILSONVILLE	OR	97070
REEVES CHARL	7285 SW LAKE	WILSONVILLE	OR	97070
REFVEM ABBE	7575 SW THOR	WILSONVILLE	OR	97070
REGER ROBIN I	10346 SW LISB	WILSONVILLE	OR	97070
REHDER STEVE	7970 SW RACQ	WILSONVILLE	OR	97070
REHM BRIAN J &	10825 SW LONI	WILSONVILLE	OR	97070
REHM JASON R	31369 SW KEN	WILSONVILLE	OR	97070
REICH DIANE M	28490 SW PARI	WILSONVILLE	OR	97070
REICH SARAH L	11870 SW PALE	WILSONVILLE	OR	97070
REICHLE WILLI/	6655 SW LAND	WILSONVILLE	OR	97070
REID ARTHUR A	14084 EDENBE	LAKE OSWEGO	OR	97035
REID JENELLE &	28395 SW VILL	WILSONVILLE	OR	97070
REID KEVIN M T	11955 SW NOR	WILSONVILLE	OR	97070
REIFF KATHERI	9225 NW ASH	PORTLAND	OR	97229
REILING NEAL T	28777 SW MEA	WILSONVILLE	OR	97070
REILLY STEPHA	28480 SW MEA	WILSONVILLE	OR	97070
REIMER GERALI	29189 SW SAN	WILSONVILLE	OR	97070
REIMERS JOHAI	7270 SW WOO	WILSONVILLE	OR	97070
REIMERT KIRSTI	2350 MICHAEL	WEST LINN	OR	97068
REINECKE DAN	32365 SW ARM	WILSONVILLE	OR	97070
REINER ADAM &	28657 SW COFI	WILSONVILLE	OR	97070
REINER CHRIST	29070 SW MON	WILSONVILLE	OR	97070

ELKIN DANIEL M TRUSTEE	7260 SW LYNNWOOD CT	WILSONVILLE	OR	97070	REINHART JOSE	30 INDEPENDE	LAKE OSWEGO	OR		97035
ELLERBRUCH JEFF	11806 SW PALERMO ST	WILSONVILLE	OR	97070	REINMUTH JAM	5171 SOLAR HE	EUGENE	OR		97405
ELLIGSEN RALPH H CREDIT SHELTER TRUST	2875 MARYLHURST DR	WEST LINN	OR	97068	REIS JEREMY &	11850 SW OSL(	WILSONVILLE	OR		97070
ELLIOTT EMMA & LANE	29676 SW BELVIDERE WAY	WILSONVILLE	OR	97070	REISING WILLIA	8075 SW WINC	WILSONVILLE	OR		97070
ELLIS ALEXANDER W & HEATHER M	10594 SW SUNNYSIDE DR	WILSONVILLE	OR	97070	REITER JOSH A	28011 SW MOR	WILSONVILLE	OR		97070
ELLWOOD STEVEN D TRUSTEE	8260 SW FAIRWAY DR	WILSONVILLE	OR	97070	REITER RONALI	32515 SW LAKE	WILSONVILLE	OR		97070
ELMANHAWY WAEL & ABEER ABOUELELLA	7664 SW ROANOKE DR	WILSONVILLE	OR	97070	REMINGTON EF	28900 SW SAN	WILSONVILLE	OR		97070
ELSENBACH CHRISTOPHER P TRUSTEE	801 SW BRADBURY WAY APT 212	BEND	OR	97702	REMLEY THOM/	7632 HONOR S	WILSONVILLE	OR		97070
ELSMORE GIGI GLADYSANNE	8315 SW CURRY DR UNIT C	WILSONVILLE	OR	97070	REN BING	10655 SW BARI	WILSONVILLE	OR		97070
ELTING MARY TRUSTEE	8400 SW LAFAYETTE WAY	WILSONVILLE	OR	97070	RENAISSANCE I	17933 NW EVEI	BEAVERTON	OR		97006
ELTON MCKINZIE	11753 SW VALENCIA LN	WILSONVILLE	OR	97070	RENAISSANCE (	PO BOX 4585	TUALATIN	OR		97062
EMERSON KYLE WESLEY & ANDREA MILLER	28483 SW COFFEE LAKE DR	WILSONVILLE	OR	97070	RENAISSANCE (	16771 BOONES	LAKE OSWEGO	OR		97035
EMERSON LAWRENCE A	8376 SW MARINERS DR	WILSONVILLE	OR	97070	RENKEN RICHA	7510 SW HONC	WILSONVILLE	OR		97070
EMMETT JAMES R & ALICE S	28439 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070	RENNETT ALBEI	7540 SW HONC	WILSONVILLE	OR		97070
EMMETT TANYA & NICHOLAS W	11989 SW BARBER ST	WILSONVILLE	OR	97070	RENSCH JERRY	2316 SW 15TH ,	PORTLAND	OR		97201
EMMI CHARLES	13712 NW 52ND AVE	VANCOUVER	WA	98685	RESARE CHARL	28101 SW GRAI	WILSONVILLE	OR		97070
EMRY ANNE D	31682 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070	RESHCHKE IAN	7584 SW ROAN	WILSONVILLE	OR		97070
ENGER DAVID L	29065 SW COSTA CIR W	WILSONVILLE	OR	97070	RESMA SHARE I	7748 SW CARRI	WILSONVILLE	OR		97070
ENGER GRANT A & KERI M	28067 SW MORGAN ST	WILSONVILLE	OR	97070	RETHERFORD N	17933 NW EVEI	BEAVERTON	OR		97006
ENGERMAN KATIE E	29331 SW VILLEBOIS DR S	WILSONVILLE	OR	97070	REVELLE MICH/	15399 SE GILBE	HAPPY VALLEY	OR		97086
ENGILIS JASON T & AMY N	29591 SW BEAUMONT AVE	WILSONVILLE	OR	97070	REYES IZAGUIR	29140 SW COS	WILSONVILLE	OR		97070
ENGLE LANGSTON	11584 SW PREAKNESS	WILSONVILLE	OR	97070	REYES ROBIN &	30955 SW FIR A	WILSONVILLE	OR		97070
ENGLE TIMOTHY S TRUSTEE	11864 SW BARBER ST	WILSONVILLE	OR	97070	REYNOLDS CHI	7123 SW IRON	WILSONVILLE	OR		97070
ENLOE DARIN & KARI	8615 SW CURRY DR UNIT A	WILSONVILLE	OR	97070	REYNOLDS CHI	7535 SW THOR	WILSONVILLE	OR		97070
ENOS RICHARD D TRUSTEE	11605 SW NORMANDY LN	WILSONVILLE	OR	97070	REYNOLDS STE	8500 SW CURR	WILSONVILLE	OR		97070
ENSIGN-LEWIS DAVID & MARY K	31417 SW OLYMPIC DR	WILSONVILLE	OR	97070	REYNOLDS TYLI	30975 SW SANI	WILSONVILLE	OR		97070
EPPING GARY J TRUSTEE	11166 SW BELNAP CT	WILSONVILLE	OR	97070	REYNOLDS WAI	7971 SW SACAI	WILSONVILLE	OR		97070
EPPING PATRICIA E	28727 SW SERENITY WAY	WILSONVILLE	OR	97070	REZVANI JEON (	11655 SW GREI	WILSONVILLE	OR		97070
EPSTEIN DONALD B TRUSTEE	7360 SW LAKESIDE LOOP	WILSONVILLE	OR	97070	RHOADES SHEI	12326 SW PALE	WILSONVILLE	OR		97070
ERB LOGAN	32063 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	RHOTEN KENNI	7596 SW ARBO	WILSONVILLE	OR		97070
ERB WILLIAM F & JOANNE S	10905 SW ROLAND CT	WILSONVILLE	OR	97070	RICCOBENE MA	28660 SW PARI	WILSONVILLE	OR		97070
ERICKSEN JOHN D JR & CAROLYN E	29091 SW SAN MIGUEL LN	WILSONVILLE	OR	97070	RICE DAVID B	7125 SW FALLE	WILSONVILLE	OR		97070
ERICKSON DIANNE	8170 SW MAXINE LN UNIT 61	WILSONVILLE	OR	97070	RICE KENNETH	29384 SW YOSI	WILSONVILLE	OR		97070
ERICKSON-WHITE KRISTIN ANN TRUSTEE	29247 SW COSTA CIR E	WILSONVILLE	OR	97070	RICE RICHARD	28653 SW GEN	WILSONVILLE	OR		97070
ERICSON NELS B TRUSTEE	6709 SW LANDOVER DR	WILSONVILLE	OR	97070	RICE RICHARD	28215 SW ICEL	WILSONVILLE	OR		97070
ERICSON ROBERT CHARLES TRUSTEE	8379 SW METOLIUS LOOP	WILSONVILLE	OR	97070	RICH ASHLEIGH	29400 SW MON	WILSONVILLE	OR		97070
ERKUS WILLIAM D	27165 SW WOOD AVE	WILSONVILLE	OR	97070	RICH JULIE	11214 SW MCK	WILSONVILLE	OR		97070
ERNST SONJE K TRUSTEE	7552 SW ARBOR GLEN CT	WILSONVILLE	OR	97070	RICHARDS CRA	31402 SW OLYI	WILSONVILLE	OR		97070
ERRINGTON DIANA LYNN	7901 SW CINNABAR ST	WILSONVILLE	OR	97070	RICHARDS DAV	7601 SW THOR	WILSONVILLE	OR		97070
ESCHER CHRIS & KAYLA	31108 SW PAULINA CT	WILSONVILLE	OR	97070	RICHARDS DAV	28505 SW GRAI	WILSONVILLE	OR		97070
ESCUTIA SARA & IGNACIO	28334 SW MORGAN CT	WILSONVILLE	OR	97070	RICHARDS JOH	27792 SW LARK	WILSONVILLE	OR		97070
ESKRIDGE JANET R TRUSTEE	11715 SW VALENCIA LN UNIT 405	WILSONVILLE	OR	97070	RICHARDS MAS	1 JEFFERSON P	LAKE OSWEGO	OR		97035
ESLINGER MICHAEL DONALD THOMAS	31253 SW CHIA LOOP	WILSONVILLE	OR	97070	RICHARDS WAY	7417 SW LAKES	WILSONVILLE	OR		97070
ESPINOZA VERONICA T & JAIME E MURILLO	8700 SW WILSON LN	WILSONVILLE	OR	97070	RICHARDSON (	28451 SW ORLI	WILSONVILLE	OR		97070
ESSIG WILLIAM R TRUSTEE	11620 SW PALERMO ST	WILSONVILLE	OR	97070	RICHARDSON II	30100 SW MOL	WEST LINN	OR		97068
ESTENSON GARRETT MARK	7669 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070	RICHARDSON J	16869 SW 65TH	LAKE OSWEGO	OR		97035
ESTERSON SANDRA D TRUSTEE	7000 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	RICHARDSON L	12007 SW LAUS	WILSONVILLE	OR		97070
ETHERINGTON LARRY R TRUSTEE	29083 SW COSTA CIR W	WILSONVILLE	OR	97070	RICHARDSON F	6675 SW LEBOI	MCMINNVILLE	OR		97128
ETLINGER LEON DAVID TRUSTEE	12370 SW ATHENS LN	WILSONVILLE	OR	97070	RICHIE JASON /	28750 SW CAM	WILSONVILLE	OR		97070
ETTNER JANELLE F TRUSTEE	5 FARRINGTON CIR	LINCOLNSHIRE	IL	60069	RICHINS GEHRI	6615 SW LAND	WILSONVILLE	OR		97070
ETZEL JULANNE I	29158 SW ORLEANS AVE	WILSONVILLE	OR	97070	RICHMOND AM	222 NE PARK PI	VANCOUVER	WA		98684
ETZEL NATHAN D	30788 SW FIR AVE UNIT 1	WILSONVILLE	OR	97070	RICHMOND J M	7400 SW LAKES	WILSONVILLE	OR		97070
EVANGELISTA PATRICK LEE & SANDRA MICHI	26895 SW MCLEOD ST	WILSONVILLE	OR	97070	RICHMOND JEF	28260 SW WAG	WILSONVILLE	OR		97070
EVANS	23544 SW GAGE RD	WILSONVILLE	OR	97070	RICHTER GERH	7332 SW IRON	WILSONVILLE	OR		97070
EVANS DALE N & TONI M	31023 SW SANDY CT	WILSONVILLE	OR	97070	RICKEN GERAR	8080 SW FAIRW	WILSONVILLE	OR		97070
EVANS DIANE & WILLIAM	32112 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	RICKMAN CHRI	11442 SW FREI	WILSONVILLE	OR		97070
EVANS IDRIS THOMAS TRUSTEE	32349 SW LAKE DR	WILSONVILLE	OR	97070	RIDLEY STEPHA	27514 SW PON	WILSONVILLE	OR		97070
EVANS JACOB W	7085 SW HIGHLAND CT	WILSONVILLE	OR	97070	RIEMAN TERRY	11790 SW BARI	WILSONVILLE	OR		97070
EVANS JEANNE KAREN & ERNEST WILLIAM	7500 SW FAIRWAY DR	WILSONVILLE	OR	97070	RIES JOHN P TR	29798 SW CAM	WILSONVILLE	OR		97070
EVANS JOHN E & CATHERINE E	32512 SW RIVIERA LN	WILSONVILLE	OR	97070	RIGGS AMY S	11045 SW ST M	WILSONVILLE	OR		97070
EVANS JUSTIN & JILL	28537 SW DUNDEE LN	WILSONVILLE	OR	97070	RIGGS KYLE RA	11002 SW PARI	WILSONVILLE	OR		97070
EVANS KIERA	7560 SW THORNTON DR	WILSONVILLE	OR	97070	RIGO DEVIN TR	10907 SW ARTI	WILSONVILLE	OR		97070
EVANS KRYSTAL L	30654 SW RUTH ST	WILSONVILLE	OR	97070	RILEY CAROL TI	7265 SW FOUN	WILSONVILLE	OR		97070
EVANS PETER J & DENA	32082 SW CHARBONNEAU DR UNIT 10C	WILSONVILLE	OR	97070	RILEY PHILIP R	7564 SW HONC	WILSONVILLE	OR		97070
EVANS ROBERT ANDREW & KARA ANN	11121 SW MATZEN DR	WILSONVILLE	OR	97070	RINALDI ROMAI	32035 SW WILL	WILSONVILLE	OR		97070
EVANS STEWART	29218 SW COSTA CIR E	WILSONVILLE	OR	97070	RINEHART SUZA	8336 SW MARI	WILSONVILLE	OR		97070
EVENS RYAN & AMICIA	10325 SW ASHTON CIR	WILSONVILLE	OR	97070	RING ANDREA	7500 SW BUNK	WILSONVILLE	OR		97070
EVERETT ANNA	29700 SW COURTSIDE DR UNIT 36	WILSONVILLE	OR	97070	RING JOSH & SI	6953 SW CEDA	WILSONVILLE	OR		97070
EVERETT DALE	10481 SW DENMARK ST	WILSONVILLE	OR	97070	RIOS ANTHONY	11066 SW STO(	WILSONVILLE	OR		97070
EVERETTS CLAUDIA G	30366 SW RUTH ST UNIT 70	WILSONVILLE	OR	97070	RIPPLE JENNIFE	10420 SW EVEI	WILSONVILLE	OR		97070
EVERITT KATHLEEN E & THOMAS J	7145 SW EAST LAKE CT	WILSONVILLE	OR	97070	RIQUELME ARTI	11007 SW STO(	WILSONVILLE	OR		97070
EVERS RICHARD D TRUSTEE	29108 SW COSTA CIR W	WILSONVILLE	OR	97070	RISCH ROGER L	7053 SW ARBO	WILSONVILLE	OR		97070
EVERT JENNIFER E & PAUL A DILLER	28500 SW MEADOWS LOOP	WILSONVILLE	OR	97070	RISE PROPERTI	1518 1ST AVE S	SEATTLE	WA		98134
EVERTS DAVID J & ANTONIA C DALBESIO	28512 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	RISKEDAHL RU	29500 SW MON	WILSONVILLE	OR		97070
EXNER GARY A & MARY E	29509 SW KINGS CT	WILSONVILLE	OR	97070	RITCHIE JOHN S	29236 SW COS	WILSONVILLE	OR		97070
FADDEN SVETLANA A	31500 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070	RITTER JONATH	3117 MEADOW	WEST LINN	OR		97068
FAHLGREN GREGORY D & LORA L	28963 SW MEADOWS LOOP	WILSONVILLE	OR	97070	RITZ-EISENSTEI	29350 SW VILLI	WILSONVILLE	OR		97070
FAHLMAN ANNE E	10441 SW FRANKLIN LN	WILSONVILLE	OR	97070	RIVERGREEN H	12550 SE 93RD	CLACKAMAS	OR		97015
FAHY CATHERINE E	32498 SW JULIETTE DR	WILSONVILLE	OR	97070	RIVERS CHRIST	7301 SW IRON	WILSONVILLE	OR		97070
FAIRCHILD JORDAN R & JILL	1427 PEREZ DR	PACIFICA	CA	94044	ROBBEN DAVID	27248 SW WOC	WILSONVILLE	OR		97070
FAIRWAY VILLAGE CONDO ASSN	31780 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070	ROBBINS GING	8705 SW CURR	WILSONVILLE	OR		97070
FALCONER MICHAEL & ANNIE F	28130 SW CANYON CREEK RD	WILSONVILLE	OR	97070	ROBERG JEFF V	8187 NW 93RD	TERREBONNE	OR		97760
FALGOUT DUSTIN & JULIANNE ROBINSON	27633 SW LARKSPUR TER	WILSONVILLE	OR	97070	ROBERTS BERN	31524 SW WILL	WILSONVILLE	OR		97070
FALK SHIANNA LYNN & SCOTT PATRICK GIBS	7083 SW IRON HORSE ST	WILSONVILLE	OR	97070	ROBERTS CHRI	7022 SW HOLL	WILSONVILLE	OR		97070
FALLBROOK LLC	6445 SW FALLBROOK PL STE 100	BEAVERTON	OR	97008	ROBERTS CRAI	10255 SW BRYI	WILSONVILLE	OR		97070
FALLT ZACHARY STEVEN	29016 SW COSTA CIR W	WILSONVILLE	OR	97070	ROBERTS LAWF	32390 SW BOO	WILSONVILLE	OR		97070
FALOTICO ROCCO R & JEAN L	8325 SW CURRY DR UNIT A	WILSONVILLE	OR	97070	ROBERTS SAML	11797 SW TOO	WILSONVILLE	OR		97070
FANGER DAVID A	29420 SW SERENITY WAY	WILSONVILLE	OR	97070	ROBERTS SEAN	10252 SW MAD	WILSONVILLE	OR		97070
FANT MARSHALL G TRUSTEE	7150 SW EAST LAKE CT	WILSONVILLE	OR	97070	ROBERTS TIFFA	12248 SW AMA	WILSONVILLE	OR		97070
FAR HILL INVESTMENTS LLC	27525 SW BAKER RD	SHERWOOD	OR	97140	ROBERTSON BF	27617 SW LARK	WILSONVILLE	OR		97070
FARAH EDWARD	32160 SW CYPRESS PT	WILSONVILLE	OR	97070	ROBERTSON CI	32445 SW LAKE	WILSONVILLE	OR		97070
FARAMARZI JAMSHID TRUSTEE	4 SAWMILL	TRABUCO CANYON	CA	92679	ROBERTSON D(	7947 SW SACAJ	WILSONVILLE	OR		97070
FARANDA NANCY & FREDERICK A	29030 SW TOWN CENTER LOOP E STE 20	WILSONVILLE	OR	97070	ROBERTSON EL	28698 SW VILLI	WILSONVILLE	OR		97070
FARBIARZ DIANNE M TRUSTEE	12372 SW WATERFORD LOOP	WILSONVILLE	OR	97070	ROBERTSON FF	32380 SW LAKE	WILSONVILLE	OR		97070
FARIS BROOKS B & PATRICIA A	29890 SW CAMELOT ST	WILSONVILLE	OR	97070	ROBERTSON JA	29453 SW CAM	WILSONVILLE	OR		97070
FARMER JAMES D TRUSTEE	PO BOX 809	KIHEI	HI	96753	ROBERTSON LA	7650 SW VILLA	WILSONVILLE	OR		97070
FARMERS STATE BANK AND TRUST CO	PO BOX 1330	JACKSONVILLE	IL	62651	ROBERTSON PA	32530 SW ARM	WILSONVILLE	OR		97070
FARNAND BRENDA	8260 SW WOODBRIDGE CT	WILSONVILLE	OR	97070	ROBERTSON ST	6768 SW PRIMF	WILSONVILLE	OR		97070
FARNES RICHARD S & VICKI S	31603 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	ROBINS CASEY	11880 SW BARI	WILSONVILLE	OR		97070
FARO TAMARA	10887 SW MERLIN CT	WILSONVILLE	OR	97070	ROBINSON DOI	28549 SW ASH	WILSONVILLE	OR		97070
FARR GRANTHEM TRUSTEE	28286 SW AMSTERDAM AVE	WILSONVILLE	OR	97070	ROBINSON FRE	10877 SW GLEI	WILSONVILLE	OR		97070
FARR PATRICIA	11608 SW JAMAICA	WILSONVILLE	OR	97070	ROBINSON HEI	7220 SW FOUN	WILSONVILLE	OR		97070
FARR RUSS E	PO BOX 421	WILSONVILLE	OR	97070	ROBINSON JOE	29212 SW TAMI	WILSONVILLE	OR		97070
FARRELL DAVID A & JEAN M	32600 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	ROBINSON JON	7830 SW OAK P	WILSONVILLE	OR		97070
FARRER JEFFREY HUVA & LINDSAY ELIZABETI	27634 SW LARKSPUR TER	WILSONVILLE	OR	97070	ROBINSON LUI	28387 SW MOR	WILSONVILLE	OR		97070
FARRERA ANDRES F CARDENA & A C JUAREZ	11550 SW BARBER ST	WILSONVILLE	OR	97070	ROBINSON TER	18636 N 84TH /	PEORIA	AZ		85382
FARRIER KATHLEEN M	29444 SW GLACIER WAY	WILSONVILLE	OR	97070	ROBLEDO MAN	10903 SW GLEI	WILSONVILLE	OR		97070
FASHANA DOROTHY W	29118 SW VILLEBOIS DR S	WILSONVILLE	OR	97070	ROBLES ROBB /	29457 SW GLA(	WILSONVILLE	OR		97070
FATEHI DAVOOD	29490 SW COURTSIDE DR #14	WILSONVILLE	OR	97070	ROCCOGRAND	29433 SW GLA(	WILSONVILLE	OR		97070
FAUTH BRIAN THOMAS & KATRINA MARIE	11058 SW STOCKHOLM DR	WILSONVILLE	OR	97070	ROCHE CHRIST	28405 SW WILL	WILSONVILLE	OR		97070
FAVELUKE ALEX & LISA M	7547 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070	ROCKWOOD JE	8608 SW VALE (	WILSONVILLE	OR		97070
FAY KAREN	12192 SW PALERMO ST	WILSONVILLE	OR	97070	RODDEN JACOI	11856 SW PALE	WILSONVILLE	OR		97070
FEE CADENCE H & SEAN W	28367 SW WAGNER ST	WILSONVILLE	OR	97070	RODENBAUGH	29168 SW COS	WILSONVILLE	OR		97070
FEIST LEONARD C & AMY J	29510 SW VOLLEY ST APT 75	WILSONVILLE	OR	97070	RODKEY ROBEI	11988 SW LAUS	WILSONVILLE	OR		97070
FELDMAN KENNETH N II & GAIL A	29653 SW CAMELOT ST	WILSONVILLE	OR	97070	RODRIGUEZ CE	8620 SW CURR	WILSONVILLE	OR		97070
FELKNOR DAVID J	7045 SW ARMITAGE CT	WILSONVILLE	OR	97070	RODRIGUEZ KR	31513 SW ORC	WILSONVILLE	OR		97070
FELLEKE GETACHEW T	7599 SW LOWRIE LN	WILSONVILLE	OR	97070	RODRIGUEZ RE	28922 SW GEN	WILSONVILLE	OR		97070

FELLER ANNETTE C TRUSTEE	170 KAKAHIAKA ST	KAILUA	HI	96734	ROE ALFRED J T	29244 SW ORLI	WILSONVILLE	OR	97070
FENDER JUDITH H TRUSTEE	PO BOX 1195	TUALATIN	OR	97062	ROEDEL CARST	25828 SW CAN	WILSONVILLE	OR	97070
FENG NAN	12053 SW LAUSANNE ST	WILSONVILLE	OR	97070	ROEHR LESLEY	32265 SW LAKE	WILSONVILLE	OR	97070
FENLEY BRENDA M & JOHN E	10689 SW BARBER ST	WILSONVILLE	OR	97070	ROENSCH JON/	11733 SW BAR(	WILSONVILLE	OR	97070
FENSTER KEVIN W & DEANN F	31118 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070	ROGER JONATH	29165 SW SAN	WILSONVILLE	OR	97070
FERGUSON ARCHIE & STEFANIE BREITLING	28605 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	ROGERS ANDRI	11638 SW PRE/	WILSONVILLE	OR	97070
FERGUSON CAROLYN M TRUSTEE	31660 SW VILLAGE CREST CT	WILSONVILLE	OR	97070	ROGERS DAVID	10854 SW MER	WILSONVILLE	OR	97070
FERGUSON GLEN	8150 SW MARINERS DR	WILSONVILLE	OR	97070	ROGERS MARC	8100 SW FAIRW	WILSONVILLE	OR	97070
FERGUSON JANET E	8170 SW MAXINE LN UNIT 62	WILSONVILLE	OR	97070	ROGERS MICH/	648 NW 16TH S	MCMINNVILLE	OR	97128
FERGUSON-PFEIL ELIZABETH	11715 SW VALENCIA LN UNIT 309	WILSONVILLE	OR	97070	ROGERS PETER	11431 SW FRE	WILSONVILLE	OR	97070
FERGUSON-PFEIL ELIZABETH	7685 SW ARBOR LAKE CT	WILSONVILLE	OR	97070	ROGERS RICHA	7445 SW LAKES	WILSONVILLE	OR	97070
FERGUSSON KENT D TRUSTEE	8013 SW EDGEWATER E	WILSONVILLE	OR	97070	ROGERS UKAIA	11395 SW TOU	WILSONVILLE	OR	97070
FERN CHARLES & SESNITA MOEPONO	10688 SW BARBER ST	WILSONVILLE	OR	97070	ROGGE BARRY	3076 ROXBURY	WEST LINN	OR	97068
FERNAINE REBECCA JEAN	6953 SW HOLLYBROOK CT	WILSONVILLE	OR	97070	ROHANI JULIA I	11126 SW DAV(	WILSONVILLE	OR	97070
FERNANDEZ WENDY A & SAMUEL K	28720 SW FINLAND AVE	WILSONVILLE	OR	97070	ROHE ROBERT I	6830 SW MOLA	WILSONVILLE	OR	97070
FERRELL SEAN	11272 SW MCKENZIE CT W	WILSONVILLE	OR	97070	ROHIT KUMAR &	27768 SW LARK	WILSONVILLE	OR	97070
FERRER ORLANDO & DIANNE E HERBER	10850 SW STOCKHOLM DR	WILSONVILLE	OR	97070	ROHRBOUGH C	7460 SW DOWI	WILSONVILLE	OR	97070
FERRUA NICHOLAS E & LAURA A	28586 SW GENEVA LOOP	WILSONVILLE	OR	97070	ROIC OREGON	PO BOX 13033(	CARLSBAD	CA	92013
FERY ANNALEE	11449 SW FRENCH GLEN CT	WILSONVILLE	OR	97070	ROISOM DONN	7470 SW DOWI	WILSONVILLE	OR	97070
FETTERMAN ERIC & PATRICIA WHITCOMB	28625 SW TERRENE LN	WILSONVILLE	OR	97070	ROJEK MARK A	29790 SW JACK	WILSONVILLE	OR	97070
FETTIG JIM TRUSTEE	17705 NE CHEHALEM DR	NEWBERG	OR	97132	ROLIF ROSE	30565 SW KEN!	WILSONVILLE	OR	97070
FIAMENGO ALISON C TRUSTEE	7305 SW MONTGOMERY WAY	WILSONVILLE	OR	97070	ROLOFF JEAN	31309 SW CHI/	WILSONVILLE	OR	97070
FIDANZO ANTHONY J & GAYLE K	8160 SW MARINERS DR	WILSONVILLE	OR	97070	ROMANOWITZ T	28632 SW COS	WILSONVILLE	OR	97070
FIDLER GRAYSON	10376 SW FRANKLIN LN	WILSONVILLE	OR	97070	ROMERO LEON	12310 SW PALE	WILSONVILLE	OR	97070
FIEDLER LYNN M & MICHAEL J	29574 SW KINGS CT	WILSONVILLE	OR	97070	ROMNEY KYLE	28345 SW MOR	WILSONVILLE	OR	97070
FIELD CHRIS & KATIE	29515 SW TETON WAY	WILSONVILLE	OR	97070	RONNINGEN H.	8505 SW MIAMI	WILSONVILLE	OR	97070
FIELDS PAUL T & FELICHA M WOLF-FIELDS	32015 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	RONNINGEN K/	11715 SW VALE	WILSONVILLE	OR	97070
FIEWEGER JOSEPH D & MARY C	8145 SW FAIRWAY DR	WILSONVILLE	OR	97070	ROOKS DEBOR/	31254 SW WILL	WILSONVILLE	OR	97070
FIGG FAMILY TRUST	30380 SW REBEKAH ST UNIT 26	WILSONVILLE	OR	97070	ROOKS STACY	29704 SW YOU	WILSONVILLE	OR	97070
FIKE BRIAN	8720 SW CURRY DR UNIT A	WILSONVILLE	OR	97070	ROONEY ERICA	12108 SW PALE	WILSONVILLE	OR	97070
FILYES BRIAN	30782 SW FIR AVE	WILSONVILLE	OR	97070	ROONEY MARY	10898 SW ROL/	WILSONVILLE	OR	97070
FINCH DANIEL J & ANDREA L	11245 SW CHAMPOEG DR	WILSONVILLE	OR	97070	ROOS GERALD	8329 SW LAFAY	WILSONVILLE	OR	97070
FINK MARGARET M TRUSTEE	32546 SW RIVIERA LN	WILSONVILLE	OR	97070	ROSA COREY JA	28740 SW PAR	WILSONVILLE	OR	97070
FINNIGAN KATHY HILL & MICHAEL JAMES	7240 SW LAKE BLUFF CT	WILSONVILLE	OR	97070	ROSE ARLENE E	16085 SW WAX	BEAVERTON	OR	97007
FISCHER GAIL E & MARK L	29129 SW SAN MIGUEL LN	WILSONVILLE	OR	97070	ROSE CORRINE	27398 SW LARK	WILSONVILLE	OR	97070
FISCHER WILMER L TRUSTEE	13681 SW MORGAN RD	SHERWOOD	OR	97140	ROSE MATTHEV	1971 FAIRWAY	ERIE	CO	80516
FISH DONALD ROBERT TRUSTEE	7400 SW EAST LAKE CT	WILSONVILLE	OR	97070	ROSE MAUREEI	11065 SW VERI	WILSONVILLE	OR	97070
FISH JODIE M & JANA M	11089 SW MATZEN DR	WILSONVILLE	OR	97070	ROSE MICHAEL	3930 ARABIAN	SHINGLE SPRIN	CA	95682
FISH RYAN R & JANAMARIE J	28816 SW CASCADE LOOP	WILSONVILLE	OR	97070	ROSE SHERYL A	28615 SW PARI	WILSONVILLE	OR	97070
FISHER ALISON R	7849 SW OAK PATCH CT	WILSONVILLE	OR	97070	ROSE STEPHAN	28951 SW SAN	WILSONVILLE	OR	97070
FISHER BOBBIE A TRUSTEE	7569 SW HONOR LOOP	WILSONVILLE	OR	97070	ROSE TERRIE L	12125 SW LAU!	WILSONVILLE	OR	97070
FISHER DANIEL K	30498 SW RUTH ST	WILSONVILLE	OR	97070	ROSE-ESSAADI	7384 SW WOO(	WILSONVILLE	OR	97070
FISHER HEATHER	29600 SW MONTEBELLO DR	WILSONVILLE	OR	97070	ROSEMEADOW	33347 SW LADI	WILSONVILLE	OR	97070
FISHER KATHRYN ALANA TRUSTEE	7563 SW HONOR LOOP	WILSONVILLE	OR	97070	ROSENAU SUS/	7750 SW ARBO	WILSONVILLE	OR	97070
FISHER NIKKI	28730 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	ROSENTHAL JO	7620 SW HONC	WILSONVILLE	OR	97070
FISHER PETER	24125 SW NEWLAND RD	WILSONVILLE	OR	97070	ROSIER GARRE	11318 SW BER(	WILSONVILLE	OR	97070
FISHER PETER R	29170 SW CHARLOTTE LN	WILSONVILLE	OR	97070	ROSKA MARK P	28094 SW MOR	WILSONVILLE	OR	97070
FISHER WILLIAM JR	10821 SW CARINTHIA CIR	WILSONVILLE	OR	97070	ROSS IRVING &	31594 SW COU	WILSONVILLE	OR	97070
FISTER CHAD JOSEPH TRUSTEE	29563 SW YOSEMITE WAY	WILSONVILLE	OR	97070	ROSS JASON &	11127 SW BEL/	WILSONVILLE	OR	97070
FITCH GINGER L	29395 SW CAMELOT ST	WILSONVILLE	OR	97070	ROSS LINDA M	28750 SW CAM	WILSONVILLE	OR	97070
FITCH JAMES H & JANET F	7465 SW GREENS VIEW CT	WILSONVILLE	OR	97070	ROSS RICHARD	28600 SW SAN(	WILSONVILLE	OR	97070
FITTON STEPHEN & MAKINDRA	10184 SW MADRID LOOP	WILSONVILLE	OR	97070	ROSSI STEPHEI	29493 SW VEN(	WILSONVILLE	OR	97070
FITZGERALD AMI	11313 SW BARBER ST	WILSONVILLE	OR	97070	ROTH ERIC B	11857 SW DUB	WILSONVILLE	OR	97070
FITZGERALD ERICA	28523 SW PARIS AVE	WILSONVILLE	OR	97070	ROUNDY DEBO	7070 SW ARBO	WILSONVILLE	OR	97070
FITZGERALD JULIE A & ROBERT S RENFRO	29245 SW CHARLOTTE LN	WILSONVILLE	OR	97070	ROUZA DAVID F	32180 SW ARM	WILSONVILLE	OR	97070
FITZGERALD TIMOTHY CONOR	29096 SW CHARLOTTE LN	WILSONVILLE	OR	97070	ROVANI PIERO	7145 SW BOUC	WILSONVILLE	OR	97070
FITZJARRELL TONY	31073 S DHOOGHE RD	COLTON	OR	97017	ROW LEE W III &	32175 SW BOO	WILSONVILLE	OR	97070
FITZKE JON A & KIMBERLY S	PO BOX 3035	WILSONVILLE	OR	97070	ROWAN MARK I	6872 SW HOLL	WILSONVILLE	OR	97070
FIVECOAT STEVEN S & BRENDA B	32380 SW DEL MONTE DR	WILSONVILLE	OR	97070	ROWE DAVID AI	32195 SW LAKE	WILSONVILLE	OR	97070
FLAGG DENNIS N & MARIA ROSARIO	7063 SW FALLEN LEAF ST	WILSONVILLE	OR	97070	ROWE DENNIS	7070 SW HIGHI	WILSONVILLE	OR	97070
FLAHERTY RYAN M & ABBY M	29758 SW CAMELOT ST	WILSONVILLE	OR	97070	ROWE JANIS	28740 SW PARI	WILSONVILLE	OR	97070
FLAIG JASON A TRUSTEE	7736 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070	ROWE ROGER I	27758 SW WILL	WILSONVILLE	OR	97070
FLANAGAN MARY M	31732 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070	ROWE SYNTHIA	29141 SW GEN	WILSONVILLE	OR	97070
FLANARY WILLIAM E & KRISTIN C	10725 SW LONDON LN	WILSONVILLE	OR	97070	ROYAL CREST A	5550 S MACAD/	PORTLAND	OR	97239
FLANNERY BRYAN C & ELIZABETH E	7944 SW SUMMERTON ST	WILSONVILLE	OR	97070	ROYBAL RYAN &	7266 SW BAY LI	WILSONVILLE	OR	97070
FLANNERY LOUIS W TRUSTEE	10555 SW CLUTTER RD	SHERWOOD	OR	97140	ROYSE THERES	31044 SW COU	WILSONVILLE	OR	97070
FLECK JULIANA R	7925 SW COURTSIDE WAY	WILSONVILLE	OR	97070	RR HOTELS POI	9600 SW CAPIT	PORTLAND	OR	97219
FLETCHER JERRY L	8500 SW CURRY DR UNIT B	WILSONVILLE	OR	97070	RUBIN KATHLEI	7700 SW THOR	WILSONVILLE	OR	97070
FLETCHER RHONDA	30990 SW BOONES FERRY RD	WILSONVILLE	OR	97070	RUBY DANIEL	10526 SW COL(	WILSONVILLE	OR	97070
FLORES MICHAEL JESSIE	11354 SW BARBER ST	WILSONVILLE	OR	97070	RUDIS ALAN G	11425 SW FRE!	WILSONVILLE	OR	97070
FLORES ROBERTO F & HOLLY J	10324 SW MADRID LOOP	WILSONVILLE	OR	97070	RUDISHAUSER	30075 SW ROS(	WILSONVILLE	OR	97070
FLOYD WRILEE ANN	28740 SW PARKWAY AVE UNIT A4	WILSONVILLE	OR	97070	RUDNITSKY VL/	6785 SW PRIM!	WILSONVILLE	OR	97070
F-NINE LLC	31832 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070	RUEF BENJAMI	28579 SW MCC	WILSONVILLE	OR	97070
FOGERTY BRUCE E & KATHLEEN J	7252 SW LYNNWOOD CT	WILSONVILLE	OR	97070	RUFENER BRUC	29086 SW COS	WILSONVILLE	OR	97070
FOGERTY JOHN	12728 NE 80TH ST	KIRKLAND	WA	98033	RUHLEDER MIC	7255 SW ARBO	WILSONVILLE	OR	97070
FOGG PHILLIP	11102 SW BERLIN AVE	WILSONVILLE	OR	97070	RUIZ JUAN E	29435 SW TETC	WILSONVILLE	OR	97070
FOKSHA VICTOR TRUSTEE	28576 SW CASCADE LOOP	WILSONVILLE	OR	97070	RUMMELL PAUI	29143 SW SAN	WILSONVILLE	OR	97070
FOLEY SUSAN MARIE	11715 SW VALENCIA LN UNIT 408	WILSONVILLE	OR	97070	RUNDLE DANIE	28644 SW COS	WILSONVILLE	OR	97070
FOLSKE KEITH A	28340 SW MCGRAW AVE	WILSONVILLE	OR	97070	RUPP CHARLES	14831 BLANKE	SISTERS	OR	97759
FOLTZ ANDREW	11633 SW GRENOBLE ST	WILSONVILLE	OR	97070	RUPP CHRISTO	6912 SW GLEN	WILSONVILLE	OR	97070
FOLTZ GARRETT M & LAUREN E	28672 SW GENEVA LOOP	WILSONVILLE	OR	97070	RUSNAC REMU	11583 SW BARI	WILSONVILLE	OR	97070
FONG MICAH C & ANIKA	10266 SW EVERGREEN CT	WILSONVILLE	OR	97070	RUSSELL GERA	29279 SW VILL	WILSONVILLE	OR	97070
FONOIMOANA ROXANN P	10450 SW MADRID LOOP	WILSONVILLE	OR	97070	RUSSELL HAYD	12400 SW PALE	WILSONVILLE	OR	97070
FONTES ROGER	7560 SW DOWNS POST RD	WILSONVILLE	OR	97070	RUSSELL LISA C	7753 SW WIMB	WILSONVILLE	OR	97070
FORCE RYAN & KELLY	11375 SW BARBER ST	WILSONVILLE	OR	97070	RUSSELL MATTI	29595 SW BEA(	WILSONVILLE	OR	97070
FORD MARILYN JEAN & ROCKY THATCHER	7719 SW SUMMERTON ST	WILSONVILLE	OR	97070	RUSSELL STANI	10215 SW MAD	WILSONVILLE	OR	97070
FOREMAN SARAH D TRUSTEE	10266 SW LISBON ST	WILSONVILLE	OR	97070	RUSSELL SYNTI	28615 SW PARI	WILSONVILLE	OR	97070
FOREMAN VICTORIA	7084 SW BOUCHAINE ST	WILSONVILLE	OR	97070	RUSSO EDWAR	11025 SW MAT/	WILSONVILLE	OR	97070
FORNEY CRAIG C TRUSTEE	6740 SW MONTGOMERY WAY	WILSONVILLE	OR	97070	RUST KEITH A &	29073 SW SAN	WILSONVILLE	OR	97070
FORNOF STEVEN R & NANCY A	31225 SW ORCHARD DR	WILSONVILLE	OR	97070	RUSTRUM DARI	28455 SW WILL	WILSONVILLE	OR	97070
FORREST PROPERTY MANAGEMENT LLC	29300 S MARSHALL RD	MULINO	OR	97042	RUSTRUM JEFFI	28292 SW AMS	WILSONVILLE	OR	97070
FORRETTE RANEE A	30350 SW REBEKAH ST UNIT 12	WILSONVILLE	OR	97070	RUSTY CAGE PI	2000 NE 42ND	PORTLAND	OR	97213
FORSBERG GAYLAND E	7674 SW THORNTON DR	WILSONVILLE	OR	97070	RUTLEDGE LISA	10357 SW BARI	WILSONVILLE	OR	97070
FORSBERG WILLIAM B & CHRISTINE G	31029 SW SANDY CT	WILSONVILLE	OR	97070	RUTSCHMAN AI	7391 SW WOO(	WILSONVILLE	OR	97070
FORSTERER LISSA	28463 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	RUTTANAPAIBC	10554 SW BRO(	WILSONVILLE	OR	97070
FOSS JOHN & SARAH JOHANNAH	32220 SW BOONES BEND RD	WILSONVILLE	OR	97070	RUUD KENNETI	12300 SW ATHI	WILSONVILLE	OR	97070
FOSSATI BROOKE E	11140 SW BERLIN AVE	WILSONVILLE	OR	97070	RUVALCABA AN	30350 SW REBI	WILSONVILLE	OR	97070
FOSTER MICHAEL JAMES	7425 SW LAKESIDE DR	WILSONVILLE	OR	97070	RUVALCABA OC	32517 SW JULI	WILSONVILLE	OR	97070
FOSTER RONALD K & JUDY L	29116 SW SERENITY WAY	WILSONVILLE	OR	97070	RUYBALID DIAN	29154 SW ORLI	WILSONVILLE	OR	97070
FOSTER SCOTT & AMY	28875 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070	RYAN DAVID J &	7535 SW FAIRV	WILSONVILLE	OR	97070
FOSTER THOMAS TRUSTEE	7030 SW MOLALLA BEND RD	WILSONVILLE	OR	97070	RYAN JOHN E &	11338 SW CHA	WILSONVILLE	OR	97070
FOTHERINGHAM ROB C TRUSTEE	17355 SW BOONES FERRY RD STE A	LAKE GROVE	OR	97035	RYAN LAWREN(	32500 SW ARM	WILSONVILLE	OR	97070
FOUNTAIN LKS HMOWNERS ASSN	PO BOX 805	WILSONVILLE	OR	97070	RYAN NANCY J	8645 SW CURR	WILSONVILLE	OR	97070
FOUSHEE SEAN	30626 SW ROSE LN	WILSONVILLE	OR	97070	RYAN ROBERT &	32251 SW LAKE	WILSONVILLE	OR	97070
FOWLER KYLIE	29570 SW VOLLEY ST UNIT 32	WILSONVILLE	OR	97070	RYAN SAMUEL (	11327 SW CHU	WILSONVILLE	OR	97070
FOX CAMRYN ELISE	11469 SW MONT BLANC ST	WILSONVILLE	OR	97070	RYAN SHAUN &	12196 SW PALE	WILSONVILLE	OR	97070
FOX CHASE TOWNHOMES LLC	1110 MAR WEST STE E	TIBURON	CA	94920	RYAN STEVEN C	29385 SW TETC	WILSONVILLE	OR	97070
FOX JASON & CHERYL	10340 SW MADRID LOOP	WILSONVILLE	OR	97070	RYAN STEVEN C	6766 SW GATE	WILSONVILLE	OR	97070
FP PROPERTIES LLC	2105 SE 9TH AVE	PORTLAND	OR	97214	RYAN WILLIAM	16411 SW COR	SHERWOOD	OR	97140
FRANCE IVAN BOYD III	29256 SW COSTA CIR E	WILSONVILLE	OR	97070	RYSAVY JOSEP	28934 SW MON	WILSONVILLE	OR	97070
FRANCHINI KALYN SHUREE	29700 SW COURTSIDE DR UNIT 28	WILSONVILLE	OR	97070	RYU JAE J & HY/	30801 SW ORC	WILSONVILLE	OR	97070
FRANCIS KATHLEEN E TRUSTEE	8932 SW METOLIUS LOOP	WILSONVILLE	OR	97070	SAAD PATRICE	29404 SW YOSI	WILSONVILLE	OR	97070
FRANK KASIE J	27566 SW ALDER LN	WILSONVILLE	OR	97070	SAALABIAN ALI	1317 HORSESH	LAKE OSWEGO	OR	97034
FRANKLIN CASEY E	11027 SW ST MORITZ LOOP	WILSONVILLE	OR	97070	SABAH JAVIER F	8200 SW MAXI	WILSONVILLE	OR	97070
FRANKLIN KEVIN R & KRISTIN A	31525 SW ORCHARD DR	WILSONVILLE	OR	97070	SABOL EMIL M	31460 SW VILL/	WILSONVILLE	OR	97070
FRANKLIN TREVOR M J & RACHEL J	29770 SW LANCELOT LN	WILSONVILLE	OR	97070	SACHS JOHN H	8070 SW FAIRV	WILSONVILLE	OR	97070
FRANKO JOHN & VARITTHA	11969 SW NORMANDY LN	WILSONVILLE	OR	97070	SADATIAN ELLI	28615 SW ASH	WILSONVILLE	OR	97070

FRANKS TERRANCE DONOVAN	22730 SW 90TH PL	TUALATIN	OR	97062
FRANSONE SHARI R	10983 SW STOCKHOLM DR	WILSONVILLE	OR	97070
FRANSONE SHAWN & SARA	11228 SW STOCKHOLM DR	WILSONVILLE	OR	97070
FRASER BEAU & JACQUELINE	27620 SW MARIGOLD TER	WILSONVILLE	OR	97070
FRATES DENNIS M & JUDITH A	10759 SW WELLINGTON LN	WILSONVILLE	OR	97070
FRAUNFELDER RYAN H	7015 SW COUNTRY VIEW CT W	WILSONVILLE	OR	97070
FRAZER ASHLEY M & ANDREW J FLORES	31105 SW KENSINGTON DR	WILSONVILLE	OR	97070
FRAZER JAMES H TRUSTEE	32245 SW ESTATES POST RD	WILSONVILLE	OR	97070
FRAZER KARYL A & JAMES J	32095 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
FREAUFF ALLEN E & LEE D CHAMPION	7082 SW GLENWOOD CT	WILSONVILLE	OR	97070
FRECK WILLIAM B & JUDITH M	PO BOX 190	WILSONVILLE	OR	97070
FRED MEYER STORES INC	PO BOX 35547	TULSA	OK	74153
FREDERICK JOSEPH	12065 SW LAUSANNE ST	WILSONVILLE	OR	97070
FREDERIKSEN-CROSS BARBARA A	PO BOX 214	HUBBARD	OR	97032
FREEMAN EUGENE D & MARY C	31995 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
FREEMAN JEFFRY D	7695 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
FREEMAN JEFFRY D & LISA	8352 SW METOLIUS LOOP	WILSONVILLE	OR	97070
FREEMAN ROBERT M & JENNIFER F	28920 SW MEADOWS LOOP	WILSONVILLE	OR	97070
FREEMAN STUART & AMY SUE	PO BOX 936	WILSONVILLE	OR	97070
FREGOSO JESSICA A	10846 SW PARKWOOD LN	WILSONVILLE	OR	97070
FREGOSO JORGE & MARIA C	32071 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
FREIMARK FRED WILLIAM III CO-TRUSTEE	7911 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
FREITAS JAY SHIGEO & PEGGY LJ	3474 AKAKA PL	HONOLULU	HI	96822
FRENCH JAMES N & JEAN A	32536 SW RIVIERA LN	WILSONVILLE	OR	97070
FRENCH PRAIRIE VILLAGE	4380 SW MACADAM AVE STE 380	PORTLAND	OR	97239
FRENTRESS BEVERLY J	8635 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
FRESH BOB G & SANDRA L	7229 SW LAKE CT	WILSONVILLE	OR	97070
FRESN JULIE M & GRAHAM C	11209 SW CHAMPOEG CT	WILSONVILLE	OR	97070
FREULER SCOTT R & ELIZABETH A	11990 SW SURREY ST	WILSONVILLE	OR	97070
FREULER SCOTT R & ELIZABETH A	6841 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
FREY MARTIN B & KAREN O	32287 SW BOONES BEND RD	WILSONVILLE	OR	97070
FREY MICAH D & JESSICA A	11002 SW BARBER ST	WILSONVILLE	OR	97070
FREY RICHARD HENRY SR TRUSTEE	8615 SW CARMEL CIR	WILSONVILLE	OR	97070
FRIAS GREGORY R & TERI L	29670 SW SICILY ST	WILSONVILLE	OR	97070
FRIBLEY MARY M TRUSTEE	28643 SW GLENWOOD CIR	WILSONVILLE	OR	97070
FRIEDHOFF MOJGON N	10899 SW STOCKHOLM DR	WILSONVILLE	OR	97070
FRIEDMAN ALAN	11411 SW BARBER ST	WILSONVILLE	OR	97070
FRIEDMAN LAVON M	27220 SW WOOD AVE	WILSONVILLE	OR	97070
FRIEDMAN TAL TRUSTEE	1000 CROOKED CREEK DR	LOS ALTOS	CA	94024
FRIESE EVAN F & JACKIE M	28279 SW BELFAST LN	WILSONVILLE	OR	97070
FRIESEN JONATHAN L TRUSTEE	28254 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
FRIESS ROBERT L TRUSTEE	10863 SW STOCKHOLM DR	WILSONVILLE	OR	97070
FRIESZ JAMES L TRUSTEE	7602 SW HONOR LOOP	WILSONVILLE	OR	97070
FRIGAARD KENT M TRUSTEE	28500 SW 60TH AVE	WILSONVILLE	OR	97070
FRINELL JAMES L	7905 SW FAIRWAY DR	WILSONVILLE	OR	97070
FRITH THOMAS M TRUSTEE	7244 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
FRITZ DAVID B & DONNA M	28857 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
FRITZ LINDA K TRUSTEE	8050 SW WINCHESTER WAY	WILSONVILLE	OR	97070
FRITZLER EDWIN H & JOCELYN N	30888 SW SALMON ST	WILSONVILLE	OR	97070
FROG POND CROSSING HOMEOWNERS ASS	8531 NE CORNELL RD STE 700	HILLSBORO	OR	97124
FROGPOND GRANGE #111	28750 SW ASHLAND LOOP APT 155	WILSONVILLE	OR	97070
FROLOV ANDREY & TATIANA	28438 SW WAGNER ST	WILSONVILLE	OR	97070
FROMHART DUANE C TRUSTEE	7399 SW WOODBURY LOOP	WILSONVILLE	OR	97070
FROMHERZ SCOTT D	8800 SW HILLVIEW TER	PORTLAND	OR	97225
FRUIN CHRISTINE ANN TRUSTEE	29239 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
FRYDENLUND BRUCE E TRUSTEE	31092 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
FRYE DOUGLAS B & JULIE F	12020 SW LAUSANNE ST	WILSONVILLE	OR	97070
FRYER LUCINDA TRUSTEE	28440 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
FU LIYE & ZELONG MA	3932 SE 76TH AVE	HILLSBORO	OR	97123
FU PENG	32420 SW ESTATES CT S	WILSONVILLE	OR	97070
FUDGE JOHN & PATTI	10904 SW LISBON ST	WILSONVILLE	OR	97070
FUGATE JAMES DANIEL TRUSTEE	7589 SW HELENE ST	WILSONVILLE	OR	97070
FUGATE MARK COLT TRUSTEE	11226 SW BARBER ST	WILSONVILLE	OR	97070
FUJIHIRA JOAQIN ATALIG & MARCI ANN FIELD	28592 SW CASCADE LOOP	WILSONVILLE	OR	97070
FULGENCIO MARC E	8633 SW VALE CT	WILSONVILLE	OR	97070
FULLAWAY BARBARA	28721 SW FINLAND AVE	WILSONVILLE	OR	97070
FULLER TIMOTHY J TRUSTEE	32139 SW LAKE DR	WILSONVILLE	OR	97070
FULLMAN GERALD J TRUSTEE	7899 SW EDGEWATER E	WILSONVILLE	OR	97070
FULTON KRIS S TRUSTEE	31674 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070
FUMASI JASON R	10345 SW ASHTON CIR	WILSONVILLE	OR	97070
FUNDERHIDE MARIANNE	8320 SW MARINERS DR	WILSONVILLE	OR	97070
FUNK GREG L & CARRIE LYNN	28576 SW WAGNER ST	WILSONVILLE	OR	97070
FUREAL LUPINE WAY LLC	1646 VILLAGE PARK LN	LAKE OSWEGO	OR	97034
FURUGHI FARIBA	11970 SW BARBER ST	WILSONVILLE	OR	97070
FUSSELL WILLIAM J & JENNIFER J	10532 SW BROCKWAY DR	WILSONVILLE	OR	97070
GAERLAN ROMMEL ANTHONY C & JENNIFER	7040 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
GAGE CHRISTIAN S	10811 SW HUNT CT	WILSONVILLE	OR	97070
GAGNIER ANDREW & SHARON	29455 SW MONTEBELLO DR	WILSONVILLE	OR	97070
GAGNIER WILLIAM H & SALLY A	8399 SW WILSON LN	WILSONVILLE	OR	97070
GAHAN GREG	7060 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
GAIBLER DENNIS & KATHLEEN	7872 SW EDGEWATER E	WILSONVILLE	OR	97070
GAIL BONNIE ROSEN TRUSTEE	11432 SW FRENCH GLEN CT	WILSONVILLE	OR	97070
GAINES REGINALD KEITH & LYRIC S	7261 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
GALBRAITH WILLIAM H	29490 SW COURTSIDE DR UNIT 16	WILSONVILLE	OR	97070
GALBREATH JENNA L	29700 SW COURTSIDE DR #48	WILSONVILLE	OR	97070
GALE TYLER SHANE & WENDY JO	27442 SW COPPER CREEK LOOP	WILSONVILLE	OR	97070
GALICIA MYRRAH B & VINCENT B	10755 SW VERDUN LOOP	WILSONVILLE	OR	97070
GALICIA VINCENT BATO & MYRRAH BARRUEL	11073 SW VERDUN LOOP	WILSONVILLE	OR	97070
GALINDO DEBORAH	29374 SW BROWN RD	WILSONVILLE	OR	97070
GALLIER STEPHEN R CO-TRUSTEE	32391 SW LAKE DR	WILSONVILLE	OR	97070
GALLO CLAIRE C	28853 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
GALLOP RYAN	10382 SW LISBON ST	WILSONVILLE	OR	97070
GALLOWAY KENNETH SCOTT	11276 SW CHANTILLY	WILSONVILLE	OR	97070
GALLUP STEVEN D & MARA E	7682 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
GALVIN MICHAEL J JR TRUSTEE	10983 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
GAMBINO CAROL NEWTON TRUSTEE	7295 SW EAST LAKE CT	WILSONVILLE	OR	97070
GAMBOA KAI & KIUWHA	27423 SW MARIGOLD TER	WILSONVILLE	OR	97070
GANESHPURE KUNAL	28672 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
GANNON KRISTE	12416 SW PALERMO ST	WILSONVILLE	OR	97070
GANNON SHERYL LEE TRUSTEE	6996 SW WEHLERS WAY	WILSONVILLE	OR	97070
GANO KELLI	28620 SW TERRENE LN	WILSONVILLE	OR	97070
GANRY OLIVIER G & SANDRINE A	14909 SW 88TH AVE	TIGARD	OR	97224
GANTZ JEREMY LEE	28042 SW FLYNN ST	WILSONVILLE	OR	97070
GAO XIN	4472 11TH ST APT A808	LONG ISLAND CIT	NY	11101
GARBE KATHLEEN ANN TRUSTEE	29485 SW MILANO LN	WILSONVILLE	OR	97070
GARBER JACLYN	31735 SW VILLAGE CREST CT	WILSONVILLE	OR	97070
GARCIA ALEJANDRO AHUMADA	8814 SW KALYCA ST	WILSONVILLE	OR	97070
GARCIA EDUARDO & MAVOURNEEN O CALLA	11923 SW LAUSANNE ST	WILSONVILLE	OR	97070
GARCIA FRANK JR & LESLIE D	10576 SW SUNNYSIDE DR	WILSONVILLE	OR	97070
GARCIA JEFFREY M & CHRISTINE P	12101 SW LAUSANNE ST	WILSONVILLE	OR	97070
GARCIA JOSE LUIS REYES	10184 SW EVERGREEN CT	WILSONVILLE	OR	97070
GARCIA MALENA & MARK P	11449 SW MONT BLANC ST	WILSONVILLE	OR	97070
GARCIA MARJORIE E	10567 SW COLEMAN LOOP N	WILSONVILLE	OR	97070
GARCIA RIGOBERTO PEREZ	28540 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
GARDEN HOMES CHARBONNEAU TWNHM A	PO BOX 164	WILSONVILLE	OR	97070
GARDINER ROBERT J & BRENDA J	7675 SW FAIRWAY DR	WILSONVILLE	OR	97070
GARDNER CRAIG C TRUSTEE	1328 SETH DR	CAMANO ISLAND	WA	98282
SAEED SAUBIA	12308 SE 119TI	VANCOUVER	WA	98683
SAFFORES ROY	28457 SW COFI	WILSONVILLE	OR	97070
SAFRONCHIK R	10513 SW COLI	WILSONVILLE	OR	97070
SAGOR JODI B	7501 SW MURR	WILSONVILLE	OR	97070
SAHLI MARK A &	31388 SW ORC	WILSONVILLE	OR	97070
SAHNI RITU & JA	27556 SW LARK	WILSONVILLE	OR	97070
SAIDI ABDALLAI	27189 SW ADEI	WILSONVILLE	OR	97070
SAILORS PATRI(	7731 SW THOR	WILSONVILLE	OR	97070
SAITO AZUSA J	29110 SW COS	WILSONVILLE	OR	97070
SAITO STEPHAI	7239 SW WOOI	WILSONVILLE	OR	97070
SAKAMAKI SAM	12342 SW ATHI	WILSONVILLE	OR	97070
SALA RENE D &	7591 SW VLAH(	WILSONVILLE	OR	97070
SALAR VIKRANT	11549 SW COLI	WILSONVILLE	OR	97070
SALAS KARLA M	29650 SW COU	WILSONVILLE	OR	97070
SALATA LAWRE	28503 SW CASI	WILSONVILLE	OR	97070
SALCEDO ELAH	28841 SW VILLI	WILSONVILLE	OR	97070
SALINAS ASHLE	28680 SW PARI	WILSONVILLE	OR	97070
SALING LYNDA	28897 SW COS	WILSONVILLE	OR	97070
SALLEE MICHAI	10875 SW BARI	WILSONVILLE	OR	97070
SALO RANDY W	7552 SW HONC	WILSONVILLE	OR	97070
SALTZ BLAIR R T	7590 SW HONC	WILSONVILLE	OR	97070
SAMM-MILLER I	1327 JAY CT	WEST LINN	OR	97068
SAMPER KAMILI	11184 SW BARI	WILSONVILLE	OR	97070
SAMPSON ALIE:	28465 SW COFI	WILSONVILLE	OR	97070
SAMS CATHERII	6968 SW GLEN	WILSONVILLE	OR	97070
SANBORN RUS:	32465 SW BOO	WILSONVILLE	OR	97070
SANCHEZ TANI	28574 SW GEN	WILSONVILLE	OR	97070
SAND SLAB LLC	29333 SW TOW	WILSONVILLE	OR	97070
SANDALL JUSTI	10554 SW LISB	WILSONVILLE	OR	97070
SANDBERG RAI	28811 SW COS	WILSONVILLE	OR	97070
SANDELL RICH,	967 SW SCHAE	WEST LINN	OR	97068
SANDERS DEN/	10970 SW BARI	WILSONVILLE	OR	97070
SANDERS JORD	10136 SW EVEF	WILSONVILLE	OR	97070
SANDERS JULIE	28676 SW ASH	WILSONVILLE	OR	97070
SANDERS SCO1	10194 SW BARI	WILSONVILLE	OR	97070
SANDLIN MICH	29008 SW VILLI	WILSONVILLE	OR	97070
SANFORD JAME	19766 N DESEF	SURPRISE	AZ	85374
SANKHE PRATI	31029 SW MAG	WILSONVILLE	OR	97070
SANSERI TONY	7248 SW LAKE I	WILSONVILLE	OR	97070
SANTILLAN NE/	6920 SW BOEC	WILSONVILLE	OR	97070
SANVILLE DAVI	7165 SW EAST I	WILSONVILLE	OR	97070
SARDAM VINCE	27590 SW ALDI	WILSONVILLE	OR	97070
SARGENT ADRI/	10258 SW LISB	WILSONVILLE	OR	97070
SARGENT DARE	29179 SW COS	WILSONVILLE	OR	97070
SARGENT THOI	8384 SW METO	WILSONVILLE	OR	97070
SARIES RICHAR	32050 SW BOO	WILSONVILLE	OR	97070
SARIN BARRY S	30612 SW ORC	WILSONVILLE	OR	97070
SARMIENTO AN	29360 SW YOSI	WILSONVILLE	OR	97070
SARPARAST AS(	29522 SW VILLI	WILSONVILLE	OR	97070
SARPARAST YA:	16869 SW 65TH	LAKE OSWEGO	OR	97035
SARUK TIMOTH	28472 SW PARI	WILSONVILLE	OR	97070
SARVER JOSEP	10413 SW TRA	WILSONVILLE	OR	97070
SATOH KIMIHIR	7740 SW SUMI	WILSONVILLE	OR	97070
SATTER STANLE	28476 SW WAG	WILSONVILLE	OR	97070
SAUCEDO ELY I	10425 SW TRA	WILSONVILLE	OR	97070
SAUCEDO ELY I	7290 SW WILSC	WILSONVILLE	OR	97070
SAUKANTS AIVA	11574 SW BARI	WILSONVILLE	OR	97070
SAULSBURY BR	8189 SW RYBEI	WILSONVILLE	OR	97070
SAUNDERS RYA	30825 SW ROG	WILSONVILLE	OR	97070
SAUTER RICHAI	7170 SW MOLA	WILSONVILLE	OR	97070
SAVELSBERGH	7028 SW FALLE	WILSONVILLE	OR	97070
SAVVY MANAGI	1966 SE 12TH A	CANBY	OR	97013
SAWAYA RICHA	12120 SW PALI	WILSONVILLE	OR	97070
SAWYER JENNA	3350 LA PAZ DI	LAKE HAVASU (	AZ	86404
SAWYER RICHA	32447 SW LAKI	WILSONVILLE	OR	97070
SAXTON DARRE	11104 SW BERI	WILSONVILLE	OR	97070
SAYYAH SCOTT	31373 SW CHIA	WILSONVILLE	OR	97070
SCALES DWAYI	28145 SW ICEL	WILSONVILLE	OR	97070
SCALISE ROBEI	29602 SW NAPI	WILSONVILLE	OR	97070
SCANLAN JASO	28510 SW MCG	WILSONVILLE	OR	97070
SCARABOSIO W	1305 BOSWOR	SAN FRANCISC	CA	94131
SCARBOROUGI	28618 SW PARI	WILSONVILLE	OR	97070
SCHAAN JUSTI	8555 SW WILSC	WILSONVILLE	OR	97070
SCHABER LEOI	7730 SW ARBO	WILSONVILLE	OR	97070
SCHAECHER GI	28696 SW CAS(	WILSONVILLE	OR	97070
SCHAEFER CHA	11632 SW JAM/	WILSONVILLE	OR	97070
SCHAEFFER MA	31165 SW COU	WILSONVILLE	OR	97070
SCHAFER DAVI	30755 SW FIR A	WILSONVILLE	OR	97070
SCHAFFER CLI	10488 TROON /	LOS ANGELES	CA	90064
SCHAIN LORI A	28855 SW COS	WILSONVILLE	OR	97070
SCHALK DAVID	28400 SW CAN	WILSONVILLE	OR	97070
SCHALLER DAV	32595 SW LAKE	WILSONVILLE	OR	97070
SCHATZ GARY F	8351 SW METO	WILSONVILLE	OR	97070
SCHATZ KURT A	10885 SW GLEI	WILSONVILLE	OR	97070
SCHAUFLER JO	28736 SW FINL	WILSONVILLE	OR	97070
SCHAUMBURG	32505 SW JULI	WILSONVILLE	OR	97070
SCHAUR VICKI	31464 SW ORC	WILSONVILLE	OR	97070
SCHECTER JOH	11392 SW BARI	WILSONVILLE	OR	97070
SCHEFFEL ROB	PO BOX 2986	WILSONVILLE	OR	97070
SCHEIDEL EDW	7805 SW FAIRW	WILSONVILLE	OR	97070
SCHELLENBER(	31170 SW COU	WILSONVILLE	OR	97070
SCHENK DUST(	10837 SW GLEI	WILSONVILLE	OR	97070
SCHENK JOHN	11010 SW MOR	WILSONVILLE	OR	97070
SCHIEFELBEIN	30539 SW RUTI	WILSONVILLE	OR	97070
SCHILZ ROBER	28586 SW ORLI	WILSONVILLE	OR	97070
SCHIVELEY AM	28949 SW COS	WILSONVILLE	OR	97070
SCHLAADT MIC	28361 SW MOR	WILSONVILLE	OR	97070
SCHLAGEL MAI	10883 SW ARTI	WILSONVILLE	OR	97070
SCHMALL RODI	835 MARYLHUF	WEST LINN	OR	97068
SCHMIDT ANJAI	28966 SW GEN	WILSONVILLE	OR	97070
SCHMIDT DAVII	280 EASTRIDGE	LOGAN	UT	84321
SCHMIDT JOHN	31566 SW COU	WILSONVILLE	OR	97070
SCHMIDT JON I	7150 SW MOLA	WILSONVILLE	OR	97070
SCHMIDT JORD	31254 SW ORC	WILSONVILLE	OR	97070
SCHMITKE DEN	11814 SW BARI	WILSONVILLE	OR	97070
SCHMITKE RICI	28633 SW CRE!	WILSONVILLE	OR	97070
SCHMITT DAVI(	8445 SW CURR	WILSONVILLE	OR	97070
SCHMITZ TREV(	28750 SW CAM	WILSONVILLE	OR	97070
SCHNEIDER ED	7242 SW LAKE I	WILSONVILLE	OR	97070
SCHNEIDER FR	7330 SW LAKES	WILSONVILLE	OR	97070
SCHNEIDER JA(	7245 SW FOUN	WILSONVILLE	OR	97070
SCHNEIDER JO	29883 SW CAM	WILSONVILLE	OR	97070
SCHNELL TAYL(	11026 SW STO(	WILSONVILLE	OR	97070
SCHOTT LAURA	32265 SW ARM	WILSONVILLE	OR	97070
SCHOTT NORM	31587 SW COU	WILSONVILLE	OR	97070
SCHRADER JAY	32575 SW RIVIE	WILSONVILLE	OR	97070
SCHRAMM CHA	11000 SW MOR	WILSONVILLE	OR	97070

GARDNER CRAIG C TRUSTEE	7725 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
GARDNER MERLE A TRUSTEE	32385 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
GARFIELD JORDAN & ALEXANDRIA	22312 SW 107TH AVE	TUALATIN	OR	97062
GARG ARVIND K	10585 SW COLEMAN LOOP N	WILSONVILLE	OR	97070
GARG SANDEEP & SWATI	27791 SW LARKSPUR TER	WILSONVILLE	OR	97070
GARLAND GLYNN EARL CO-TRUSTEE	28787 SW CRESTWOOD DR	WILSONVILLE	OR	97070
GARLITZ RICHARD LEE & TAMBERLIE ANN	10912 SW PARKVIEW DR	WILSONVILLE	OR	97070
GARNER WENDELL A & PEGGY K	32405 SW ARMITAGE RD	WILSONVILLE	OR	97070
GARRARD JANE A	8710 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
GARRETSON JOHN C	7762 SW ROANOKE DR	WILSONVILLE	OR	97070
GARRICK RICHARD TRUSTEE	7660 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
GARROW MARK DAVID	28777 SW GENEVA LOOP	WILSONVILLE	OR	97070
GARROW NICHOLAS H & KERRY L	7700 SW FAIRWAY DR	WILSONVILLE	OR	97070
GARSKE PATRICIA A & JAMES A	32660 SW LAKE POINT CT	WILSONVILLE	OR	97070
GARVIN AMY M	5112 E LONGEST DR	NEWBERG	OR	97132
GARY KEITH A TRUSTEE	7336 SW BRISBAND ST	WILSONVILLE	OR	97070
GASCHLER STEVEN J CO-TRUSTEE	28551 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
GASPER EARLENE J TRUSTEE	32535 SW LAKE POINT CT	WILSONVILLE	OR	97070
GATEWOOD RANDALL S & GLORIA K	10274 SW MADRID LOOP	WILSONVILLE	OR	97070
GATTO MARILYN G TRUSTEE	7895 SW FAIRWAY DR	WILSONVILLE	OR	97070
GATTO RACHEL A	7141 SW IRON HORSE ST	WILSONVILLE	OR	97070
GAUMER SAMUEL E	29590 SW COURTSIDE DR UNIT 5	WILSONVILLE	OR	97070
GAUT PATRICIA L	29510 SW VOLLEY ST UNIT 73	WILSONVILLE	OR	97070
GAVETT KERRY L	31172 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
GAYTON DEBRA R	29268 SW ORLEANS AVE	WILSONVILLE	OR	97070
GE HUILI	10591 SW BARBER ST	WILSONVILLE	OR	97070
GEARHART LENLY M TRUSTEE	6803 SW WHEATLAND RUN	WILSONVILLE	OR	97070
GEARHART ROLF E & LAUREN M	10673 SW EDGEWOOD CT	WILSONVILLE	OR	97070
GEDUSKY JOHN B	11468 SW ZURICH ST	WILSONVILLE	OR	97070
GEE CHRISTOPHER	31440 SAND RIDGE RD	LEBANON	OR	97355
GEE MICHAEL WILLIAM	28146 SW WAGNER ST	WILSONVILLE	OR	97070
GEE STEVEN E & MEMORIE L	28676 SW ASH MEADOWS BLVD UNIT 36	WILSONVILLE	OR	97070
GEFFEN KERRY H & JON F	2116 N STEELE ST	TACOMA	WA	98406
GEFFERT MICHELLE	11014 SW STOCKHOLM DR	WILSONVILLE	OR	97070
GEILMANN BLAKE R & DEBORAH K	29687 SW CAMELOT ST	WILSONVILLE	OR	97070
GEIS-DECKER LINDA LEA TRUSTEE	27442 SW PONDEROSA AVE	WILSONVILLE	OR	97070
GELOW BRIANNA M	7290 SW BAY LN	WILSONVILLE	OR	97070
GENGLER JOHN E & LINDA L	6873 SW COUNTRY VIEW CT S	WILSONVILLE	OR	97070
GENNACCARO ERNEST & DONNA LEE	11062 SW STOCKHOLM DR	WILSONVILLE	OR	97070
GENTEMANN SHAWN	7128 SW GONZAGA ST STE 200	PORTLAND	OR	97223
GEORGE ANDREW F & NELL M	28737 SW FINLAND AVE	WILSONVILLE	OR	97070
GEORGE BRETT A	8448 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
GEORGE FRED E TRUSTEE	11759 SW NORMANDY LN	WILSONVILLE	OR	97070
GEORGE JAMES O & MARIA CRISTINA	7518 SW ROANOKE DR	WILSONVILLE	OR	97070
GEORGE JAYME & RYAN M GANGWISH	29024 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
GEORGE LAURA L	8448 SW LAFAYETTE WAY UNIT 1759	WILSONVILLE	OR	97070
GERHARDT ELIZABETH R TRUSTEE	32135 SW CYPRESS PT	WILSONVILLE	OR	97070
GERNHART ELZO F & CARMEN L	7260 SW AZURE DR #140-213	LAS VEGAS	NV	89130
GERZON TUNDE & JOZSEF	30330 SW REBEKAH ST UNIT 8	WILSONVILLE	OR	97070
GESER MEGAN R	7078 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
GESSLER BRANDON & BRIDGET	28621 SW CRESTWOOD DR	WILSONVILLE	OR	97070
GETACHEW CHUKO & ASTER	30326 SW RUTH ST UNIT 58	WILSONVILLE	OR	97070
GEVURTZ BRAD	14108 KNAUS RD	LAKE OSWEGO	OR	97034
GEZELTER LISA & KIP MEMMOTT	10289 SW BARBER ST	WILSONVILLE	OR	97070
GHADMI YUSUF MOIN & SAMIN FOX	12200 SW PALERMO ST	WILSONVILLE	OR	97070
GHASEMI ARASH	28615 SW PARIS AVE UNIT 304	WILSONVILLE	OR	97070
GHASEMI SANAZ	28750 SW CAMPANILE LN UNIT 308	WILSONVILLE	OR	97070
GHEGAN CATHY L TRUSTEE	30863 SW KENSINGTON DR	WILSONVILLE	OR	97070
GHER DAVID A & TAMARA D	32475 SW ARMITAGE RD	WILSONVILLE	OR	97070
GIACHERIO SCOTT R & SONDRA L	12005 SW BARBER ST	WILSONVILLE	OR	97070
GIACOMELLI LANA S	28209 SW ICELAND AVE	WILSONVILLE	OR	97070
GIARDINA KAREN D	32125 SW EAST LAKE PT	WILSONVILLE	OR	97070
GIBBONS JAMES H	32400 SW BOONES BEND RD	WILSONVILLE	OR	97070
GIBBONS ROBERT E & KARYN I	10388 SW BARBER ST	WILSONVILLE	OR	97070
GIBBONS SARA RYAN	29096 SW COSTA CIR W	WILSONVILLE	OR	97070
GIBONEY TRACY	29040 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
GIBSON	29559 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070
GIBSON CODY & KATRINA	28950 SW GENEVA LOOP	WILSONVILLE	OR	97070
GIBSON CORNELIA TRUSTEE	10904 SW PARKWOOD CT	WILSONVILLE	OR	97070
GIBSON DANIEL & AMANDA FLORA	27760 SW LARKSPUR TER	WILSONVILLE	OR	97070
GIBSON EDWIN G JR & MARTHAJANE H	15500 NW FERRY RD #F	PORTLAND	OR	97231
GIBSON KENNETH C & ANGELA R	32096 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
GIBSON LEAH	29520 SW VOLLEY ST UNIT 60	WILSONVILLE	OR	97070
GIBSON MICHAEL J TRUSTEE	29142 SW SAN REMO CT	WILSONVILLE	OR	97070
GIBSON TODD TRUSTEE	11826 SW BARBER ST	WILSONVILLE	OR	97070
GIEG GALE E TRUSTEE	29030 SW TOWN CENTER LOOP E STE S2	WILSONVILLE	OR	97070
GIESE DOUGLAS E & LAURA E	8655 SW MIAMI	WILSONVILLE	OR	97070
GIFFIN BENJAMIN TREVOR	28615 SW PARIS AVE UNIT 201	WILSONVILLE	OR	97070
GIL FRANCISCO MANCIPE & R D M CENDALE	12521 SW PALERMO ST	WILSONVILLE	OR	97070
GILBERT ANDREW R & ESTELL L	28864 SW GENEVA LOOP	WILSONVILLE	OR	97070
GILBERT GLENN R & LYDIA M	1255 CORTEZ APT 2	SUNNYVALE	CA	94086
GILCHRIST ALAN S	8079 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
GILDAY BRIAN M & TRACY M	10743 SW VERDUN LOOP	WILSONVILLE	OR	97070
GILL CHARLIE B TRUSTEE	9509 NE OAK VIEW DR	VANCOUVER	WA	98662
GILL ROBERT	28120 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
GILLETTE W MICHAEL & TONI T BOONE	7102 SW IRON HORSE ST	WILSONVILLE	OR	97070
GILLILAN SALLY A TRUSTEE	31486 SW OLD FARM RD	WILSONVILLE	OR	97070
GILMORE CLAYTON J & KELLY A	10869 SW STOCKHOLM DR	WILSONVILLE	OR	97070
GILMORE GEOFFREY P CO-TRUSTEE	22430 PONDERAY DR	WEST LINN	OR	97068
GILMORE MARIAN J TRUSTEE	31037 SW SANDY CT	WILSONVILLE	OR	97070
GIRON CESAR F	28997 SW COSTA CIR W	WILSONVILLE	OR	97070
GIRON KATHERINE ANN	28274 SW PARIS AVE	WILSONVILLE	OR	97070
GIROUX MICHELLE LOUISE	28487 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
GIVENS NATHAN R & LORI B	10800 SW BARBER ST	WILSONVILLE	OR	97070
GIVENS RICHARD E JR & WENDY JEAN	292 W SUNRISE VISTA DR	GREEN VALLEY	AZ	85614
GLADHEIM JEFFREY R	28667 SW CASCADE LOOP	WILSONVILLE	OR	97070
GLASMANN JESSICA H	8800 SW VALE CT	WILSONVILLE	OR	97070
GLAUNER JACK WILLIAM TRUSTEE	29363 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
GLAZE JOANN L TRUSTEE	8330 SW ROGUE LN	WILSONVILLE	OR	97070
GLAZIER TODD & LISA	29129 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GLEASON RYANN NICOLE & SEAN BURKE	28450 SW ORLEANS AVE	WILSONVILLE	OR	97070
GLEESON CATHIE E TRUSTEE	30630 SW ROSE LN	WILSONVILLE	OR	97070
GLEN GARDEN PARTNERS LLC	1337 EL PRADO AVE #201	TORRANCE	CA	90501
GLIKSMAN MICHAEL GENE	8150 SW FAIRWAY DR	WILSONVILLE	OR	97070
GLOCK BRIAN & JODI	29555 SW MILANO LN	WILSONVILLE	OR	97070
GLOGAU BRENT & ERIN	7673 SW VLAHOS DR	WILSONVILLE	OR	97070
GLOS DEREK & SARAH	12259 SW ALTA CT	WILSONVILLE	OR	97070
GLYZEWSKI STEPHANIE D	29700 SW COURTSIDE DR UNIT 46	WILSONVILLE	OR	97070
GO DUCKS LLC	950 PACIFIC AVE STE 710	TACOMA	WA	98402
GODDARD NANCY MUNRO TRUSTEE	11915 SW LAUSANNE ST	WILSONVILLE	OR	97070
GODFREY DAWN MICHELE TRUSTEE	10502 SW SUNNYSIDE DR	WILSONVILLE	OR	97070
GODON PETER A CO-TRUSTEE	29479 SW CAMELOT ST	WILSONVILLE	OR	97070
GOH MENG WEE EDWIN	28072 SW MORGAN ST	WILSONVILLE	OR	97070
GOHMAN DREW	10873 SW ROLAND CT	WILSONVILLE	OR	97070
GOHMAN KAYLA L	32553 SW JULIETTE DR	WILSONVILLE	OR	97070
GOLD ANGELA	29032 SW COSTA CIR W	WILSONVILLE	OR	97070
GOLDADE LARRY E & LAURA J	PO BOX 3437	WILSONVILLE	OR	97070
SCHRAMM DEB	8091 SW SACAJ	WILSONVILLE	OR	97070
SCHRAMM STE	11009 SW PARI	WILSONVILLE	OR	97070
SCHROCK MICI	28620 SW SANI	WILSONVILLE	OR	97070
SCHRODER GLI	28200 SW CAN	WILSONVILLE	OR	97070
SCHROEDER BI	PO BOX 3468	WILSONVILLE	OR	97070
SCHROEDER CI	30760 SW BOO	WILSONVILLE	OR	97070
SCHROEDER D,	28629 SW ORLI	WILSONVILLE	OR	97070
SCHROEDER R(	30326 SW RUTI	WILSONVILLE	OR	97070
SCHROEDER R(	63671 HARRIET	COOS BAY	OR	97420
SCHROLL THER	18662 S REDLA	OREGON CITY	OR	97045
SCHUHMANN T	32490 SW LAKE	WILSONVILLE	OR	97070
SCHULDT BRAI	10580 SW SUN	WILSONVILLE	OR	97070
SCHULDT WILL	7965 SW TENNI	WILSONVILLE	OR	97070
SCHULHERR D/	541 SW FLORID	PORTLAND	OR	97219
SCHULTE RICH.	10681 SW EDG	WILSONVILLE	OR	97070
SCHULTZ GEOF	2025 MAPLE TE	WEST LINN	OR	97068
SCHULTZ LUKE	29074 SW MON	WILSONVILLE	OR	97070
SCHULTZ MICH	28740 SW PARI	WILSONVILLE	OR	97070
SCHULWITZ LE	3380 NW 131ST	PORTLAND	OR	97229
SCHULZ PATRIC	8275 SW MARIN	WILSONVILLE	OR	97070
SCHUMACHER	11874 SW BARC	WILSONVILLE	OR	97070
SCHUTTE TODI	28843 SW ORLI	WILSONVILLE	OR	97070
SCHWAB ALBEI	28615 SW PARI	WILSONVILLE	OR	97070
SCHWAB CATH	28695 SW COS	WILSONVILLE	OR	97070
SCHWEIGERT T	27609 SW LARK	WILSONVILLE	OR	97070
SCHWEIN JAKE	30510 SW RUTI	WILSONVILLE	OR	97070
SCHWENKE JEI	10990 SW MOR	WILSONVILLE	OR	97070
SCHWINDT PAI	7991 SW EDGE	WILSONVILLE	OR	97070
SCHWING MAR	18160 COTTON	SUNRIVER	OR	97707
SCHWING MON	8270 SW MAXIN	WILSONVILLE	OR	97070
SCOGGINS JOR	29242 SW SAN	WILSONVILLE	OR	97070
SCOHY ANGEL/	27608 SW WILL	WILSONVILLE	OR	97070
SCONCE JOHN	28506 SW MEAI	WILSONVILLE	OR	97070
SCOTCH GARY	29243 SW SAN	WILSONVILLE	OR	97070
SCOTT GARY R	32385 SW ESTA	WILSONVILLE	OR	97070
SCOTT JOEL W	29078 SW COS	WILSONVILLE	OR	97070
SCOTT KIMBALI	31780 SW COU	WILSONVILLE	OR	97070
SCOTT MICHAE	7524 SW ROAN	WILSONVILLE	OR	97070
SCOTT RICHARI	7685 SW VILLA	WILSONVILLE	OR	97070
SCOTT RONALI	28721 SW CRE	WILSONVILLE	OR	97070
SCOTT WADE E	11283 SW CHA	WILSONVILLE	OR	97070
SCOTT WANITA	782 TANNER W	SALEM	OR	97317
SCOTT-PLAVAL	8645 SW CURR	WILSONVILLE	OR	97070
SCOVIL GERALI	7109 SW ARBO	WILSONVILLE	OR	97070
SCRIMENTI MA	8250 SW FAIRV	WILSONVILLE	OR	97070
SCRIVENS JAC	7252 SW LAKE I	WILSONVILLE	OR	97070
SCROPPO JOSE	7678 SW ROAN	WILSONVILLE	OR	97070
SCRUGGS DAK	11659 SW COLI	WILSONVILLE	OR	97070
SCULL SAMUEL	10656 SW LONI	WILSONVILLE	OR	97070
SEAL JACKLYN I	6721 SW PRIMI	WILSONVILLE	OR	97070
SEALEY DAVID I	28875 SW CRE	WILSONVILLE	OR	97070
SEBASTIAN BAI	32360 SW LAKE	WILSONVILLE	OR	97070
SEDLAK RICHAI	30636 SW KEN	WILSONVILLE	OR	97070
SEELEY MARK R	31283 SW CHA	WILSONVILLE	OR	97070
SEEWERKER FR	31620 SW VILL/	WILSONVILLE	OR	97070
SEHER KIMBERI	7027 SW FALLE	WILSONVILLE	OR	97070
SEHMAN WAYN	8625 SW CURR	WILSONVILLE	OR	97070
SEIBERT MARK	19463 SW LORI	LAKE OSWEGO	OR	97035
SEIDL THOMAS	7825 SW OAK P	WILSONVILLE	OR	97070
SEIGNEUR CHR	29650 SW COU	WILSONVILLE	OR	97070
SELKIRK SHELL	5547 SINCLAIR	WEST LINN	OR	97068
SELLERS ELAIN	11331 SW CHA	WILSONVILLE	OR	97070
SELVESTER STE	28750 SW CAM	WILSONVILLE	OR	97070
SELVY RONALD	10887 SW BARI	WILSONVILLE	OR	97070
SEMENOVA YAI	12161 SW LAUS	WILSONVILLE	OR	97070
SENIOR PARTNI	500 STEVENS A	SOLANA BEACH	CA	92075
SENN JENNIFEI	29144 SW COS	WILSONVILLE	OR	97070
SEO KRISTOPHI	9522 HASKELL	NORTH HILLS	CA	91343
SERAFINI LORE	7652 SW THOR	WILSONVILLE	OR	97070
SERENA MARCI	PO BOX 4425	WILSONVILLE	OR	97070
SERPICO BEVEI	28977 SW COS	WILSONVILLE	OR	97070
SERRA JOAQUII	3259 18TH AVE	ALBANY	OR	97322
SERVIGNAT JOC	29113 SW GEN	WILSONVILLE	OR	97070
SEVERSON ROI	6732 SW PRIMI	WILSONVILLE	OR	97070
SEVRIUK MARII	27772 SW MAR	WILSONVILLE	OR	97070
SEWALL EMILY	29087 SW COS	WILSONVILLE	OR	97070
SEXTON DILLOI	29650 SW COU	WILSONVILLE	OR	97070
SEXTON FLORE	32645 SW LAKE	WILSONVILLE	OR	97070
SFP-F LLC	PO BOX 5350	BEND	OR	97708
SHAAELDIN AD	11349 SW BARI	WILSONVILLE	OR	97070
SHADBOLT TAN	29190 SW CHA	WILSONVILLE	OR	97070
SHADLE LARRY	32075 SW CYPI	WILSONVILLE	OR	97070
SHAFIEE MEHD	20992 SW MEA	TUALATIN	OR	97062
SHAFIEE SAHAI	11522 SW BERI	WILSONVILLE	OR	97070
SHAFIEE SOHE	12141 SW LAUS	WILSONVILLE	OR	97070
SHAH BHARAT	32520 SW RIVI	WILSONVILLE	OR	97070
SHAHEEN MOH	28227 SW CHE	WILSONVILLE	OR	97070
SHAHEEN MOH	28298 SW WAG	WILSONVILLE	OR	97070
SHAMBAUGH R	10222 SW MAD	WILSONVILLE	OR	97070
SHANER JOSHL	29570 SW VOLI	WILSONVILLE	OR	97070
SHANER SANDI	7465 SW LAKES	WILSONVILLE	OR	97070
SHANGLE MICH	29220 SW SAN	WILSONVILLE	OR	97070
SHANKAR RAVI	29192 SW COS	WILSONVILLE	OR	97070
SHAPIRO GEOF	31800 SW COU	WILSONVILLE	OR	97070
SHARMA MADH	29020 SW COS	WILSONVILLE	OR	97070
SHARMA MANIS	6975 SW WEHL	WILSONVILLE	OR	97070
SHARMA ROHIT	7050 SW OLD V	WILSONVILLE	OR	97070
SHARMA VIVEK	29044 SW MON	WILSONVILLE	OR	97070
SHARP DOUGL	29073 SW MON	WILSONVILLE	OR	97070
SHARP ROBERT	32330 SW ARB	WILSONVILLE	OR	97070
SHARPE MICHA	29442 SW YOSI	WILSONVILLE	OR	97070
SHARPSTEEN A	29125 SW VILL	WILSONVILLE	OR	97070
SHAUL KENNET	8380 SW METO	WILSONVILLE	OR	97070
SHAVER JANET	8249 SW FAIRV	WILSONVILLE	OR	97070
SHAVERE RAY A	28991 SW CAS	WILSONVILLE	OR	97070
SHAVLOVSKIY \	32031 SW GUI	WILSONVILLE	OR	97070
SHAW ALLEN &	28428 SW VILL	WILSONVILLE	OR	97070
SHAW BRIAN J	30344 SW RUTI	WILSONVILLE	OR	97070
SHAW BURR C	7726 SW VLAH	WILSONVILLE	OR	97070
SHAW STEPHEI	7555 SW DOW	WILSONVILLE	OR	97070
SHAW-STEARN	8460 SW ROGU	WILSONVILLE	OR	97070
SHEA KAREN JC	29094 SW COS	WILSONVILLE	OR	97070
SHEAFE ALLISO	7410 SW LAKES	WILSONVILLE	OR	97070
SHEARER KATH	28309 SW ORLI	WILSONVILLE	OR	97070
SHEARER RANI	7100 SW ARBO	WILSONVILLE	OR	97070
SHEA-TWO A LL	4915 SW GRIFF	BEAVERTON	OR	97005
SHECKLER DOI	30865 SW BOO	WILSONVILLE	OR	97070

GOLDASHKIN PAVEL	8620 SW ASH MEADOW RD APT 731	WILSONVILLE	OR	97070
GOLSTON JOSHUA MICHAEL & B KATHERINE	28756 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GOMEZ JOSE M & MARIA CHAVARIN	29765 SW MONTEBELLO DR	WILSONVILLE	OR	97070
GOMEZ LINDA	28740 SW PARKWAY AVE UNIT D6	WILSONVILLE	OR	97070
GOMEZ MARIBEL LILIANA	11400 SW MONT BLANC ST	WILSONVILLE	OR	97070
GONZALES CLAUDIA R TRUSTEE	7231 SW WOODBURY LOOP	WILSONVILLE	OR	97070
GONZALES FRANK R & NAOMI	30825 SW BOONES FERRY RD	WILSONVILLE	OR	97070
GONZALES LISA	32050 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
GONZALES VICTORIA TERESE	16873 SW CAMBRIDGE DR	PORTLAND	OR	97224
GONZALEZ JAMES J & PATRICIA L SMIDA	31143 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
GONZALEZ JOSE E & MARISA J	11426 SW FRENCH GLEN CT	WILSONVILLE	OR	97070
GONZALEZ LUIS A	8662 SW VALE CT	WILSONVILLE	OR	97070
GONZALEZ MARK ALAN & TATSUMI	28966 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
GONZALEZ NANCY SUAREZ	29001 SW COSTA CIR W	WILSONVILLE	OR	97070
GOOD CHRIS ALLEN & ANNE ELIZABETH	28733 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
GOOD DARLENE JOYE TRUSTEE	6705 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
GOODARZI MANOUTCHER	11820 SW OSLO ST	WILSONVILLE	OR	97070
GOODE WESLEY JAMES	6628 SW LUPINE WAY	WILSONVILLE	OR	97070
GOODELL BRITTNEY JO	28840 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
GOODELL SARAH LYNN	12315 SW WATERFORD LOOP	WILSONVILLE	OR	97070
GOODELL VIRGINIA L TRUSTEE	32005 SW CYPRESS PT	WILSONVILLE	OR	97070
GOODKIN DAYLAN L	30875 SW FIR AVE	WILSONVILLE	OR	97070
GOODMAN JAN MARIE	11021 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
GOODMAN KEVIN & KARI	31053 SW SANDY CT	WILSONVILLE	OR	97070
GOODNOUGH BRENDAN E & SARAH	10934 SW BARBER ST	WILSONVILLE	OR	97070
GOODRICH JULIANNE R & THOMAS W	31480 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
GOODRICK BRENT & JENNIFER	29133 SW COSTA CIR E	WILSONVILLE	OR	97070
GOODWILL IND OF THE COLUMBIA WILLAME	1943 SE 6TH AVE	PORTLAND	OR	97214
GOODWILL ROBERT H & LINDA G PATRICK	7210 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
GOODWIN CARL H & KATHERINE M LUITEN	4220 SW HOMESTEADER RD	WILSONVILLE	OR	97070
GOODWIN CAROL ROXANNE & KEVIN DEAN	8510 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
GOODWIN JOAN D	11715 SW VALENCIA LN UNIT 310	WILSONVILLE	OR	97070
GOODWIN MICHAEL & MELISSA K	29265 SW ORLEANS AVE	WILSONVILLE	OR	97070
GORDER RAY LESLIE & PAMELA K	7625 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
GORDILLO AQUILES RUEDA & MARIA CARME	29862 SW MINKLER LN	WILSONVILLE	OR	97070
GORDON ARIEL CO-TRUSTEE	530 GLACIER PEAK DR NW	ISSAQUAH	WA	98027
GORDON ROBERT H TRUSTEE	32335 SW LAKE DR	WILSONVILLE	OR	97070
GORDON SUZANNE I	29720 SW COURTSIDE DR UNIT 51	WILSONVILLE	OR	97070
GORE GEOFFREY M & BROOK P	12115 SW GRENOBLE ST	WILSONVILLE	OR	97070
GORE RANDALL D TRUSTEE	7255 SW LYNNWOOD CT	WILSONVILLE	OR	97070
GORISHEK HEIDI	7940 SW RACQUET CT	WILSONVILLE	OR	97070
GORSUCH GARY W & JUDITH A	7470 SW BUNKER POST CT	WILSONVILLE	OR	97070
GOSS PETER	28980 SW GENEVA LOOP	WILSONVILLE	OR	97070
GOSSACK BARBARA J	8760 SW WILSON LN	WILSONVILLE	OR	97070
GOSWAMI DHIRAJ & POMPY	28592 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
GOTCHER ALAN J CO-TRUSTEE	930 TAHOE BLVD #802-216	INCLINE VILLAGE	NV	89451
GOULD JAMES ROY JR TRUSTEE	29082 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
GOVAERTS RENE JACQUES & MARY JANE K	31167 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
GOVRO KEVIN T	2825 SE 79TH AVE	PORTLAND	OR	97206
GOWDY BERT SAMUEL TRUSTEE	32475 SW BOONES BEND RD	WILSONVILLE	OR	97070
GP ACRES LLC	3695 CLAUSEN ACRES LN NE	SALEM	OR	97303
GPM LLC	21531 SW ATHEY RD	WEST LINN	OR	97068
GRACE ALLAN PROPERTIES LLC	10880 SW STOCKHOLM DR	WILSONVILLE	OR	97070
GRAF RICHARD D & PAMELA A WOODRUFF	31850 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
GRAGLIA JAMES R & ALICIA C	28957 SW COSTA CIR W	WILSONVILLE	OR	97070
GRAHAM ANDREW GENE & KAYCIE LYNN	7850 SW OAK PATCH CT	WILSONVILLE	OR	97070
GRAHAM GENEVIEVE R	29700 SW COURTSIDE DR #26	WILSONVILLE	OR	97070
GRAHAM LESLIE E	28705 SW ROGER BLVD UNIT 78	WILSONVILLE	OR	97070
GRAHAM MARY ANN CO-TRUSTEE	7610 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
GRAHAM MARYLYNN	7490 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
GRAHAM MICHAEL	10994 SW BARBER ST	WILSONVILLE	OR	97070
GRAHAM ROBERT G & PATRICIA A	32105 SW EAST LAKE PT	WILSONVILLE	OR	97070
GRANDE POINTE AT VILLEBOIS HOA	5550 S MACADAM AVE SUITE 210	PORTLAND	OR	97239
GRANLUND KARL JR & RENAE	11685 SW BARCELONA ST	WILSONVILLE	OR	97070
GRANO DAVID	28620 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
GRANT DOUGLAS F	10375 SW FRANKLIN LN	WILSONVILLE	OR	97070
GRANT GLEN T & CHRISTINE S	7422 SW GLENWOOD DR	WILSONVILLE	OR	97070
GRANT JAMES I & CLAIRE B	28450 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
GRANT KELLY	28432 SW MORGAN CT	WILSONVILLE	OR	97070
GRANT RODERICK C TRUSTEE	7915 SW FAIRWAY DR	WILSONVILLE	OR	97070
GRANUM KATHARINE N & SEAN	12364 SW WATERFORD LOOP	WILSONVILLE	OR	97070
GRASVIK KRISTEN	6874 SW GLENWOOD CT	WILSONVILLE	OR	97070
GRAU DAVID P JR & KRISTEN MJ	22663 SW 106TH AVE	TUALATIN	OR	97062
GRAVATT JOYCE M TRUSTEE	31573 SW VILLAGE GREEN CT	WILSONVILLE	OR	97070
GRAVES CYNTHIA M & ROBBIE J	10270 SW ASHTON CIR	WILSONVILLE	OR	97070
GRAVES FLOYD & LINDA	32271 SW BOONES BEND RD	WILSONVILLE	OR	97070
GRAVES ROSE & BENJAMIN	11672 SW PALERMO ST	WILSONVILLE	OR	97070
GRAVES TIM	12026 SW SURREY ST	WILSONVILLE	OR	97070
GRAY BRYAN	7001 SW BOUCHAINE ST	WILSONVILLE	OR	97070
GRAY KATHLEEN M	8100 SW EDGEWATER W	WILSONVILLE	OR	97070
GRAY WILLIAM	7975 SW TENNIS CT	WILSONVILLE	OR	97070
GREAR JAMES A TRUSTEE	8285 SW MARINERS DR	WILSONVILLE	OR	97070
GREELEY WILLIAM B	28976 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
GREEN BRADLEY S	29642 SW BELVIDERE WAY	WILSONVILLE	OR	97070
GREEN GERALD & GRACE	28497 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GREEN JACY MAY	29210 SW COSTA CIR E	WILSONVILLE	OR	97070
GREEN JENNIFER	7584 SW THORNTON DR	WILSONVILLE	OR	97070
GREEN JOSEPH W	PO BOX 759	PORTLAND	OR	97207
GREEN KYLE S & STEPHANIE M	28635 SW ROGER BLVD UNIT 66	WILSONVILLE	OR	97070
GREENBERG STEVEN J TRUSTEE	28487 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GREENE JAMES MICHAEL	28480 SW WAGNER ST	WILSONVILLE	OR	97070
GREENE JAMES R TRUSTEE	31700 SW OLD FARM RD	WILSONVILLE	OR	97070
GREENFIELD GERALD R & KATHLEEN A	7698 SW EMERY CIR	WILSONVILLE	OR	97070
GREEN-QUIGLEY ANNE TRUSTEE	30384 SW RUTH ST UNIT 71	WILSONVILLE	OR	97070
GREENTREE ENTERPRISES INC	8655 SW CITIZENS DR STE 201	WILSONVILLE	OR	97070
GREGERSON DONNA M TRUSTEE	29344 SW BROWN RD	WILSONVILLE	OR	97070
GREGG STEVEN D TRUSTEE	18521 E QUEEN CREEK RD	QUEEN CREEK	AZ	85142
GREGOR JOHN ANDREW JR	12338 SW WATERFORD LOOP	WILSONVILLE	OR	97070
GREGORY WILLIAM A	7755 SW TOURNAMENT CT	WILSONVILLE	OR	97070
GREGSON CAMERON & MADISON TAYLOR	7045 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
GREGSON KENNETH R SR TRUSTEE	32215 SW BOONES BEND RD	WILSONVILLE	OR	97070
GRESS SUSAN L TRUSTEE	7534 SW HONOR LOOP	WILSONVILLE	OR	97070
GRIDER ANNETTE D	29498 SW YOSEMITE ST	WILSONVILLE	OR	97070
GRIESINGER ROBERT D	28452 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GRIESSER JON T & LUCILA C	8325 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
GRIFFITH GWENDOLYN	546 WEST HILLS WAY NW	SALEM	OR	97304
GRILL DAVID GLENN CO-TRUSTEE	26801 SW STAFFORD RD	WILSONVILLE	OR	97070
GRIMES DANIEL	11824 SW GRENOBLE ST	WILSONVILLE	OR	97070
GRIMES DANIEL PATRICK & CANDACE M	11295 SW CHURCHILL	WILSONVILLE	OR	97070
GROHS JEFFREY H & P USABEL-GROHS	29195 SW COSTA CIR E	WILSONVILLE	OR	97070
GROOMER GARY J TRUSTEE	11712 SW GRENOBLE ST	WILSONVILLE	OR	97070
GROSHONG SPENCER L & ROBIN L	31775 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
GROSS CHARLES F TRUSTEE	PO BOX 390	DEPOE BAY	OR	97341
GROSS TIM K & ELIZABETH SJ	25124 NE PRAIRIE VIEW DR	AURORA	OR	97002
GRUBBS BERNADETTE R	30380 SW REBEKAH ST UNIT 28	WILSONVILLE	OR	97070
GRUBBS DANIEL M JR TRUSTEE	3282 TIMBERLINE DR	EUGENE	OR	97405
GRUNDMAN DAVID W & SUZANNE M	32057 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
SHEEHY NEIL &	7050 SW BOUC	WILSONVILLE	OR	97070
SHEETS JOSEPI	31322 SW PARI	WILSONVILLE	OR	97070
SHEFRIN DAVIC	29200 SW TOW	WILSONVILLE	OR	97070
SHEIRBON ROE	29519 SW COFI	WILSONVILLE	OR	97070
SHELBY SHAWI	11312 SW BARI	WILSONVILLE	OR	97070
SHELDON DAVI	31546 SW ORC	WILSONVILLE	OR	97070
SHELEY STEVEI	32440 SW LAKE	WILSONVILLE	OR	97070
SHELLANS STEI	10824 SE OAK S	MILWAUKIE	OR	97222
SHELLEY BRADI	6926 SW HOLL\	WILSONVILLE	OR	97070
SHELTON JACK	11863 SW BARI	WILSONVILLE	OR	97070
SHELTON-EGAI	7216 SW BRISB	WILSONVILLE	OR	97070
SHENG SHUO &	7598 SW ROAN	WILSONVILLE	OR	97070
SHEPHERD WIL	2351 MILLER C	WOODBURN	OR	97071
SHERER ALLISC	27776 SW LARI	WILSONVILLE	OR	97070
SHERMAN ALAI	11181 SW BERI	WILSONVILLE	OR	97070
SHERRELL KERI	14999 NE LAWI	AURORA	OR	97002
SHERWOOD MI	11404 SW BARI	WILSONVILLE	OR	97070
SHERWOOD VA	8435 SW CURR	WILSONVILLE	OR	97070
SHEVLIN WILLI/	7615 SW FAIRV	WILSONVILLE	OR	97070
SHEWBERT GRI	7875 SW SACAJ	WILSONVILLE	OR	97070
SHI JUE TRUSTE	5618 NW SKYC	PORTLAND	OR	97229
SHIBLEY BRUCI	8535 SW MIAMI	WILSONVILLE	OR	97070
SHIKLI PETER	8615 SW CURR	WILSONVILLE	OR	97070
SHIM CHRIS	11738 SW OSLO	WILSONVILLE	OR	97070
SHIN HYOEN W	10744 SW BARI	WILSONVILLE	OR	97070
SHINN GARLAN	28533 SW CAS	WILSONVILLE	OR	97070
SHINPAUGH D(	8440 SW CURR	WILSONVILLE	OR	97070
SHIPLEY OSCAI	8205 SW MARI	WILSONVILLE	OR	97070
SHIPLEY RICAR	28335 SW VILL	WILSONVILLE	OR	97070
SHIPP CYNTHIA	PO BOX 1307	WILSONVILLE	OR	97070
SHIRATORI SEIJ	31529 SW ORC	WILSONVILLE	OR	97070
SHKUTNIK ALEI	29750 SW LAN	WILSONVILLE	OR	97070
SHOEL H DUAN	10881 SW MER	WILSONVILLE	OR	97070
SHOOK ROBER	12009 SW LAUS	WILSONVILLE	OR	97070
SHORES ROBEI	8441 SW LAFAY	WILSONVILLE	OR	97070
SHORTELL MEL	28965 SW COS	WILSONVILLE	OR	97070
SHORTEN MAR	28750 SW CAM	WILSONVILLE	OR	97070
SHOTOLA-HARI	28702 SW GLEI	WILSONVILLE	OR	97070
SHROCK LOREI	7650 SW ARBO	WILSONVILLE	OR	97070
SHROYER BRAI	30722 SW ORC	WILSONVILLE	OR	97070
SHULL LEVI JAI	30845 SW ROG	WILSONVILLE	OR	97070
SHULTZ ROBIN	8140 SW FAIRV	WILSONVILLE	OR	97070
SIEGEL JEAN B	32485 SW ARM	WILSONVILLE	OR	97070
SIEGEL KAREN	32635 SW LAKE	WILSONVILLE	OR	97070
SIERRA LOLA A	29540 SW COU	WILSONVILLE	OR	97070
SIERRA MENDE	7913 SW RACQ	WILSONVILLE	OR	97070
SIGAFOOSE BR	11332 SW MON	WILSONVILLE	OR	97070
SIGNALNESS CI	29790 SW LAN	WILSONVILLE	OR	97070
SIGNALNESS TF	11715 SW VALE	WILSONVILLE	OR	97070
SIHA DAVID & C	11243 SW BARI	WILSONVILLE	OR	97070
SIKORRA MARY	11640 SW PALE	WILSONVILLE	OR	97070
SILLS MICHAEL	8415 SW ROGU	WILSONVILLE	OR	97070
SILVER CREEK (	7710 NE VANC	VANCOUVER	WA	98662
SIM FAMILY PR(	26041 NE BUTT	AURORA	OR	97002
SIMARD LINDA	29150 SW SERI	WILSONVILLE	OR	97070
SIMINA CHEMR	10581 SW COLI	WILSONVILLE	OR	97070
SIMMONS CAR(	29232 SW COS	WILSONVILLE	OR	97070
SIMMONS CAR(	1927 TAMARAC	ASHLAND	OR	97520
SIMMONS CAR(	28291 SW ORLI	WILSONVILLE	OR	97070
SIMMONS DOL(	8525 SW CURR	WILSONVILLE	OR	97070
SIMMONS MARI	7649 SW THOR	WILSONVILLE	OR	97070
SIMMONS MARI	29146 SW COU	WILSONVILLE	OR	97070
SIMMONS SHAI	29114 SW VILLI	WILSONVILLE	OR	97070
SIMMONS WILL	32340 SW ARB(	WILSONVILLE	OR	97070
SIMONDS FREC	10225 SW BRYT	WILSONVILLE	OR	97070
SIMONS GREG(	27825 SW PAIN	WILSONVILLE	OR	97070
SIMONTON CHI	8710 SW CURR	WILSONVILLE	OR	97070
SIMONTON GAI	29005 SW COS	WILSONVILLE	OR	97070
SIMPSON ANDI	28962 SW ORLI	WILSONVILLE	OR	97070
SIMPSON DAGI	11669 SW GREI	WILSONVILLE	OR	97070
SIMPSON GARY	32544 SW JULI	WILSONVILLE	OR	97070
SIMPSON GLEN	10842 SW HUN	WILSONVILLE	OR	97070
SIMS T DWIGHT	125 S 1ST AVE U	HILLSBORO	OR	97123
SIN SRUN MEN	11645 SW NOR	WILSONVILLE	OR	97070
SINCLAIR MARY	10885 SW PARI	WILSONVILLE	OR	97070
SINCLAIR NICH	8505 SW CURR	WILSONVILLE	OR	97070
SINGH JATINDE	29650 SW COU	WILSONVILLE	OR	97070
SINGHAL RAHU	28130 SW ICEL	WILSONVILLE	OR	97070
SISSON BREND	30930 SW MAG	WILSONVILLE	OR	97070
SISTAK MICHAE	8600 SW CURR	WILSONVILLE	OR	97070
SITES CAROLYI	28729 SW MEAI	WILSONVILLE	OR	97070
SJ AMOROSO P	497 SEAPORT C	REDWOOD CIT	CA	94063
SKACH ALAN E	11274 SW CHU	WILSONVILLE	OR	97070
SKB-PARKWOR	222 SW COLUI	PORTLAND	OR	97201
SKEELE THOMA	29767 SW GRAI	WILSONVILLE	OR	97070
SKEETERS RENI	10840 SW LISBI	WILSONVILLE	OR	97070
SKENANDORE I	8600 SW CURR	WILSONVILLE	OR	97070
SKILLESTAD LAI	2003 W BRIARC	SPOKANE	WA	99208
SKINNER RONA	11300 SW BARI	WILSONVILLE	OR	97070
SKINNER SHAN	30370 SW REBI	WILSONVILLE	OR	97070
SKIPPER CHRIS	30330 SW REBI	WILSONVILLE	OR	97070
SKIPPER JOSEP	6860 SW FERNI	WILSONVILLE	OR	97070
SKIPPER VICTO	59758 W KAPPI	ST HELENS	OR	97051
SKITES PAUL J &	10865 SW MER	WILSONVILLE	OR	97070
SKREEN JEFFRE	7923 SW SACAJ	WILSONVILLE	OR	97070
SLATER STEPHE	10522 SW LISBI	WILSONVILLE	OR	97070
SLAUGHTER EL	28495 SW COFI	WILSONVILLE	OR	97070
SLAYTON KELLI	7559 SW HONC	WILSONVILLE	OR	97070
SLINGER GERAI	29180 SW SERI	WILSONVILLE	OR	97070
SLINGER RYAN	8650 SW MIAMI	WILSONVILLE	OR	97070
SLOCUM KRIST	11715 SW VALE	WILSONVILLE	OR	97070
SLOGOWSKI TI	8210 SW FAIRV	WILSONVILLE	OR	97070
SLOPER MARK /	28866 SW CRE	WILSONVILLE	OR	97070
SLOTHOWER EI	8645 SW WILSC	WILSONVILLE	OR	97070
SLOWIK PATRIC	8535 SW CURR	WILSONVILLE	OR	97070
SMALL STEPHAI	28440 SW HIGI	WILSONVILLE	OR	97070
SMALLWOOD G	1924 N IVY ST	CANBY	OR	97013
SMEAD FRANK (	11624 SW JAM/	WILSONVILLE	OR	97070
SMELTER CRAI(	6982 SW WEHL	WILSONVILLE	OR	97070
SMIRNOV MAXI	7169 SW BOUC	WILSONVILLE	OR	97070
SMIT GREGORY	8630 SW WILSC	WILSONVILLE	OR	97070
SMITH ABRAHA	14655 SW BON	BEAVERTON	OR	97007
SMITH BARBAR/	32560 SW LAKE	WILSONVILLE	OR	97070
SMITH BILLY J JI	9459 SW TAUCI	WILSONVILLE	OR	97070
SMITH BRANDE	30935 SW BOO	WILSONVILLE	OR	97070
SMITH BRIAN C	31527 SW WILL	WILSONVILLE	OR	97070
SMITH BRYAN D	10890 SW MER	WILSONVILLE	OR	97070

GRUNWALD MICAHEL TRUSTEE	7706 SW THORNTON DR	WILSONVILLE	OR	97070
GUADAGNI HEIDI & JUSTIN	11492 SW BERLIN AVE	WILSONVILLE	OR	97070
GUENTHER CAREY & ADAM	28169 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
GUERRA ANGELO & STEPHANIE R ALBRO	30961 SW ORCHARD DR	WILSONVILLE	OR	97070
GUERRERO JOSE M	12100 SW PALERMO ST	WILSONVILLE	OR	97070
GUERRERO JUANA	10440 SW SERENE PL	WILSONVILLE	OR	97070
GUIDOTTI ROBERT J TRUSTEE	31305 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
GUILE GREGORY M & CAROL J	8665 SW WILSON LN	WILSONVILLE	OR	97070
GUILFORD ROSS TRUSTEE	32140 SW BOONES BEND RD	WILSONVILLE	OR	97070
GULBRANDSON DARREN M & JENNIFER J	7712 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070
GULKA RONA L	8540 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
GUNTER MARISA A TRUSTEE	27100 SW WOOD AVE	WILSONVILLE	OR	97070
GUNTER MARK G & CARI L	28348 SW WAGNER ST	WILSONVILLE	OR	97070
GUO JIA	11761 SW OSLO ST	WILSONVILLE	OR	97070
GUPTA RAKESH	7655 SW ROANOKE DR	WILSONVILLE	OR	97070
GURRAM SHWETHA REDDY & SRUJAN R ALET	11847 SW BARCELONA ST	WILSONVILLE	OR	97070
GUSTAFF BERNICE L-EST	29103 SW MEADOWS LOOP	WILSONVILLE	OR	97070
GUSTAFF SCOTT T & LAURA A	28244 SW PARIS AVE	WILSONVILLE	OR	97070
GUSTIN MARY E	11715 SW VALENCIA LN UNIT 205	WILSONVILLE	OR	97070
GUSTIN WILLIAM JR & KATHLEEN ANN	32225 SW BOONES BEND RD	WILSONVILLE	OR	97070
GUTIERREZ ANGEL	29035 SW COSTA CIR W	WILSONVILLE	OR	97070
GUTIERREZ JUSTIN F	10291 SW MADRID LOOP	WILSONVILLE	OR	97070
GUTIERREZ RODOLFO	10363 SW FRANKLIN LN	WILSONVILLE	OR	97070
GUTRIDGE JENNIFER CURRIN	8500 SW MIAMI	WILSONVILLE	OR	97070
GUTTRIDGE RONALD D	7710 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
GWYTHER JANIS R	29750 SW COURTSIDE DR UNIT 9	WILSONVILLE	OR	97070
GYAPONG FAY A	6360 SW ADVANCE RD	WILSONVILLE	OR	97070
H & K PARTNERS LLC	967 HAMPSWOOD WAY	SAN JOSE	CA	95120
H2O INVESTMENT PROPERTIES LLC	999 VANDERBILT BEACH RD STE 200	NAPLES	FL	34108
HAACK ERIN C	31120 SW PAULINA CT	WILSONVILLE	OR	97070
HAAGA THOMAS GUY & KARYN S	28372 SW MORGAN CT	WILSONVILLE	OR	97070
HAASE ELIZABETH ANNE	11227 SW BARBER ST	WILSONVILLE	OR	97070
HABEL JACOB E & MEGAN R	29520 SW VOLLEY ST UNIT 57	WILSONVILLE	OR	97070
HACK ROBERTA J & BRUINE RUSSELL	11655 SW JAMAICA	WILSONVILLE	OR	97070
HACKENBERGER JOANNE HALDANE TRUSTEI	32485 SW JULIETTE DR	WILSONVILLE	OR	97070
HACKETT STEVEN G TRUSTEE	17664 S CARLSON RD	OREGON CITY	OR	97045
HACKNEY GREGORY P & SANDRA M	31660 SW PEACH COVE RD	WEST LINN	OR	97068
HACKNEY JULIE A TRUSTEE	7253 SW CHESTNUT LN	WILSONVILLE	OR	97070
HADLEY JEFFERY & LINDSAY	10350 SW BRYTON CT	WILSONVILLE	OR	97070
HAENER DANIEL M	7384 SW BOUCHAINE CT	WILSONVILLE	OR	97070
HAFNER ADDRIENE D TRUSTEE	PO BOX 1693	WILSONVILLE	OR	97070
HAGBERG MICHELLE	29196 SW COSTA CIR E	WILSONVILLE	OR	97070
HAGE LARRY D TRUSTEE	6820 SW WESTCHESTER CT	WILSONVILLE	OR	97070
HAGEMEIER WEI SHEN & ALAN EDWIN	11124 SW BELNAP CT	WILSONVILLE	OR	97070
HAGEN BRIANA A & TRAVIS	10247 SW BARBER ST	WILSONVILLE	OR	97070
HAGEN CHRISTINE L TRUSTEE	32455 SW ARMITAGE RD	WILSONVILLE	OR	97070
HAGEN GREGORY E & JENNIFER L	11607 SW JAMAICA	WILSONVILLE	OR	97070
HAGEN JONATHAN A & E M L CHARITE-HAGE	27495 SW MARIGOLD TER	WILSONVILLE	OR	97070
HAGER CARLA J & DWIGHT R	6735 SW PRIMROSE CT	WILSONVILLE	OR	97070
HAGER PATRICK G III TRUSTEE	6792 SW FERNBROOK CT	WILSONVILLE	OR	97070
HAGEY DARIN K & CYNTHIA LYNN	28542 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HAGMAN ANDREW R & TARA J	28757 SW COSTA CIR E	WILSONVILLE	OR	97070
HAGMEIER KYLE	31050 SW ORCHARD DR	WILSONVILLE	OR	97070
HAHMEYER KAILEB & KIMBERLY	12021 SW SURREY ST	WILSONVILLE	OR	97070
HAIDAR RANIA ABI	28817 SW GENEVA LOOP	WILSONVILLE	OR	97070
HAIDER IMRAN & SAMANTHA	7214 SW WOODBURY LOOP	WILSONVILLE	OR	97070
HAJIHASHEMI ALI REZA	11130 SW MONT BLANC ST	WILSONVILLE	OR	97070
HAJIHASHEMI ALI REZA	19363 WILLAMETTE DR UNIT 245	WEST LINN	OR	97068
HALAMAY ALAN R & JOY M	PO BOX 374	WILSONVILLE	OR	97070
HALAMAY DOUGLAS A & R MARIE BERTRAM	11999 SW SURREY ST	WILSONVILLE	OR	97070
HALE JONATHAN BRAND & KATHRYN RICHEL	12369 SW ATHENS LN	WILSONVILLE	OR	97070
HALL ADIN RUSSELL & TORIS SEOK HALL	11715 SW VALENCIA LN UNIT 306	WILSONVILLE	OR	97070
HALL AUSTIN C TRUSTEE	11718 SW JAMAICA	WILSONVILLE	OR	97070
HALL CHRISTOPHER JOHN & WENDY LEA	7085 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
HALL DENNIS R	7655 SW FAIRWAY DR	WILSONVILLE	OR	97070
HALL JOHN A	29247 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
HALL TIMOTHY R	10843 SW HUNT CT	WILSONVILLE	OR	97070
HALL TRICIA S & JEFFREY R	7400 SW BOECKMAN RD	WILSONVILLE	OR	97070
HALL TROY E	11745 SW OSLO ST	WILSONVILLE	OR	97070
HALLAM JOHN W TRUSTEE	32540 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HALLANDER DOUGLAS C TRUSTEE	29818 SW CAMELOT ST	WILSONVILLE	OR	97070
HALPIN THOMAS M & ARUNA DEVI	8332 SW METOLIUS LOOP	WILSONVILLE	OR	97070
HALSTEAD CHARLES E TRUSTEE	7572 SW VLAHOS DR	WILSONVILLE	OR	97070
HALSTED WILLIAM G & VELVA J	7951 SW EDGEWATER E	WILSONVILLE	OR	97070
HALTER ANDREW J & LARA S	28628 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
HALTER RONALD L TRUSTEE	7885 SW FAIRWAY DR	WILSONVILLE	OR	97070
HALTER WILLIAM A TRUSTEE	28050 SW 60TH AVE	WILSONVILLE	OR	97070
HALTON MONET L	27600 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HALVERSON GARY L TRUSTEE	32480 SW LAKE POINT CT	WILSONVILLE	OR	97070
HAM SHIRLEY A	872 TAURUS DR	FOSTER CITY	CA	94404
HAMBLEN CHRISTINE A TRUSTEE	31025 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
HAMEDANI MAHROO	28615 SW PARIS AVE UNIT 206	WILSONVILLE	OR	97070
HAMEDANI MAMAK FAZEL	11715 SW VALENCIA LN UNIT 302	WILSONVILLE	OR	97070
HAMILTON BARRY L TRUSTEE	28470 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HAMILTON BRET & MEGAN	28477 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HAMILTON HELEN BETH TRUSTEE	7079 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HAMILTON KEITH E TRUSTEE	12448 SW PALERMO ST	WILSONVILLE	OR	97070
HAMILTON LINDA R TRUSTEE	28800 SW GENEVA LOOP	WILSONVILLE	OR	97070
HAMLIN BRUCE C & MAUREEN ANN	7670 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
HAMM KATHERINE	29554 SW MILANO LN	WILSONVILLE	OR	97070
HAMMER ANN M	8455 SW CURRY DR UNIT C	WILSONVILLE	OR	97070
HAMMETT DALE & SUZANNE W	28524 SW CASCADE LOOP	WILSONVILLE	OR	97070
HAMMOCK DONNA L	28965 SW CASCADE LOOP	WILSONVILLE	OR	97070
HAMMON BERNIECE	29170 SW BERGEN LN	WILSONVILLE	OR	97070
HAMMOND DONALD & PATRICIA	27621 SW ALDER LN	WILSONVILLE	OR	97070
HAMMOND MARY E TRUSTEE	8020 SW FAIRWAY DR	WILSONVILLE	OR	97070
HAMMOND TODD N & ANGELA M	31517 SW ORCHARD DR	WILSONVILLE	OR	97070
HAMPTON JAMES R & CAROLYN RAE	7020 SW COUNTRY VIEW CT W	WILSONVILLE	OR	97070
HAMPTON JERAD & CHRISTINA	6873 SW GLENWOOD CT	WILSONVILLE	OR	97070
HAN JIN & EUNHYE LEE	27198 SW WOOD AVE	WILSONVILLE	OR	97070
HAN TIFFANY TRUSTEE	28716 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
HANACEK THOMAS F	11819 SW BARBER ST	WILSONVILLE	OR	97070
HANBABA JASUR & ELNUR	14991 NW CHANNA DR	PORTLAND	OR	97229
HANCOCK BILL A	31196 SW ORCHARD DR	WILSONVILLE	OR	97070
HANCOCK CHRISTOPHER ASA & NATASHA L	31090 SW NEHALEM CT	WILSONVILLE	OR	97070
HANCOCK DAVID L & ELIZABETH A	32465 SW ARMITAGE RD	WILSONVILLE	OR	97070
HANCOCK FAMILY TRUST	27370 SW LADD HILL RD	SHERWOOD	OR	97140
HAND KEVIN & ANDREA	27546 SW PONDEROSA AVE	WILSONVILLE	OR	97070
HANDRAN JACOB	10861 SW BARBER ST	WILSONVILLE	OR	97070
HANEGAN JOAN	5565 SW KRUSE RD	WILSONVILLE	OR	97070
HANKINS ROBERT & CHRISTINA	27640 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HANKS JOHN & MARY	31399 SW KENSINGTON DR	WILSONVILLE	OR	97070
HANLON AUSTIN B & ANNA	27752 SW PAINTER DR	WILSONVILLE	OR	97070
HANLON LAWRENCE E & OINNA P	32560 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HANNAH ANTWAN & JORDAN ALYSSA	11401 SW MONT BLANC ST	WILSONVILLE	OR	97070
HANNI WANDA KAYE TRUSTEE	10656 SW PARKWOOD LN	WILSONVILLE	OR	97070
HANSEN ALEXANDER ROY TRUSTEE	10112 SW EVERGREEN CT	WILSONVILLE	OR	97070
SMITH CHAD &	7529 SW WIMB	WILSONVILLE	OR	97070
SMITH CHARLE	28651 SW CRE	WILSONVILLE	OR	97070
SMITH DANIEL I	29530 SW TETC	WILSONVILLE	OR	97070
SMITH DARREL	31062 SW COU	WILSONVILLE	OR	97070
SMITH DOUGLA	7460 SW FAIRW	WILSONVILLE	OR	97070
SMITH ERIKA L	7094 SW CEDA	WILSONVILLE	OR	97070
SMITH GRANT M	28300 SW AMS	WILSONVILLE	OR	97070
SMITH GREGOF	38435 PLUMOS	PALM DESERT	CA	92211
SMITH HARLAN	30775 SW FIR A	WILSONVILLE	OR	97070
SMITH JAMES D	7376 SW GLEN	WILSONVILLE	OR	97070
SMITH JEANNE	7570 SW HONC	WILSONVILLE	OR	97070
SMITH JONATH	11623 SW PRE	WILSONVILLE	OR	97070
SMITH JULIE	1835 NW 32ND	LINCOLN CITY	OR	97367
SMITH JULIE MA	32090 SW CHA	WILSONVILLE	OR	97070
SMITH KELLY	28745 SW VILL	WILSONVILLE	OR	97070
SMITH KIMBERL	11247 SW BERI	WILSONVILLE	OR	97070
SMITH KRISTIN	29159 SW SAN	WILSONVILLE	OR	97070
SMITH LEVI J	32455 SW ARB	WILSONVILLE	OR	97070
SMITH LINDA AI	114 SARONA CI	PALM DESERT	CA	92211
SMITH LOIS CAI	30326 SW RUT	WILSONVILLE	OR	97070
SMITH MARK A	28689 SW COS	WILSONVILLE	OR	97070
SMITH MICHAEI	11842 SW OSL	WILSONVILLE	OR	97070
SMITH MIKEL JC	30777 SW KEN	WILSONVILLE	OR	97070
SMITH MORGAI	28290 SW PARI	WILSONVILLE	OR	97070
SMITH NOLAN	12061 SW LAUS	WILSONVILLE	OR	97070
SMITH PATRICI	32181 SW LAKE	WILSONVILLE	OR	97070
SMITH PAULA M	28975 SW ORLI	WILSONVILLE	OR	97070
SMITH REX ORA	6538 SW STRAT	WILSONVILLE	OR	97070
SMITH ROBERT	28395 SW WILL	WILSONVILLE	OR	97070
SMITH ROBIN A	8625 SW SAGEI	TUALATIN	OR	97062
SMITH SCOTT M	7185 SW MONT	WILSONVILLE	OR	97070
SMITH STACIA I	28726 SW VILLI	WILSONVILLE	OR	97070
SMITH STEVEN	6795 SW GATE	WILSONVILLE	OR	97070
SMITH TAYLOR	30577 SW ROSI	WILSONVILLE	OR	97070
SMITH TAYLOR.	10749 SW LONI	WILSONVILLE	OR	97070
SMITH TYSON C	7897 SW DAYBI	WILSONVILLE	OR	97070
SMITH-ABBOTT	42 SPINOSA	LAKE OSWEGO	OR	97035
SMITH-KOOP EI	29026 SW VILLI	WILSONVILLE	OR	97070
SNEED JOHN R	6677 SW LAND	WILSONVILLE	OR	97070
SNELL BRUCE F	28152 SW 60TH	WILSONVILLE	OR	97070
SNIDER ASHLIE	10883 SW STO	WILSONVILLE	OR	97070
SNYDER DANIE	28630 SW TERF	WILSONVILLE	OR	97070
SNYDER HEIDI I	29222 SW COS	WILSONVILLE	OR	97070
SNYDER JEFFRE	PO BOX 1704	WILSONVILLE	OR	97070
SNYDER MICHA	28657 SW CRE	WILSONVILLE	OR	97070
SNYDER THERE	28489 SW MEA	WILSONVILLE	OR	97070
SODERLUND M	11418 SW FRE	WILSONVILLE	OR	97070
SOLHEIM THOM	11041 SW MAT	WILSONVILLE	OR	97070
SOLI PROPERTI	3660 SE 122ND	PORTLAND	OR	97236
SOLIVAN DANIE	11118 SW MON	WILSONVILLE	OR	97070
SOLOMON JEFF	27790 SW WILL	WILSONVILLE	OR	97070
SOLOMON MAF	11616 SW JAM	WILSONVILLE	OR	97070
SOMERSCALES	11631 SW PRE	WILSONVILLE	OR	97070
SOMMER CYNT	10887 SW STO	WILSONVILLE	OR	97070
SON SANG K &	28337 SW MOR	WILSONVILLE	OR	97070
SONDENAA JAI	10115 SW EVEI	WILSONVILLE	OR	97070
SONE BRUCE &	7641 SW THOR	WILSONVILLE	OR	97070
SONG HAN KYL	27787 SW MAR	WILSONVILLE	OR	97070
SONORA STAR I	10324 E STAR C	SCOTTSDALE	AZ	85255
SOPER CONST/	32180 SW ESTA	WILSONVILLE	OR	97070
SOSTCHEN ELL	31136 SW PAUI	WILSONVILLE	OR	97070
SOTUDEH SHEI	6912 SW ALDEI	WILSONVILLE	OR	97070
SOUDERS MITC	10444 SW BARI	WILSONVILLE	OR	97070
SOUTHWELL AL	31685 SW OLD	WILSONVILLE	OR	97070
SOUTHWELL NI	7200 SW MONT	WILSONVILLE	OR	97070
SOUTHWELL NI	8605 SW WILSC	WILSONVILLE	OR	97070
SOWERS JAMES	29636 SW BELV	WILSONVILLE	OR	97070
SPAHN LAURIE	6871 SW HOLL	WILSONVILLE	OR	97070
SPARKS JOHNN	10891 SW MER	WILSONVILLE	OR	97070
SPEAR GREG B	PO BOX 2257	GEARHART	OR	97138
SPEAR KENT TR	7255 SW LAKE I	WILSONVILLE	OR	97070
SPEAR MARY &	28859 SW COS	WILSONVILLE	OR	97070
SPEAR THOMAS	31406 SW ORC	WILSONVILLE	OR	97070
SPEARS WARD	28563 SW CAS	WILSONVILLE	OR	97070
SPELLMEYER BI	32135 SW BOO	WILSONVILLE	OR	97070
SPENCE RICHA	8420 SW CURR	WILSONVILLE	OR	97070
SPENCE THOM/	67 REUNION	IRVINE	CA	92603
SPENCER CARC	28683 SW ORLI	WILSONVILLE	OR	97070
SPENCER SHAN	10272 SW BARI	WILSONVILLE	OR	97070
SPENCER STEP	29092 SW CHA	WILSONVILLE	OR	97070
SPENDLOVE KL	28950 SW CAS	WILSONVILLE	OR	97070
SPENST KEVIN	29530 SW VOLI	WILSONVILLE	OR	97070
SPICKERMAN C	29530 SW VOLI	WILSONVILLE	OR	97070
SPIEGEL JEFFRI	28153 SW WAG	WILSONVILLE	OR	97070
SPIEGLE BRANI	31512 SW ORC	WILSONVILLE	OR	97070
SPISAK MICHAE	28199 SW ICEL	WILSONVILLE	OR	97070
SPOHN DENNIS	7630 SW ROAN	WILSONVILLE	OR	97070
SPRAGGINS JE/	28475 SW VILL	WILSONVILLE	OR	97070
SPRECHER TRA	PO BOX 502	WILSONVILLE	OR	97070
SPRING WILLIAI	27700 SW CAN	WILSONVILLE	OR	97070
SPRINGER FAM	7400 SW FAIRW	WILSONVILLE	OR	97070
SPRINGER JERE	29777 SW CAM	WILSONVILLE	OR	97070
SPRINGER RICH	7540 SW DOW	WILSONVILLE	OR	97070
SPRINGS WILS(	401 NE EVANS	MCMINNVILLE	OR	97128
SPRINT JOHN	31903 SW VILL	WILSONVILLE	OR	97070
ST CYRIL CATH(	9210 SW 5TH S	WILSONVILLE	OR	97070
STAFFORD COF	ONE SW COLUI	PORTLAND	OR	97258
STAFFORD LAN	8840 SW HOLL	WILSONVILLE	OR	97070
STAFFORD MEA	16520 SW UPPI	PORTLAND	OR	97224
STAGER KEVIN I	10139 SW EVEI	WILSONVILLE	OR	97070
STAHL JACKSOI	8540 SW CURR	WILSONVILLE	OR	97070
STAHL JOHN T T	27757 SW ALDI	WILSONVILLE	OR	97070
STAHL RONALD	7888 SW ROCK	WILSONVILLE	OR	97070
STALHEIM RICH	7589 SW VLAH(	WILSONVILLE	OR	97070
STANAWAY KIM	6990 SW WEHL	WILSONVILLE	OR	97070
STANDARD WIL	811 NW 19TH A	PORTLAND	OR	97209
STANDLEY DILL	29450 SW MON	WILSONVILLE	OR	97070
STANFIELD KYL	11149 SW MAT	WILSONVILLE	OR	97070
STANFIELD NOI	32523 SW RIVI	WILSONVILLE	OR	97070
STANGE PATRIC	31122 SW WILL	WILSONVILLE	OR	97070
STANISLOWSKI	8385 SW METO	WILSONVILLE	OR	97070
STANLEY AARO	10464 SW MAD	WILSONVILLE	OR	97070
STANLEY BRITTI	30796 SW FIR S	WILSONVILLE	OR	97070
STANSBURY TO	7564 SW THOR	WILSONVILLE	OR	97070
STAPLES ALEXA	29284 SW VILL	WILSONVILLE	OR	97070
STAPLES JEFFRI	29545 SW QUE	WILSONVILLE	OR	97070
STARNER BRYN	16262 SE KATIE	MILWAUKIE	OR	97267

HANSEN CALEB ANTHONY & MADISON ROSE	29530 SW VOLLEY ST #30	WILSONVILLE	OR	97070
HANSEN CHANCE STEVEN	28324 SW AMSTERDAM AVE	WILSONVILLE	OR	97070
HANSEN GREGORY B	4676 COMMERCIAL ST SE	SALEM	OR	97302
HANSEN HEIDI MARIE & REX WARREN	6600 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HANSEN JOHN CHARLES & BETTY A	8388 SW WILSON LN	WILSONVILLE	OR	97070
HANSEN ROBERT N	773 PULLMAN CIR	ROCKLIN	CA	95765
HANSEN STEVEN PETER TRUSTEE	11398 SW BARBER ST	WILSONVILLE	OR	97070
HANSON CAROL K	32165 SW BOONES BEND RD	WILSONVILLE	OR	97070
HANSON CHRISTOPHER & CARRIE JO	11131 SW BARBER ST	WILSONVILLE	OR	97070
HANSON SUSAN	28645 SW GENEVA LOOP	WILSONVILLE	OR	97070
HANSON TRUDI & TODD	3358 EDGEVIEW LN	FOREST GROVE	OR	97116
HANTHORN RIKKI & VINCENT NGUYEN	28751 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
HAO XIN	10913 SW MATZEN DR	WILSONVILLE	OR	97070
HARDBARGER BRENT S & K R COOPER	28430 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HARDIE RICKY E & PATRICIA J	29517 SW QUEENS CT	WILSONVILLE	OR	97070
HARDIN BRANDON P & JESSICA A	28610 SW TERRENE LN	WILSONVILLE	OR	97070
HARDMAN J SCOTT TRUSTEE	29041 SW COURTSIDE DR	WILSONVILLE	OR	97070
HARDWICKE PATRICIA LOUISE TRUSTEE	28750 SW CAMPANILE LN UNIT 302	WILSONVILLE	OR	97070
HARDY JONATHAN S & KRISTEN S	29570 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
HARKER LEE C TRUSTEE	8121 SW EDGEWATER W	WILSONVILLE	OR	97070
HARKINS DEE X TRUSTEE	5880 W ORCHID LN	CHANDLER	AZ	85226
HARLAND DIANN LOUISE TRUSTEE	8100 SW WINCHESTER WAY	WILSONVILLE	OR	97070
HARLE DAVID S TRUSTEE	7625 SW MIDDLE GREENS RD	WILSONVILLE	OR	97070
HARMON CREED & AMANDA	31182 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
HARMON ELIZABETH	10731 SW VERDUN LOOP	WILSONVILLE	OR	97070
HARMON MICHAEL	28933 SW MONTE CARLO AVE	WILSONVILLE	OR	97070
HARMS DAVID N & BARBARA S	10941 SW MATZEN DR	WILSONVILLE	OR	97070
HARMS STEPHEN D TRUSTEE	28034 SW MORGAN ST	WILSONVILLE	OR	97070
HARMS STUART R & JENNIFER M	11436 SW FRENCH GLEN CT	WILSONVILLE	OR	97070
HARNISH IAN & GINA	31324 SW PARKWAY AVE	WILSONVILLE	OR	97070
HAROLD APRIL BETH	31045 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
HARP KIMBERLY D	32605 SW LAKE POINT CT	WILSONVILLE	OR	97070
HARP WALLACE G	32300 SW DEL MONTE DR	WILSONVILLE	OR	97070
HARPER JACK W & SHIRLEY	7488 SW GLENWOOD DR	WILSONVILLE	OR	97070
HARPER MARY ELIZABETH	30605 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
HARPER PEGGY A	32086 SW CHARBONNEAU DR UNIT 10B	WILSONVILLE	OR	97070
HARREL JOHN D & JENNIFER K	27837 SW PAINTER DR	WILSONVILLE	OR	97070
HARRELL STEPHEN R TRUSTEE	8550 SW WILSON LN	WILSONVILLE	OR	97070
HARRINGTON CHRIS A	10475 SW MADRID LOOP	WILSONVILLE	OR	97070
HARRINGTON GLEN A	11835 SW GRENOBLE ST	WILSONVILLE	OR	97070
HARRIS DANIEL L & SUSAN L	29070 SW COSTA CIR W	WILSONVILLE	OR	97070
HARRIS ERIKA L & RICHARD W	PO BOX 492	LAKE OSWEGO	OR	97034
HARRIS JOSEPH MICHAEL & MICHELE MARIE	10423 SW BARBER ST	WILSONVILLE	OR	97070
HARRIS MARK L & LINDA J	1805 HIGHLAND DR	LA GRANDE	OR	97850
HARRIS MICHAEL & GINA M	28390 SW WAGNER ST	WILSONVILLE	OR	97070
HARRIS PATRICIA LUCILLE	30366 SW RUTH ST UNIT 66	WILSONVILLE	OR	97070
HARRIS RONALD J TRUSTEE	10430 SW TRANQUIL WAY	WILSONVILLE	OR	97070
HARRIS SHAWNA S	7916 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
HARRIS STEVEN TRUSTEE	8340 SW METOLIUS LOOP	WILSONVILLE	OR	97070
HARRIS TRACY	10735 SW CARINTHIA CIR	WILSONVILLE	OR	97070
HARRISON PATRICK D & SUSAN W	29786 SW LEHAN CT	WILSONVILLE	OR	97070
HARRISON ROBERT	28432 SW ORLEANS AVE	WILSONVILLE	OR	97070
HARRY KATHLEEN G TRUSTEE	7380 SW FAIRWAY DR	WILSONVILLE	OR	97070
HART DAVID J TRUSTEE	11662 SW LAUSANNE ST	WILSONVILLE	OR	97070
HART DICK & NANCY	28616 SW COSTA CIR E	WILSONVILLE	OR	97070
HARTFORD RYAN C & JENNIFER L	29729 SW LANCELOT LN	WILSONVILLE	OR	97070
HARTGRAVES GREGORY	28520 SW SANDALWOOD CT	WILSONVILLE	OR	97070
HARTGRAVES STEPHANIE	30935 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
HARTH JAMES J	11373 SW MONT BLANC ST	WILSONVILLE	OR	97070
HARTJE WILLIAM G	7701 SW THORNTON DR	WILSONVILLE	OR	97070
HARTLETT GRAHAM JOHN & CANDICE	11587 SW BARBER ST	WILSONVILLE	OR	97070
HARTLEY DIANE C	30344 SW RUTH ST UNIT 64	WILSONVILLE	OR	97070
HARTLEY GAIL M TRUSTEE	7410 SW EAST LAKE CT	WILSONVILLE	OR	97070
HARTMAN WILLIAM & MAUREEN	31421 SW OLYMPIC DR	WILSONVILLE	OR	97070
HARTUNG TRACEY TRUSTEE	6625 SW PRESLYNN DR	PORTLAND	OR	97225
HARTWICK JOSEPH TRUSTEE	5930 SUNNYSLOPE DR	NAPLES	FL	34119
HARTZELL JENNIFER	10540 SW TRANQUIL WAY	WILSONVILLE	OR	97070
HARTZLER STUART D	11355 SW CHANTILLY	WILSONVILLE	OR	97070
HARVEY RAYMOND D TRUSTEE	32300 SW ESTATES CT N	WILSONVILLE	OR	97070
HARVEY TIMOTHY K & LUCILLE L	30705 SW FIR AVE	WILSONVILLE	OR	97070
HARWOOD CHERYLE R TRUSTEE	32250 SW ESTATES CT N	WILSONVILLE	OR	97070
HARWOOD JAMIE ANNE	8200 SW MAXINE LN UNIT 59	WILSONVILLE	OR	97070
HASLER SIDNEY S TRUSTEE	6889 SW HOLLYBROOK CT	WILSONVILLE	OR	97070
HASSAN AHMED MOHAMED RAMADAN	28343 SW BELFAST LN	WILSONVILLE	OR	97070
HASTY TODD W & SHEILA	10864 SW GLENBROOK CT	WILSONVILLE	OR	97070
HATCH DAVID S & BERNICE M	11900 SW OSLO ST	WILSONVILLE	OR	97070
HATCH HOLLY H & DAISHA A	29187 SW COSTA CIR E	WILSONVILLE	OR	97070
HATCH JOHN J	29109 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
HATHAWAY COURT LLC HATHAWAY TOWNH(	9500 SW BARBUR BLVD STE 300	PORTLAND	OR	97219
HATHAWAY STEVEN J & JULIA A	10773 SW PARKVIEW DR	WILSONVILLE	OR	97070
HATTON ROBERT C TRUSTEE	7275 SW EAST LAKE CT	WILSONVILLE	OR	97070
HAUB SARAH ANNE & JEFFREY WILLIAM PRES	27130 SW WOOD AVE	WILSONVILLE	OR	97070
HAUGEN RANDALL CLIFFORD	8530 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
HAUGH MICHAEL F	11202 SW CHAMPOEG CT	WILSONVILLE	OR	97070
HAUGH PHYLLIS M TRUSTEE	32450 SW LAKE POINT CT	WILSONVILLE	OR	97070
HAVELIND ZACHARY	29700 SW COURTSIDE DR UNIT 42	WILSONVILLE	OR	97070
HAVENS JOHN D & CHERYL D	7114 SW BOUCHAINE ST	WILSONVILLE	OR	97070
HAWES MATTHEW TAYLOR & ANNA KATZ	28283 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HAWES RICHARD E TRUSTEE	31135 SW COUNTRY VIEW LOOP	WILSONVILLE	OR	97070
HAWK MICHAEL B & SHOSHANA G	10399 SW MADRID LOOP	WILSONVILLE	OR	97070
HAWKINS CHRISTOPHER HENRY	32295 SW ESTATES POST RD	WILSONVILLE	OR	97070
HAWKINS JEREMY STEPHEN & HILLARY ANNE	28468 SW WAGNER ST	WILSONVILLE	OR	97070
HAWKINS WILLIAM & DEBORAH J	10756 SW WELLINGTON LN	WILSONVILLE	OR	97070
HAWKINSON CURTIS R	10480 SW DENMARK ST	WILSONVILLE	OR	97070
HAWKS KIRSTEN ANN	29540 SW COURTSIDE DR UNIT 8	WILSONVILLE	OR	97070
HAWKSWORTH RAND W & SUSAN M	29558 SW YOSEMITE WAY	WILSONVILLE	OR	97070
HAWLEY JOEL C	10792 SE 352ND AVE	BORING	OR	97009
HAWLEY RANDY P & ROSALIE D	10419 SW MADRID LOOP	WILSONVILLE	OR	97070
HAWLEY-LOVE LISA M	10935 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
HAYDEN BROCK ALLEN	12323 SW WATERFORD LOOP	WILSONVILLE	OR	97070
HAYES LIAM & ARMIDA	31393 SW OLYMPIC DR	WILSONVILLE	OR	97070
HAYES ROSS M & KATIE M	11503 SW TOULOUSE ST	WILSONVILLE	OR	97070
HAYHURST JOHN O TRUSTEE	7805 SW EDGEWATER E	WILSONVILLE	OR	97070
HAYHURST RONALD C & GRETCHEN A	11651 SW GRENOBLE ST	WILSONVILLE	OR	97070
HAYNAL STEVEN P & HEIDI A	6860 SW COUNTRY VIEW CT N	WILSONVILLE	OR	97070
HAYNES MADELINE	29530 SW VOLLEY ST UNIT 29	WILSONVILLE	OR	97070
HAY-ROE JENNIFER R & SCOTT R	28418 SW MORGAN CT	WILSONVILLE	OR	97070
HAYS MATTHEW NORMAN	29058 SW COSTA CIR W	WILSONVILLE	OR	97070
HAYS STEVEN W & DEBORAH A	28690 SW SANDALWOOD DR	WILSONVILLE	OR	97070
HAZEL FAMILY LLC	2415 BELLEVUE TER	WEST LINN	OR	97068
HAZELTINE BARBARA A CO-TRUSTEE	90 VIA REGALO	SAN CLEMENTE	CA	92673
HAZELWOOD HOMEOWNERS ASSN	11055 SW MATZEN DR	WILSONVILLE	OR	97070
HE HUANYU	42 SHERLAND AVE APT 1	MOUNTAIN VIEW	CA	94043
HEAD DAVID TRUSTEE	32559 SW ARMITAGE RD	WILSONVILLE	OR	97070
HEALEY R MICHAEL TRUSTEE	10977 SW VERDUN LOOP	WILSONVILLE	OR	97070
HEARD ODIST C JR & ELIZABETH E	8060 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
HEARON RYAN P	8724 SW VALE CT	WILSONVILLE	OR	97070
STARR SCOTT A	28750 SW CASI	WILSONVILLE	OR	97070
STATE OF OREC	TRANSPORTATI	SALEM	OR	97310
STATLER MATTH	8530 SW CURR	WILSONVILLE	OR	97070
STAUFFER DON	32036 SW GUIS	WILSONVILLE	OR	97070
STAUFFER MAR	13630 STAUFFE	HUBBARD	OR	97032
STAUFFER NAN	29675 SW JACK	WILSONVILLE	OR	97070
STAYLOR JOHN	29657 SW NAPI	WILSONVILLE	OR	97070
STEAD DAVID B	28492 SW MEAI	WILSONVILLE	OR	97070
STEARNS JEANI	28615 SW ASH	WILSONVILLE	OR	97070
STEARS JAMES I	10840 SW MOR	WILSONVILLE	OR	97070
STECHER NANC	4750 N CALLE I	TUCSON	AZ	85718
STEELE ZACHAI	11169 SW BERI	WILSONVILLE	OR	97070
STEFAN JOHN E	13729 SE 115TI	CLACKAMAS	OR	97015
STEFFECK ELIS	27141 SW ADEI	WILSONVILLE	OR	97070
STEFFEN CORY	3041 S PLATEAI	SALT LAKE CITY	UT	84109
STEFFEY JEFFRI	30410 SW REBI	WILSONVILLE	OR	97070
STEHMAN TAMI	28089 SW WILL	WILSONVILLE	OR	97070
STEIGER ALAN I	7054 SW CEDA	WILSONVILLE	OR	97070
STEINBORN BO	7785 SW FAIRW	WILSONVILLE	OR	97070
STELL JAMES M	10903 SE ONEC	HAPPY VALLEY	OR	97086
STELLE DAVID E	32410 SW BOO	WILSONVILLE	OR	97070
STELLE KRISTIN	28732 SW FINL	WILSONVILLE	OR	97070
STELLE LORI A T	11734 SW GREI	WILSONVILLE	OR	97070
STELLMACHER	28615 SW PARI	WILSONVILLE	OR	97070
STENGER JAME	29030 SW TOW	WILSONVILLE	OR	97070
STENGER STEVI	10844 SW GLEI	WILSONVILLE	OR	97070
STENNETT ROX	10465 SW DEN	WILSONVILLE	OR	97070
STENSTROM DA	7306 SW IRON	WILSONVILLE	OR	97070
STEPHENS SCC	29269 SW CHA	WILSONVILLE	OR	97070
STEPHENSON J	10996 SW VERI	WILSONVILLE	OR	97070
STEPHENSON J	8007 SW SACAJ	WILSONVILLE	OR	97070
STERLING EMIL	29152 SW COS	WILSONVILLE	OR	97070
STEVENS BREN	8510 SW WILSC	WILSONVILLE	OR	97070
STEVENS FREDI	8220 SW FAIRW	WILSONVILLE	OR	97070
STEVENS JOSHI	11415 SW FREI	WILSONVILLE	OR	97070
STEVENS MARK	10214 SW MAD	WILSONVILLE	OR	97070
STEVENS SUSA	10907 SW PARI	WILSONVILLE	OR	97070
STEVENSON WI	31078 SW COU	WILSONVILLE	OR	97070
STEWART ANDF	8410 SW CURR	WILSONVILLE	OR	97070
STEWART BRAD	7023 SW HOLL'	WILSONVILLE	OR	97070
STEWART JOE J	31060 SW SANI	WILSONVILLE	OR	97070
STEWART MARI	28955 SW MEAI	WILSONVILLE	OR	97070
STEWART MICH	12339 SW WATI	WILSONVILLE	OR	97070
STEWART MILIA	11106 SW MON	WILSONVILLE	OR	97070
STEWART RONA	11637 SW GREI	WILSONVILLE	OR	97070
STEWART RONA	30326 SW RUTI	WILSONVILLE	OR	97070
STEYAERT JEFFI	7052 SW IRON	WILSONVILLE	OR	97070
STICE MICHAEL	28927 SW SAN	WILSONVILLE	OR	97070
STICE NIKOLAS	28461 SW COFI	WILSONVILLE	OR	97070
STICKEL STEVEI	10880 SW LISB	WILSONVILLE	OR	97070
STILES DON B	9450 54TH AVE	SALEM	OR	97305
STILES G JEFFRI	28725 SW FINL	WILSONVILLE	OR	97070
STILLWELL DAV	31204 SW CHIA	WILSONVILLE	OR	97070
STILWELL JAME	7520 SW DOWI	WILSONVILLE	OR	97070
STIMLER KYLE S	28549 SW ASH	WILSONVILLE	OR	97070
STINSON ERIK J	5648 W 63RD P	ARVADA	CO	80003
STINSON TAYLC	7319 SW WOOI	WILSONVILLE	OR	97070
STITES DERRICI	29036 SW COU	WILSONVILLE	OR	97070
STOCKER MICH	28355 SW VILLI	WILSONVILLE	OR	97070
STOCKTON JON	12025 SW GREI	WILSONVILLE	OR	97070
STODDARD GE(	PO BOX 3273	WILSONVILLE	OR	97070
STOEKLEN TYLE	9355 SW 5TH S	WILSONVILLE	OR	97070
STOELLER WILL	29278 SW VILLI	WILSONVILLE	OR	97070
STOFFREGEN J(	28800 SW MEAI	WILSONVILLE	OR	97070
STOLZE JEFFER	11797 SW OSL(	WILSONVILLE	OR	97070
STOLZE ROBER	8235 SW MARI	WILSONVILLE	OR	97070
STONE ADAM	11905 SW OSL(	WILSONVILLE	OR	97070
STONE BRIDGE	4230 GALEWO(	LAKE OSWEGO	OR	97035
STONE BRUCE I	7834 SE LEXIN(	HOBE SOUND	FL	33455
STONE JOSHUA	10558 SW SUN	WILSONVILLE	OR	97070
STONE SHERRY	6749 SW PRIMI	WILSONVILLE	OR	97070
STONEBRAKER	8235 SW FAIRW	WILSONVILLE	OR	97070
STONEBRAKER	30645 SW MAG	WILSONVILLE	OR	97070
STOOP GARY &	27641 SW LARI	WILSONVILLE	OR	97070
STORAGE PLAC	20255 SW AVEF	TUALATIN	OR	97062
STORM KAREN .	11092 SW PARI	WILSONVILLE	OR	97070
STOTT CAROLIN	28630 SW CRE	WILSONVILLE	OR	97070
STOUT DAVID W	11328 SW CHU	WILSONVILLE	OR	97070
STOUT WILLIAM	31965 SW CHA	WILSONVILLE	OR	97070
STOUTT KENNE	29950 SW LADI	SHERWOOD	OR	97140
STRADLEY SANI	8117 SW SACAJ	WILSONVILLE	OR	97070
STRAHM DOUG	2698 WILKSHIR	MEDFORD	OR	97504
STRAIGHT-MILL	29832 SW CAM	WILSONVILLE	OR	97070
STRAND ROBEI	7685 SW ARBO	WILSONVILLE	OR	97070
STREECH-HANS	31036 SW BOO	WILSONVILLE	OR	97070
STREET GREG &	31425 SW OLYI	WILSONVILLE	OR	97070
STREGER LINDA	32560 SW JULI	WILSONVILLE	OR	97070
STREIFF RICK E	31428 SW ORC	WILSONVILLE	OR	97070
STRENG GREG(	10299 SW EVEI	WILSONVILLE	OR	97070
STRIVENS-MOR	10859 SW STO(	WILSONVILLE	OR	97070
STROMBERG PA	7535 SW WIMB	WILSONVILLE	OR	97070
STROMBERGER	32330 SW DEL	WILSONVILLE	OR	97070
STRONG RUBEI	7594 SW VLAH(	WILSONVILLE	OR	97070
STROUPE MAR(	7162 SW IRON	WILSONVILLE	OR	97070
STROUPE THON	8645 SW CURR	WILSONVILLE	OR	97070
STRUCKMAN PA	7287 SW ARBO	WILSONVILLE	OR	97070
STRUTT RACHE	1305 HEATER C	WEST LINN	OR	97068
STRUTZ JONATH	11070 SW STO(	WILSONVILLE	OR	97070
STUBB JUDITH I	29460 SW SERI	WILSONVILLE	OR	97070
STUBBERFIELD	31475 SW ARB(	WILSONVILLE	OR	97070
STUBBLEFIELD	11567 SW PRE/	WILSONVILLE	OR	97070
STUBBLEFIELD	31081 SW COU	WILSONVILLE	OR	97070
STUBER LARRY	8095 SW EDGE'	WILSONVILLE	OR	97070
STUDER MIKE T	11342 SW BARI	WILSONVILLE	OR	97070
STUHLER BOB T	370 MADISON A	SAN BRUNO	CA	94066
STUMP WANDA	7570 SW MIDDI	WILSONVILLE	OR	97070
STUMPF JOHN I	32460 SW ARM	WILSONVILLE	OR	97070
STURDAVANT D	28636 SW ASH	WILSONVILLE	OR	97070
STURGES JUNE	32480 SW ARM	WILSONVILLE	OR	97070
STURTEVANT S1	28690 SW MEAI	WILSONVILLE	OR	97070
STURTEVANT W	32567 SW RIVI	WILSONVILLE	OR	97070
STUTZMAN NAT	28826 SW ORLI	WILSONVILLE	OR	97070
STUVICK JOANI	31874 SW FAIR	WILSONVILLE	OR	97070
STYCZYNSKI TH	29121 SW SAN	WILSONVILLE	OR	97070
SU WILSON QI	8663 SW VALE I	WILSONVILLE	OR	97070
SU YI-WEN	12356 SW ATHI	WILSONVILLE	OR	97070
SUBBAIYAN NA	6556 SW LUPIN	WILSONVILLE	OR	97070

HEATH STACIE M & GEORGE A JR	28645 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
HEATH STANLEY H TRUSTEE	7130 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
HEBERLEIN RONALD E	7325 SW IRON HORSE ST	WILSONVILLE	OR	97070
HECKAMAN WILLIAM R	9711 SW CORBETT LN	PORTLAND	OR	97219
HECTOR JOHN M & KATHERINE F	31870 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
HEDGES RITA KAE TRUSTEE	6850 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HEENK ROBERT P & SUSAN D	7674 SW HONOR LOOP	WILSONVILLE	OR	97070
HEFLEY PAMELA S & MICHAEL D	19730 SW 56TH CT	TUALATIN	OR	97062
HEGBERG LARRY L & RENEE	12089 SW LAUSANNE ST	WILSONVILLE	OR	97070
HEGSTROM TERRENCE J & JOY A	32307 SW LAKE DR	WILSONVILLE	OR	97070
HEIDE MICHAEL	10570 SW TRANQUIL WAY	WILSONVILLE	OR	97070
HEIDELBERGER PETER A & SIGRID A	29732 SW YOUNG WAY	WILSONVILLE	OR	97070
HEINDEL DANIEL A III TRUSTEE	32600 SW LAKE POINT CT	WILSONVILLE	OR	97070
HEINE RUTH A CO-TRUSTEE	6818 SW WHEATLAND RUN	WILSONVILLE	OR	97070
HEINEY ROBERT A III	790 SE WEBBER ST	PORTLAND	OR	97202
HEINKE GARRY E & KAREN A	31110 SW COUNTRY VIEW LOOP	WILSONVILLE	OR	97070
HEINRICH CHARLES & SUSAN	28048 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HEITMEYER KYLE T	10148 SW EVERGREEN CT	WILSONVILLE	OR	97070
HELD SCOTT & BARBARA	11868 SW DUBLIN ST	WILSONVILLE	OR	97070
HELFRECHT BRIAN O	7570 SW ROANOKE DR	WILSONVILLE	OR	97070
HELGESSON DAVID J TRUSTEE	26191 SW STAFFORD RD	WILSONVILLE	OR	97070
HELIX HOMES LLC	PO BOX 565	WEST LINN	OR	97068
HELSER BERIT A TRUSTEE	4305 NE 35TH PL	PORTLAND	OR	97211
HELT BRADLEY L & ROBIN L	29542 SW GLACIER WAY	WILSONVILLE	OR	97070
HELTSLEY TERRANCE & MOLLY	30939 S OSWALT RD	COLTON	OR	97017
HEMRY TYLER A	7053 SW GLENWOOD CT	WILSONVILLE	OR	97070
HEMSOTH MARTIN CHARLES & RACHEL RUTH	8644 SW VALE CT	WILSONVILLE	OR	97070
HENDERSON BARBARA J TRUSTEE	32345 SW BOONES BEND RD	WILSONVILLE	OR	97070
HENDERSON DAVID D TRUSTEE	29643 SW YOUNG WAY	WILSONVILLE	OR	97070
HENDERSON NICOLE M	10832 SW STOCKHOLM DR	WILSONVILLE	OR	97070
HENDERSON NINA VITALY TRUSTEE	32665 SW LAKE POINT CT	WILSONVILLE	OR	97070
HENDERSON RICHARD M TRUSTEE	28391 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
HENDREN TARA	31075 SW NEHALEM CT	WILSONVILLE	OR	97070
HENDRICKS RICHARD ALLEN & APRIL JEWELL	176 GRANDVIEW LOOP	SELMER	TN	38375
HENDRICKSON KARLA A & ROSS GREEN	29689 SW LANCELOT LN	WILSONVILLE	OR	97070
HENDRIX NICOLE CHRISTINE	28705 SW ROGER BLVD UNIT 79	WILSONVILLE	OR	97070
HENDRY JAMES MILTON SR & DIANE J	29262 SW COURTSIDE DR	WILSONVILLE	OR	97070
HENDRYX JAMES N & TERI L	29272 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
HENEGAN ROY R CO-TRUSTEE	7305 SW FAIRWAY LOOP	WILSONVILLE	OR	97070
HENERY JOSEPH J & RITA J	10301 SW MADRID LOOP	WILSONVILLE	OR	97070
HENNE TODD JEFFREY & TRACY SUE	29669 SW BELVIDERE WAY	WILSONVILLE	OR	97070
HENNEMAN MICHAEL J TRUSTEE	7738 SW ROANOKE DR	WILSONVILLE	OR	97070
HENNING TRACEY LEE & JACKIE L	28816 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
HENNINGER JOHN W	22805 SW ERIO PL	TUALATIN	OR	97062
HENRIKSEN JILL NOELLE	29112 SW COSTA CIR W	WILSONVILLE	OR	97070
HENRIKSEN TODD A & ALISON W	11717 SW BARCELONA ST	WILSONVILLE	OR	97070
HENRY JACK A CO-TRUSTEE	8043 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
HENRY ROBERT F TRUSTEE	32345 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HENSEL JAMES F & MARIPAT C	31518 SW WILDWOOD CT	WILSONVILLE	OR	97070
HEPBURN ROBERT	27580 SW CANYON CREEK RD	WILSONVILLE	OR	97070
HERGERT MICHAEL D CO-TRUSTEE	32565 SW LAKE POINT CT	WILSONVILLE	OR	97070
HERLIN WILLIAM R & JULIE A	28537 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070
HERMANSKI CHRISTOPHER S TRUSTEE	22002 SW OAK HILL LN	TUALATIN	OR	97062
HERNANDEZ SAMUEL	12987 SW KOSTEL LN	TIGARD	OR	97224
HERNETT CHARLES X TRUSTEE	32620 SW LAKE POINT CT	WILSONVILLE	OR	97070
HERRERA ALFONSO & SANDRA	28285 SW ORLEANS AVE	WILSONVILLE	OR	97070
HERRERA CARLOS	28427 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
HERRERA DAVID & EVELIA M DE HERRERA	28610 SW GREENWAY DR	WILSONVILLE	OR	97070
HERRERA LILIA	28992 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HERRERA RORY	29497 SW MILANO LN	WILSONVILLE	OR	97070
HERRERA VALERIA	29088 SW COSTA CIR W	WILSONVILLE	OR	97070
HERRMAN DENNIS J	28385 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HERRMANN MOLLY M BURNS	6850 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HERRO JESSE & IVETA	29803 SW LANCELOT LN	WILSONVILLE	OR	97070
HERRON DONALD H & SUZANNE E	30384 SW RUTH ST UNIT 76	WILSONVILLE	OR	97070
HERRON JORDAN DAVID & JASON	28932 SW SAN REMO AVE	WILSONVILLE	OR	97070
HERSH JUSTIN	31065 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
HERSHMAN JEFFREY I & SHARI A SANDERS	7024 SW BOUCHAINE ST	WILSONVILLE	OR	97070
HESSE JAMES	29150 SW BERGEN LN	WILSONVILLE	OR	97070
HESSE JAMES & ALYCIA	7147 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
HESTER TRACEY I & KATHRYN ELLA	29080 SW COSTA CIR W	WILSONVILLE	OR	97070
HEU-WELLER PHILIP M & WHITNEY R	28571 SW CASCADE LOOP	WILSONVILLE	OR	97070
HEWITT GORDON RICHARD TRUSTEE	6981 SW WEHLER WAY	WILSONVILLE	OR	97070
HEYDEMANN CHRISTIAN & LISA F	28329 SW PARIS AVE	WILSONVILLE	OR	97070
HEYING TYLER DENMAN & SIENNA SERRANO	29188 SW COSTA CIR E	WILSONVILLE	OR	97070
HG3R LLC	26055 SW CANYON CREEK RD	WILSONVILLE	OR	97070
HIBBARD KENNETH	7242 SW IRON HORSE ST	WILSONVILLE	OR	97070
HIBBEN FRED A	11014 SW BARBER ST	WILSONVILLE	OR	97070
HICKEY WAYNE J & JENNIFER L	7124 SW FALLEN LEAF ST	WILSONVILLE	OR	97070
HICKMAN PATRICK C TRUSTEE	31988 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
HICKOK VICTORIA & TREVER	11737 SW VALENCIA LN	WILSONVILLE	OR	97070
HICKS JOAN K	10676 SW BARBER ST	WILSONVILLE	OR	97070
HIDALGO RHONDA	7335 SW WOODBURY LOOP	WILSONVILLE	OR	97070
HIDAY KARA & BRADLEY	28655 SW SANDALWOOD DR	WILSONVILLE	OR	97070
HIEB MICHAEL J & LAURIE J	11452 SW FRENCH GLEN CT	WILSONVILLE	OR	97070
HIGA REBECAA A & KURT T	11187 SW BERLIN AVE	WILSONVILLE	OR	97070
HIGGINS DONALD E & SHIRLEY M	31250 SW FRENCH PRAIRIE RD	WILSONVILLE	OR	97070
HIGGINS THOMAS A & ANN O	6760 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
HIGHLAND MARK R TRUSTEE	7351 SW BOUCHAINE CT	WILSONVILLE	OR	97070
HIGHT EDWARD BLAINE & HOLLY	11393 SW BARBER ST	WILSONVILLE	OR	97070
HIGHT JEFFREY F TRUSTEE	11400 SW PAULINA DR	WILSONVILLE	OR	97070
HILDERBRAND DA TRUSTEE	2050 BEAVERCREEK RD STE 101	OREGON CITY	OR	97045
HILDUM J CLARK & LESLIE E	7119 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HILL AMY SUTER & BRANDEN ERNEST	28791 SW CASCADE LOOP	WILSONVILLE	OR	97070
HILL CAROL ELAINE TRUSTEE	10983 SW VERDUN LOOP	WILSONVILLE	OR	97070
HILL CASEY & JENNIE	29545 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
HILL DANIEL J & AMY L	7515 SW SCHROEDER WAY	WILSONVILLE	OR	97070
HILL DANIEL J & LINDSAY A	30960 SW SANDY CT	WILSONVILLE	OR	97070
HILL DAVID L & CAROL J	32601 SW BOONES BEND RD	WILSONVILLE	OR	97070
HILL DEBRA I TRUSTEE	27422 SW LARKSPUR TER	WILSONVILLE	OR	97070
HILL GEOFF M & MICHELE C	29655 SW BELVIDERE WAY	WILSONVILLE	OR	97070
HILL IRENE ACUNA	28740 SW PARKWAY AVE UNIT B5	WILSONVILLE	OR	97070
HILL JUDY A	32445 CHURCH RD	WARREN	OR	97053
HILL VIDINA DAWN & ADAM D	28329 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
HILLAN JOHN	29800 SW JACKSON WAY	WILSONVILLE	OR	97070
HILLEBRAND DANIEL	8908 SE 55TH AVE	PORTLAND	OR	97206
HILLGATE LLC	2234 SW KINGS CT	PORTLAND	OR	97205
HILLIER SHANE	6852 SW GLENWOOD CT	WILSONVILLE	OR	97070
HILLINGER RANDI L	27394 SW PONDEROSA AVE	WILSONVILLE	OR	97070
HILLS PATRICIA J TRUSTEE	31675 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070
HILLYER BRANDON & ANGIE	28888 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HILLYER NICOLE	9994 SW FRENCH PRAIRIE RD	WILSONVILLE	OR	97070
HILTON-KINGDON LYNDSEY A & JD STEINERT	7895 SW SUMMERTON ST	WILSONVILLE	OR	97070
HILWEH NICHOLAS N	6549 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HINES CHANELLE M & TY K	31433 SW OLYMPIC DR	WILSONVILLE	OR	97070
HINNANT JENA JOY TRUSTEE	28139 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
HINSEE RISHONA D	7760 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070

SUCKOW JOEL	773 LINDA AVE	KEIZER	OR	97303
SUDENGA CHA	31489 SW VILL/	WILSONVILLE	OR	97070
SUEVER MADOI	7430 SW ARBO	WILSONVILLE	OR	97070
SUH LIGIA & SU	28209 SW WAG	WILSONVILLE	OR	97070
SUITABLE SQUI	10305 SW WILS	WILSONVILLE	OR	97070
SULLIVAN HOM	5832 FIRESTON	SAN JOSE	CA	95138
SUMINSKI WILL	12244 SW PALE	WILSONVILLE	OR	97070
SUMMERS DAN	7576 SW WIMB	WILSONVILLE	OR	97070
SUMMIT REAL E	3811 SW BARBI	PORTLAND	OR	97239
SUN WANGPIN	12150 SW LAUS	WILSONVILLE	OR	97070
SUNDARAM SAI	7356 SW IRON	WILSONVILLE	OR	97070
SUNDSTROM JL	32232 SW BOO	WILSONVILLE	OR	97070
SUNDSTROM R	7668 SW HONC	WILSONVILLE	OR	97070
SUNKLE BRENT	28996 SW CASI	WILSONVILLE	OR	97070
SUPARJO BAME	7061 SW BOUC	WILSONVILLE	OR	97070
SUPER RAYMOI	28420 SW HIGI	WILSONVILLE	OR	97070
SUTTON MOREI	29280 SW COU	WILSONVILLE	OR	97070
SWAKE TERESA	28239 SW PARI	WILSONVILLE	OR	97070
SWALWELL SHI	29700 SW COU	WILSONVILLE	OR	97070
SWAN FREDRIC	28656 SW ASH	WILSONVILLE	OR	97070
SWAN KEVIN LE	28772 SW CASI	WILSONVILLE	OR	97070
SWAN MAGGIE	28990 SW COS	WILSONVILLE	OR	97070
SWANNER NATI	28491 SW COFI	WILSONVILLE	OR	97070
SWANSON LAEI	28168 SW FLYN	WILSONVILLE	OR	97070
SWANSON MILI	PO BOX 547	MOLALLA	OR	97038
SWANSON RON	31640 SW VILL/	WILSONVILLE	OR	97070
SWANZY-SIDLC	11940 SW BARI	WILSONVILLE	OR	97070
SWARTWOOD D	29200 SW CHA	WILSONVILLE	OR	97070
SWARTZ ALICE	8620 SW CURR	WILSONVILLE	OR	97070
SWEENEY CARO	31824 SW FAIR	WILSONVILLE	OR	97070
SWEENEY JAME	28478 SW PARI	WILSONVILLE	OR	97070
SWEETLAND TC	28058 SW MOR	WILSONVILLE	OR	97070
SWENSON DAV	7081 SW GLEN	WILSONVILLE	OR	97070
SWICKARD HEI	28339 SW CAN	WILSONVILLE	OR	97070
SWIECA KENNE	27610 SW LARK	WILSONVILLE	OR	97070
SWIFT TANNER	29246 SW COU	WILSONVILLE	OR	97070
SWIGARD ANNI	28828 SW GEN	WILSONVILLE	OR	97070
SWINGLE ROBE	29089 SW COS	WILSONVILLE	OR	97070
SWISKI JOHN C	7254 SW MEAD	WILSONVILLE	OR	97070
SWITZER SUSAI	7638 SW CARRI	WILSONVILLE	OR	97070
SWOFFORD DA	28420 SW WAG	WILSONVILLE	OR	97070
SWORD WILLIA	7186 SW IRON	WILSONVILLE	OR	97070
SWYT JOSEPH F	6877 SW COUN	WILSONVILLE	OR	97070
SYCHUK DMYTI	6720 SW PRIMF	WILSONVILLE	OR	97070
SYKES LAURA H	28740 SW PARI	WILSONVILLE	OR	97070
T & L FAMILY PA	614 COOKE ST.	HONOLULU	HI	96813
TABER CHARLE	31406 SW OLYI	WILSONVILLE	OR	97070
TABOR STEVEN	28433 SW WAG	WILSONVILLE	OR	97070
TADEMA TRAVIS	7603 SW WIMB	WILSONVILLE	OR	97070
TAFT JANA LEE	8215 SW MARIN	WILSONVILLE	OR	97070
TAGGART TERR	28852 SW VILL	WILSONVILLE	OR	97070
TAKSALI SUDEE	7535 SW SCHR	WILSONVILLE	OR	97070
TALARICO BRIA	1126 FRANCIS S	ATLANTA	GA	30319
TALBOT PAUL &	7562 SW WIMB	WILSONVILLE	OR	97070
TAMLYN PAIGE	11251 SW BARI	WILSONVILLE	OR	97070
TAN COREY E &	29093 SW CHA	WILSONVILLE	OR	97070
TANAKA GEN &	29662 SW SICIL	WILSONVILLE	OR	97070
TANG HUAXIN	7913 SW ROCK	WILSONVILLE	OR	97070
TANGO LLC	101 S MAIN AVE	SIOUX FALLS	SD	57104
TANIMURA TAK	4723 AVERY LN	LAKE OSWEGO	OR	97035
TANKERSLEY JE	32249 SW BOO	WILSONVILLE	OR	97070
TAPIA JOSE	13454 BLUE LA	AURORA	OR	97002
TAPIA JOSE	31110 SW WAL	WILSONVILLE	OR	97070
TARKANY BENJ	10955 SW MAT	WILSONVILLE	OR	97070
TARTER MICHAI	11828 SW OSL	WILSONVILLE	OR	97070
TATLOCK MICH	29030 SW VILL	WILSONVILLE	OR	97070
TATSUMI ROBEI	21158 SW WYN	TUALATIN	OR	97062
TAUCHMANN L	6545 FAILING S	WEST LINN	OR	97068
TAYLOR CONNI	31325 SW VILL/	WILSONVILLE	OR	97070
TAYLOR DANA	28640 SW TERF	WILSONVILLE	OR	97070
TAYLOR DANIEI	7731 SW EMER	WILSONVILLE	OR	97070
TAYLOR DAVID	28740 SW PARI	WILSONVILLE	OR	97070
TAYLOR DUSTEI	28740 SW PARI	WILSONVILLE	OR	97070
TAYLOR HENRY	28451 SW MEA	WILSONVILLE	OR	97070
TAYLOR JASMIN	29669 SW SICIL	WILSONVILLE	OR	97070
TAYLOR JOHN E	7433 SW LAKES	WILSONVILLE	OR	97070
TAYLOR KATHLI	29900 SW MON	WILSONVILLE	OR	97070
TAYLOR KEVIN	24445 SW NEW	WILSONVILLE	OR	97070
TAYLOR KIM H T	11699 SW NOR	WILSONVILLE	OR	97070
TAYLOR LYNDA	8092 SW SACA	WILSONVILLE	OR	97070
TAYLOR MONTE	12252 SW AMA	WILSONVILLE	OR	97070
TAYLOR MORRI	4900 N SCOTTS	SCOTTSDALE	AZ	85251
TAYLOR ODELS	12270 SW ALTA	WILSONVILLE	OR	97070
TAYLOR THOM/	32025 SW VILL/	WILSONVILLE	OR	97070
TEETER MICHAI	12158 SW LAUS	WILSONVILLE	OR	97070
TEIXEIRA TAMI A	28629 SW COFI	WILSONVILLE	OR	97070
TELFER ROBER	3821 N CAMINO	TUCSON	AZ	85718
TELLEGEN KELI	7755 SW ROAN	WILSONVILLE	OR	97070
TELLIS SAMUEL	8324 SW MAXI	WILSONVILLE	OR	97070
TENLY PROPER	PO BOX 6839	BEND	OR	97708
TENNYSON MA	7729 SW SUM	WILSONVILLE	OR	97070
TERLECKI SARA	2093 NE REDB/	BEND	OR	97701
TERPOLILLI CHI	28601 SW MOR	WILSONVILLE	OR	97070
TERRA SONOM/	1094 FERGUSO	SEBASTOPOL	CA	95472
TERWAY STACY	11480 SW MON	WILSONVILLE	OR	97070
TERWAY WILLIA	7905 SW DAYBI	WILSONVILLE	OR	97070
TEUNON KENN	7668 SW VILLA	WILSONVILLE	OR	97070
TEWELL MICHA	8305 SW CURR	WILSONVILLE	OR	97070
TGA BOULDER/	4675 MACARTH	NEWPORT BEA	CA	92660
THANASOMBAT	90 N GREENWC	PASADENA	CA	91107
THAPA DINESH	28360 SW MCG	WILSONVILLE	OR	97070
THARP BRETT M	28547 SW CASI	WILSONVILLE	OR	97070
THARP LANA C	8473 SW LAFAY	WILSONVILLE	OR	97070
THAYER DENNI	11730 SW GREI	WILSONVILLE	OR	97070
THE DIOCESE C	PO BOX 445	WILSONVILLE	OR	97070
THEBIAY RYAN I	6594 SW LAND	WILSONVILLE	OR	97070
THEIS ROBERT I	32153 SW LAKE	WILSONVILLE	OR	97070
THEKKEDOM VI	26879 SW MCL	WILSONVILLE	OR	97070
THIESSEN DAVI	10250 SW BRYI	WILSONVILLE	OR	97070
THOM HOUSTO	28624 SW PARI	WILSONVILLE	OR	97070
THOM PATRICK	29380 SW TETC	WILSONVILLE	OR	97070
THOMAS AAROI	28761 SW BRU	WILSONVILLE	OR	97070
THOMAS ANDR	28008 SW FLYN	WILSONVILLE	OR	97070
THOMAS BRANI	7101 SW GLEN	WILSONVILLE	OR	97070
THOMAS CHAR	7000 SW MOLA	WILSONVILLE	OR	97070
THOMAS DAVID	6944 SW CEDA	WILSONVILLE	OR	97070
THOMAS DAVID	12284 SW PALE	WILSONVILLE	OR	97070

HINTON GERALD W & LESLEY A	4029 SW 19TH ST	GRESHAM	OR	97080
HIRTH GREGORY B TRUSTEE	28248 SW PARIS AVE	WILSONVILLE	OR	97070
HIRTH SCOTT R	11757 SW VALENCIA LN	WILSONVILLE	OR	97070
HITE WILLIAM	PO BOX 351	GLENEDEN BEACH	OR	97388
HITT FRANCES F TRUSTEE	27260 SW WOOD AVE	WILSONVILLE	OR	97070
HITZ RANDY & JUDY LYNN	32455 SW LAKE POINT CT	WILSONVILLE	OR	97070
HIX SCOTT PATRICK TRUSTEE	10669 SW EDGEWOOD CT	WILSONVILLE	OR	97070
HO DARREN JEN MING	29675 SW SICILY ST	WILSONVILLE	OR	97070
HOBACK JAMES E	7420 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
HOCEVAR CARL J & BARBARA	11831 SW GRENOBLE ST	WILSONVILLE	OR	97070
HOCH VIRGINIA L	28472 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HOCHHALTER DOROTHY A TRUSTEE	7725 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
HOCKENSMITH JOEL & ALANNA	11694 SW JAMAICA	WILSONVILLE	OR	97070
HOCKETT ROBERT J & KATHLEEN L	7315 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HODGES JOANNE D TRUSTEE	10466 SW BARBER ST	WILSONVILLE	OR	97070
HODGES TERY LEE & HEIDI M	7554 SW THORNTON DR	WILSONVILLE	OR	97070
HODGIN STANLEY LEMASTER	7855 SW TENNIS CT	WILSONVILLE	OR	97070
HODNEY CHRISTOPHER M & ANDREA A	12301 SW ATHENS LN	WILSONVILLE	OR	97070
HOEFLER MARK R TRUSTEE	178 SAILWOOD CT	SIMI VALLEY	CA	93065
HOEM ERIC E TRUSTEE	8301 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
HOFF PETER J	7450 SW BUNKER POST CT	WILSONVILLE	OR	97070
HOFFART JOSEPH PATRICK & KRISTINE THEO	32111 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
HOFFMAN JAMES R & JOSELYN L	10878 SW MERLIN CT	WILSONVILLE	OR	97070
HOFFMAN JOSEPH R TRUSTEE	32355 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HOFFMAN WALTER L & RANAYE M	12300 SW DUCHILLY CT	TIGARD	OR	97224
HOJEM JOHN DOUGLAS & MARIAH VANGARD	6810 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
HOLDEN BARBARA BURGESS	32399 SW LAKE DR	WILSONVILLE	OR	97070
HOLDER NICOLE	10865 SW HUNT CT	WILSONVILLE	OR	97070
HOLEN MORGAN & JASON R MARTIN	10513 SW BARBER ST	WILSONVILLE	OR	97070
HOLGUIN CHRISTOPHER E TRUSTEE	28957 SW SAN REMO AVE	WILSONVILLE	OR	97070
HOLLAND CASEY	7272 SW IRON HORSE ST	WILSONVILLE	OR	97070
HOLLAND CHERYL KAY	8206 SW WOODBRIDGE CT UNIT 11	WILSONVILLE	OR	97070
HOLLAND KARLA	29560 SW VOLLEY ST UNIT 52	WILSONVILLE	OR	97070
HOLLAND NICOLE M	7908 SW ROCKBRIDGE ST	WILSONVILLE	OR	97070
HOLLANDS GLENN & PATRICIA	11659 SW GRENOBLE ST	WILSONVILLE	OR	97070
HOLLEY JANICE M TRUSTEE	8216 SW MARINERS DR	WILSONVILLE	OR	97070
HOLLISTER DEBORAH A TRUSTEE	526 NW 13TH AVE UNIT 4	PORTLAND	OR	97209
HOLLOWAY DOUGLAS JOHN & PEGGY JOYCE	32221 SW BOONES BEND RD	WILSONVILLE	OR	97070
HOLLY EBONY	27653 SW ALDER LN	WILSONVILLE	OR	97070
HOLLY SAMANTHA & BRADLEY	27215 SW WOOD AVE	WILSONVILLE	OR	97070
HOLM ROBERT L & PATRICIA A	7200 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HOLMAN JAMES J & CANDICE	29622 SW YOSEMITE WAY	WILSONVILLE	OR	97070
HOLMAN JON E	11106 SW FLORES ST	WILSONVILLE	OR	97070
HOLMAN MICHAEL & LACEY	28386 SW WAGNER ST	WILSONVILLE	OR	97070
HOLMAN ROBERT KENT	11143 SW BELNAP CT	WILSONVILLE	OR	97070
HOLMES ANDREW B & KELLY E	12262 SW PALERMO ST	WILSONVILLE	OR	97070
HOLMES CHRISTOPHER P & ASHLEY P	28854 SW ORLEANS AVE	WILSONVILLE	OR	97070
HOLMES JAN R & SIMON N	6810 SW DEVONSHIRE CT	WILSONVILLE	OR	97070
HOLMES JOHN R JR	9350 SW 5TH ST	WILSONVILLE	OR	97070
HOLMES PATRICIA ANN TRUSTEE	32525 SW LAKE POINT CT	WILSONVILLE	OR	97070
HOLMES SALLY M	10654 SW BARBER ST	WILSONVILLE	OR	97070
HOLSCHER BRIAN KEITH	28223 SW PARIS AVE	WILSONVILLE	OR	97070
HOLSEY DARREN P CO-TRUSTEE	31385 SW OLYMPIC DR	WILSONVILLE	OR	97070
HOLTER KRISTIN	6813 SW WESTCHESTER CT	WILSONVILLE	OR	97070
HOLTZMAN ROBERT P & TRACY R	12350 SW WATERFORD LOOP	WILSONVILLE	OR	97070
HOMEOWNERS ASSOCIATION	PO BOX 498	NEWBERG	OR	97132
HOMOLKA MARY JANE CO-TRUSTEE	7170 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
HONDL SHAWN	28024 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
HONG HU	29675 SW BELVIDERE WAY	WILSONVILLE	OR	97070
HONG UDOMCHESDA R & SONA	28252 SW PARIS AVE	WILSONVILLE	OR	97070
HONZEL ELAINE D	1109 LE GRANDE CANNON BLVD	HELENA	MT	59601
HOODENPYL TAIT & MELISSA	27783 SW LARKSPUR TER	WILSONVILLE	OR	97070
HOOK ALFRED G JR & JUDAH J	7561 SW WIMBLEDON CT	WILSONVILLE	OR	97070
HOOK GREGORY J & CYNTHIA L	11318 SW BARBER ST	WILSONVILLE	OR	97070
HOOKER JANICE M	28563 SW MEADOWS LOOP	WILSONVILLE	OR	97070
HOOKER THOMAS R	10899 SW ROLAND CT	WILSONVILLE	OR	97070
HOOVER NATHAN A & EUGENIA S	31055 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
HOPKINS ANDREW & KATRINA	28165 SW MORGAN ST	WILSONVILLE	OR	97070
HOPPER ELLEN JEANETTE	8140 SW RYBER RD	WILSONVILLE	OR	97070
HOPPERT JONATHAN H TRUSTEE	31121 SW FRENCH PRAIRIE RD	WILSONVILLE	OR	97070
HORCH DAVID L CO-TRUSTEE	10886 SW MERLIN CT	WILSONVILLE	OR	97070
HORLER BRIAN L TRUSTEE	7763 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
HORMANN DALE K TRUSTEE	31975 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
HORN MICHAEL & JULIA ANNE	10789 SW BARBER ST	WILSONVILLE	OR	97070
HORNBY ALICIA MARIE	29169 SW CHARLOTTE LN	WILSONVILLE	OR	97070
HORVATH DORIS JEAN	30406 SW RUTH ST UNIT 77	WILSONVILLE	OR	97070
HOSHAW DAVID LEE	7538 SW ROANOKE DR	WILSONVILLE	OR	97070
HOSMER COLETTE	1558 AVENIDA DE LAS AMERICAS	SANTA FE	NM	87507
HOSSEINIPOUR SEYED & HENGAMEH MANS	1469 CREEKSIDE DR #1025	WALNUT CREEK	CA	94596
HOUGH JOSHUA P	10355 SW BRYTON CT	WILSONVILLE	OR	97070
HOULE SHEILA & NATHAN	28665 SW ORLEANS AVE	WILSONVILLE	OR	97070
HOUSE BONNIE M	8200 SW FAIRWAY DR	WILSONVILLE	OR	97070
HOUSE KIELY & ANTHONY	11519 SW COLLINA LN	WILSONVILLE	OR	97070
HOUSER TODD A CO-TRUSTEE	7168 SW BOUCHAINE ST	WILSONVILLE	OR	97070
HOUSING AUTHRTY CO CLACK	PO BOX 1510	OREGON CITY	OR	97045
HOUSTON JILL & DONALD	29199 SW SAN REMO CT	WILSONVILLE	OR	97070
HOUSTON WYATT & MADELINE	28896 SW SAN REMO AVE	WILSONVILLE	OR	97070
HOUTZ JEFFREY E & KAREN L	28556 SW CASCADE LOOP	WILSONVILLE	OR	97070
HOWARD JENNIFER MARSICO	29221 SW COSTA CIR E	WILSONVILLE	OR	97070
HOWARD KAREN LYNNE	28740 SW PARKWAY AVE UNIT D1	WILSONVILLE	OR	97070
HOWARD KEVIN DOUGLAS	11729 SW VALENCIA LN	WILSONVILLE	OR	97070
HOWARTH ASHLEY	12292 SW PALERMO ST	WILSONVILLE	OR	97070
HOWE BRADFORD S & CHERYL E	6911 SW GLENWOOD CT	WILSONVILLE	OR	97070
HOWE BRIAN	30350 SW REBEKAH ST UNIT 15	WILSONVILLE	OR	97070
HOWE KATHLEEN E CO-TRUSTEE	32305 SW DEL MONTE DR	WILSONVILLE	OR	97070
HOWELL MARCIA D	29239 SW COSTA CIR E	WILSONVILLE	OR	97070
HOWELL MYRLE JEROME JR & TINA M	29458 SW GLACIER WAY	WILSONVILLE	OR	97070
HOWELL RICHARD K TRUSTEE	28630 SW SANDALWOOD DR	WILSONVILLE	OR	97070
HOWELL RYAN & CATHERINE	12220 SW PALERMO ST	WILSONVILLE	OR	97070
HOWER JEFF & TRISHA	6582 SW LANDOVER DR	WILSONVILLE	OR	97070
HOWORTH JOHN & ANDREA	4780 SW JOSHUA ST	TUALATIN	OR	97062
HOWSON BONNIE BELKY TRUSTEE	3871 PIEDMONT AVE	OAKLAND	CA	94611
HRDINSKY	18852 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
HSU GRACE S TRUSTEE	390 N WINCHESTER BLVD APT #2-3C	SANTA CLARA	CA	95050
HSU YI-HWA	29198 SW SAN REMO CT	WILSONVILLE	OR	97070
HUANG CHIA HAO & S PHAKKANOKPHAN	10868 SW STOCKHOLM DR	WILSONVILLE	OR	97070
HUANG HAILONG & SHELLY	6670 SW LANDOVER DR	WILSONVILLE	OR	97070
HUBBARD ROBERT L & ANGELA	29640 SW VOLLEY ST UNIT 38	WILSONVILLE	OR	97070
HUDDLESTON JACKIE E TRUSTEE	30870 SW MAGNOLIA AVE	WILSONVILLE	OR	97070
HUDSON LESLIE & ANDREW	29038 SW COSTA CIR W	WILSONVILLE	OR	97070
HUELSBECK FREDERICK J & KRISTIN J	7735 SW TOURNAMENT CT	WILSONVILLE	OR	97070
HUENEKE CHAD & STEPHANIE	11033 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
HUERTA VERONICA	28636 SW PARIS AVE	WILSONVILLE	OR	97070
HUERTAS LUIS & ADILEN	29085 SW SAN REMO AVE	WILSONVILLE	OR	97070
HUEY DAVID G TRUSTEE	10 GOODRICH TRAIL	CARMEL	CA	93923
HUFF DORIS J TRUSTEE	8200 SW EDGEWATER W	WILSONVILLE	OR	97070
HUFF WILLIAM & LETICIA PEREZ	10411 SW LISBON ST	WILSONVILLE	OR	97070
THOMAS JOINT	32395 SW ARBO	WILSONVILLE	OR	97070
THOMAS LAURI	29520 SW VOLI	WILSONVILLE	OR	97070
THOMAS LINDA	7215 SW EAST I	WILSONVILLE	OR	97070
THOMAS MOLL	29113 SW VILLI	WILSONVILLE	OR	97070
THOMAS PERR	10873 SW STO	WILSONVILLE	OR	97070
THOMAS SHAR	8200 SW MARI	WILSONVILLE	OR	97070
THOMAS TIMOT	6986 SW IRON	WILSONVILLE	OR	97070
THOMASON JEF	10124 SW EVEF	WILSONVILLE	OR	97070
THOMPSON AB	8600 SW CURR	WILSONVILLE	OR	97070
THOMPSON DA	32540 SW ARM	WILSONVILLE	OR	97070
THOMPSON JOI	11069 SW PARI	WILSONVILLE	OR	97070
THOMPSON KE	PO BOX 2203	WILSONVILLE	OR	97070
THOMPSON MI	11259 SW CHA	WILSONVILLE	OR	97070
THOMPSON MI	PO BOX 1027	WILSONVILLE	OR	97070
THOMPSON NE	20967 LOLA LN	TEHACHAPI	CA	93561
THOMPSON RE	29700 SW COU	WILSONVILLE	OR	97070
THOMPSON SA	12344 SW WATI	WILSONVILLE	OR	97070
THOMPSON TRI	16712 SE MIST	HAPPY VALLEY	OR	97086
THOMSEN JAC	6940 SW MOLA	WILSONVILLE	OR	97070
THORNE CRAIG	29545 SW GLA	WILSONVILLE	OR	97070
THORSON MAR	8135 SW RYBEI	WILSONVILLE	OR	97070
THOUNE JOSHU	7894 SW ROCK	WILSONVILLE	OR	97070
THRAILKILL ALA	7245 SW CHES	WILSONVILLE	OR	97070
THRELFALL BEF	28715 SW VILLI	WILSONVILLE	OR	97070
THRELFALL RIC	28721 SW VILLI	WILSONVILLE	OR	97070
THURMAN CLAI	28900 SW GEN	WILSONVILLE	OR	97070
THURSTON TAB	11633 SW COLI	WILSONVILLE	OR	97070
TIBURCIO PATR	8324 SW MAXI	WILSONVILLE	OR	97070
TICE CHLOE	10796 SW LISB	WILSONVILLE	OR	97070
TIDBALL MICHA	30812 SW KEN	WILSONVILLE	OR	97070
TIEDEMANN BE	7650 SW HONC	WILSONVILLE	OR	97070
TIERNEY JESSIC	6971 SW WEHL	WILSONVILLE	OR	97070
TILLERY JERRY (	7760 SW VILLA	WILSONVILLE	OR	97070
TIMBERLAND SI	11150 W OLYM	LOS ANGELES	CA	90068
TIMM BRENT & I	7862 SW LOVE	WILSONVILLE	OR	97070
TIMM GARY D TI	7582 SW VLAH	WILSONVILLE	OR	97070
TINDALL VIRGI	7045 SW ARBO	WILSONVILLE	OR	97070
TINGWALL TRA	7588 SW THOR	WILSONVILLE	OR	97070
TINKER JAY J & I	28399 SW CAN	WILSONVILLE	OR	97070
TISH EUGENE C	8048 SW EDGE	WILSONVILLE	OR	97070
TISH-RATHJE N	11169 SW BARI	WILSONVILLE	OR	97070
TISTADT ANDRE	29634 SW BEA	WILSONVILLE	OR	97070
TODD DONALD	7420 SW ARBO	WILSONVILLE	OR	97070
TODD LYNN N T	29899 SW CAM	WILSONVILLE	OR	97070
TOLBERT PATRI	29118 SW SAN	WILSONVILLE	OR	97070
TOLER RAFAEL	8180 SW FAIRW	WILSONVILLE	OR	97070
TOLLEN TONIE	11681 SW TOO	WILSONVILLE	OR	97070
TOLLSTRUP KEI	10514 SW COLI	WILSONVILLE	OR	97070
TOMA JAMES W	8233 SW EDGE	WILSONVILLE	OR	97070
TOMAS GARY L	32509 SW JULI	WILSONVILLE	OR	97070
TOMASCO CHR	29003 SW CRE	WILSONVILLE	OR	97070
TOMAYKO MICI	28647 SW GREI	WILSONVILLE	OR	97070
TOMEONI ROBE	28417 SW MOR	WILSONVILLE	OR	97070
TOMINAGA ANI	29705 SW MON	WILSONVILLE	OR	97070
TOMS MONA L	31656 SW COU	WILSONVILLE	OR	97070
TONACK EDDA	11537 SW COLI	WILSONVILLE	OR	97070
TONQUIN MEAI	12190 SW FIRS	BEAVERTON	OR	97005
TONQUIN WOC	2105 SE 9TH AV	PORTLAND	OR	97214
TONQUIN WOC	5550 S MACAD	PORTLAND	OR	97239
TOP DON TRUS	29955 SW GRAI	WILSONVILLE	OR	97070
TORNAI ROBER	12188 SW PALE	WILSONVILLE	OR	97070
TORO EVELYN F	29351 SW VILLI	WILSONVILLE	OR	97070
TORRES JOSEPI	32280 SW ARM	WILSONVILLE	OR	97070
TORRES-ROBLE	7870 SW OAK P	WILSONVILLE	OR	97070
TOTH VALERIA J	28668 SW VILLI	WILSONVILLE	OR	97070
TOWNE PENEL	32155 SW BOO	WILSONVILLE	OR	97070
TOWNSEND AR	29118 SW COS	WILSONVILLE	OR	97070
TOWNSEND BR	28317 SW PARI	WILSONVILLE	OR	97070
TOYE BRIAN & J	7609 SW HELE	WILSONVILLE	OR	97070
TRACHI FRED M	31057 SW SANI	WILSONVILLE	OR	97070
TRAEGER SUSE	8445 SW CURR	WILSONVILLE	OR	97070
TRAFFAS GARY	28555 SW SANI	WILSONVILLE	OR	97070
TRAN JOSEPH &	10997 SW STO	WILSONVILLE	OR	97070
TRAN PHU K & I	7670 SW ROAN	WILSONVILLE	OR	97070
TRAN THO & TH	26938 SW MCL	WILSONVILLE	OR	97070
TRAUGHBER TA	28190 SW ICEL	WILSONVILLE	OR	97070
TRAYNOR LISA	28499 SW VILLI	WILSONVILLE	OR	97070
TRENTHAM SUZ	28615 SW PARI	WILSONVILLE	OR	97070
TRETHOWAN EI	18906 KRISTI W	LAKE OSWEGO	OR	97035
TRICKER RAYM	32420 SW ARM	WILSONVILLE	OR	97070
TRINH KIM A	7990 SW BOEC	WILSONVILLE	OR	97070
TRIPATHI ABHIS	27387 SW COP	WILSONVILLE	OR	97070
TROHA WILLIAM	29557 SW CAM	WILSONVILLE	OR	97070
TROVATO ANTH	30640 SW MAG	WILSONVILLE	OR	97070
TROYER KENNE	28465 SW BOB	WILSONVILLE	OR	97070
TRUAMERICA M	10100 SANTA M	LOS ANGELES	CA	91367
TRUAX ALEXANI	7546 SW THOR	WILSONVILLE	OR	97070
TRUBITS WILLIA	11715 SW VALE	WILSONVILLE	OR	97070
TRUE TAUNYA D	12274 SW ALTA	WILSONVILLE	OR	97070
TRUEBLOOD EF	28501 SW GREI	WILSONVILLE	OR	97070
TRUITT RICHAR	8560 SW WILSC	WILSONVILLE	OR	97070
TRUNDY JENNI	7510 SW ROAN	WILSONVILLE	OR	97070
TRUNFIO KLYNI	28611 SW CRE	WILSONVILLE	OR	97070
TRUONG TAI D	8388 SW METO	WILSONVILLE	OR	97070
TRUONG TRON	1516 NEHOA ST	HONOLULU	HI	96822
TRUPIANO DEL	32580 SW RIVI	WILSONVILLE	OR	97070
TRYBOM MISTY	10992 SW AUST	WILSONVILLE	OR	97070
TRYON ROBERT	28454 SW MOR	WILSONVILLE	OR	97070
TRYTKO LINDA	7037 SW GORD	WILSONVILLE	OR	97070
TUALATIN VALL	11945 SW 70TH	TIGARD	OR	97223
TUALATIN VALL	1850 SW 170TH	BEAVERTON	OR	97006
TUCAKOVIC AZ	10889 SW PARI	WILSONVILLE	OR	97070
TUCKER JOSEPI	11387 SW BARI	WILSONVILLE	OR	97070
TUCKER SHEPA	10475 SW PLEA	WILSONVILLE	OR	97070
TUFTS WILLIAM	10941 SW PRES	WILSONVILLE	OR	97070
TUNKS ROGER	10288 SW LISB	WILSONVILLE	OR	97070
TURCO JOSEPH	29015 SW SAN	WILSONVILLE	OR	97070
TUREK YARO TR	880 JAMES HOV	DALLAS	OR	97338
TURNBULL CHR	6865 SW COUN	WILSONVILLE	OR	97070
TURNER HOLLY	7750 SW TOUR	WILSONVILLE	OR	97070
TURNER JENNI	28740 SW PARI	WILSONVILLE	OR	97070
TURNER LEAH E	8119 SW RYBEI	WILSONVILLE	OR	97070
TURNER MARG	8204 SW MARI	WILSONVILLE	OR	97070
TURNER MARTI	11258 SW CHU	WILSONVILLE	OR	97070
TURNER MARY I	8170 SW MAXI	WILSONVILLE	OR	97070
TUSINSKI BREA	11686 SW JAM	WILSONVILLE	OR	97070
TUTMARK DAVI	29046 SW VILLI	WILSONVILLE	OR	97070

HUGHES CASEY B & KRISTA	7350 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
HUGHES JOHN D & JOYCE E	28668 SW 60TH AVE	WILSONVILLE	OR	97070
HUGHES JOHN D & JOYCE E	PO BOX 125	NEWPORT	OR	97365
HUGHES PAUL C	31786 SW FAIRWAY VILLAGE LOOP	WILSONVILLE	OR	97070
HUGHES THOMAS W & DEBORAH R	11267 SW CHANTILLY	WILSONVILLE	OR	97070
HULSMAN MICHAEL K	11885 SW OSLO ST	WILSONVILLE	OR	97070
HULTQUIST SARAH & IAN	28740 SW PARKWAY AVE UNIT D2	WILSONVILLE	OR	97070
HUMBLE BRANDON CHAS & CECILY REBECC	11019 SW STOCKHOLM DR	WILSONVILLE	OR	97070
HUMBLE NATHAN ADAM & TRACY NG	29462 SW YOSEMITE ST	WILSONVILLE	OR	97070
HUME TAM LYN	27231 SW ADEN AVE	WILSONVILLE	OR	97070
HUMMELT HAROLD B TRUSTEE	10836 SW MOREY LN	WILSONVILLE	OR	97070
HUMPHRIES BOBBI	PO BOX 1422	WILSONVILLE	OR	97070
HUNG CHIA	11761 SW VALENCIA LN	WILSONVILLE	OR	97070
HUNGRY HORSE HOLDINGS LLC	PO BOX 1489	SHERWOOD	OR	97140
HUNT BRANDON C & NICOLETTE M	11099 SW PARKVIEW DR	WILSONVILLE	OR	97070
HUNT DAVE J & MARY JANE	11212 SW MCKENZIE CT E	WILSONVILLE	OR	97070
HUNT GARY H TRUSTEE	29645 SW NAPLES DR	WILSONVILLE	OR	97070
HUNT TERESA HELEN	29750 SW COURTSIDE DR UNIT 6	WILSONVILLE	OR	97070
HUNTER JOHN ROBERT & ELLEN LORRAINE	7680 SW FAIRWAY DR	WILSONVILLE	OR	97070
HUR MANGYU	28970 SW ORLEANS AVE	WILSONVILLE	OR	97070
HURD PAUL G	7680 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
HURLEY MITCHELL J & LYNDSEY E	7274 SW BAY LN	WILSONVILLE	OR	97070
HURLOCKER JULIE	28635 SW ROGER BLVD UNIT 69	WILSONVILLE	OR	97070
HURST JOSEPH E	10916 SW LISBON ST	WILSONVILLE	OR	97070
HURST MICHAEL & TIFFANY	10952 SW AUSTRIA LOOP	WILSONVILLE	OR	97070
HUSBAND LYNN S CO-TRUSTEE	7736 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
HUSSAIN SYED	29445 SW ST TROPEZ AVE	WILSONVILLE	OR	97070
HUSTON NICHOLAS & CHRISTINE	7086 SW IRON HORSE ST	WILSONVILLE	OR	97070
HUSTON REED	28972 SW GENEVA LOOP	WILSONVILLE	OR	97070
HUSTON SHELLI R TRUSTEE	30733 SW ORCHARD DR	WILSONVILLE	OR	97070
HUTCHINSON ADRIAN K	11343 SW CHURCHILL	WILSONVILLE	OR	97070
HUTCHINSON ANTHONY JOSEPH & GRAZIA C	27784 SW LARKSPUR TER	WILSONVILLE	OR	97070
HUTCHINSON CYNTHIA G & DEBBIE L HOUCI	28615 SW PARIS AVE UNIT 305	WILSONVILLE	OR	97070
HUTCHINSON TIMOTHY J & JENNA K	12347 SW WATERFORD LOOP	WILSONVILLE	OR	97070
HUTCHISON JOHN C TRUSTEE	22302 REDBEAM AVE	TORRANCE	CA	90505
HUTH TERRY	7634 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070
HUTTON JAMES L & LISABETH A	29171 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070
HUYCK MOLLIE K	11718 SW GRENOBLE ST	WILSONVILLE	OR	97070
HUYNH BUU LAM & LUCILE HUYNH-GENER	11968 SW LAUSANNE ST	WILSONVILLE	OR	97070
HUYNH LYNN & ANDRE GROSS	10677 SW BARBER ST	WILSONVILLE	OR	97070
HUYNH TRUNG & SOPHIA HOANG	27652 SW MARIGOLD TER	WILSONVILLE	OR	97070
HYDE THOMAS R	11655 SW COLLINA LN	WILSONVILLE	OR	97070
HYINK CHRISTOPHER & MICHELE JO TORREY	10470 SW EVERGREEN AVE	WILSONVILLE	OR	97070
HYNUM AMANDA ATHENA	10516 SW SUNNYSIDE DR	WILSONVILLE	OR	97070
HYNUM JEREMY DAVID	11324 SW MONT BLANC ST	WILSONVILLE	OR	97070
IBARRA SAMUEL O & SUSAN M	31133 SW PAULINA CT	WILSONVILLE	OR	97070
IBRAHIM SHERIF M & YASMIN H ISMAIL	28260 SW PARIS AVE	WILSONVILLE	OR	97070
ICHIJO USA CO LTD	3800 SW CEDAR HILLS BLVD STE 131	BEAVERTON	OR	97005
IDAHOR BABATUNDE	28750 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
IDINI-GRUNWALD JESSICA J & K M GRUNWAI	7624 SW ROANOKE DR	WILSONVILLE	OR	97070
IMAMURA JOSEPH P CO-TRUSTEE	11865 SW OSLO ST	WILSONVILLE	OR	97070
IMEL LON TRUSTEE	32525 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
IMHOLT MATTHEW A & BETSY A	11282 SW BERLIN AVE	WILSONVILLE	OR	97070
INGALLS DIXON J TRUSTEE	7505 SW SCHROEDER WAY	WILSONVILLE	OR	97070
INGERSOLL RYAN F & HEATHER N	10272 SW LISBON ST	WILSONVILLE	OR	97070
INGERSOLL RYAN F & HEATHER N	7256 SW LYNNWOOD CT	WILSONVILLE	OR	97070
INGLE BHARATI TRUSTEE	9109 SW 180TH PL	BEAVERTON	OR	97007
INLAND EMPIRE INVESTMENTS LLC	30170 SW OREPAC AVE	WILSONVILLE	OR	97070
INMON ANA L	7626 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070
INOUYE KURTIS S TRUSTEE	31112 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
INSKO EMILY A & THOMAS A	11009 SW AUSTRIA LOOP	WILSONVILLE	OR	97070
IOSCO CHAD	29276 SW COSTA CIR E	WILSONVILLE	OR	97070
IOSCO GARY J TRUSTEE	28615 SW PARIS AVE UNIT 301	WILSONVILLE	OR	97070
IRVINE JOHN D TRUSTEE	805 SW BROADWAY STE 1900	PORTLAND	OR	97205
IRVINE PAULA F	1654 N 2ND AVE	UPLAND	CA	91784
IRVING LYNNELL	6565 SW ESSEX CT	WILSONVILLE	OR	97070
IRWIN JOHN A TRUSTEE	10398 SW LISBON ST	WILSONVILLE	OR	97070
ISAACSON DONALD TRUSTEE	11640 SW PREAKNESS	WILSONVILLE	OR	97070
ISAAK DALE R & MARIN E	11075 SW MATZEN DR	WILSONVILLE	OR	97070
ISHARWAL SUDHIR	7247 SW WOODBURY LOOP	WILSONVILLE	OR	97070
ISHIHARA SHAWN & GUY	7278 SW BOUCHAINE CT	WILSONVILLE	OR	97070
ISLEY LUCAS	11520 SW COLLINA LN	WILSONVILLE	OR	97070
ISMAIL MAJEDA	8285 SW ROGUE LN	WILSONVILLE	OR	97070
ITURRINO CARLOS ENRIQUE TRUSTEE	10993 SW PARKVIEW DR	WILSONVILLE	OR	97070
IVERSON ERIC F TRUSTEE	32485 SW BOONES BEND RD	WILSONVILLE	OR	97070
IVERSON LEIF CHAVEZ	29179 SW SAN MIGUEL LN	WILSONVILLE	OR	97070
IVEY WILLIE MARION & BARBARA	11715 SW VALENCIA LN UNIT 303	WILSONVILLE	OR	97070
JABLONSKI DENNIS E & SHERRY L	8076 SW WINCHESTER WAY	WILSONVILLE	OR	97070
JACI PARK HOMEOWNERS ASSN	10299 SW EVERGREEN CT	WILSONVILLE	OR	97070
JACKSON ANN G	8044 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
JACKSON DON & LISA	28866 SW MEADOWS LOOP	WILSONVILLE	OR	97070
JACKSON LAURA D	28170 SW WAGNER ST	WILSONVILLE	OR	97070
JACKSON MARK J & PENNY M	7590 SW ROANOKE DR	WILSONVILLE	OR	97070
JACKSON MARY KATHLEEN & ROLAND	31520 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
JACKSON RICHARD B	8399 SW METOLIUS LOOP	WILSONVILLE	OR	97070
JACKSON SQUARE PROPERTIES	655 MONTGOMERY ST STE 1700	SAN FRANCISCO	CA	94111
JACKSON WILLIAM H TRUSTEE	7546 SW HONOR LOOP	WILSONVILLE	OR	97070
JACOB ELMER A III & PAMELA S	7720 SW VILLAGE GREENS CIR	WILSONVILLE	OR	97070
JACOB FREDERICK C TRUSTEE	28648 SW GENEVA LOOP	WILSONVILLE	OR	97070
JACOB RAYMOND W	12146 SW PALERMO ST	WILSONVILLE	OR	97070
JACOBS AARON ANDREW & HEATHER JO	27900 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140
JACOBS MICHAEL A TRUSTEE	7353 SW GORDON LN	WILSONVILLE	OR	97070
JACOBS THOMAS C & LOUISE M	32195 SW EAST LAKE PT	WILSONVILLE	OR	97070
JACOBSON COLLEEN	7565 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
JACOBSON LUVERNE A & PATRICIA M	32250 SW ARMITAGE PL	WILSONVILLE	OR	97070
JACOBSON MICHAEL P TRUSTEE	11874 SW PALERMO ST	WILSONVILLE	OR	97070
JACONELLI ANTONY	29030 SW TOWN CENTER LOOP E STE 2(	WILSONVILLE	OR	97070
JAFFE LUKE D	10249 SW LISBON ST	WILSONVILLE	OR	97070
JAKOBSON ANDRZEJ	11219 SW BARBER ST	WILSONVILLE	OR	97070
JALLO LEON TRUSTEE	32092 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070
JAMALI ELIAS & VANESSA	7383 SW WOODBURY LOOP	WILSONVILLE	OR	97070
JAMES COLIN E CO-TRUSTEE	11931 SW LAUSANNE ST	WILSONVILLE	OR	97070
JAMES DONALD A TRUSTEE	7700 SW ARBOR LAKE CT	WILSONVILLE	OR	97070
JAMES HEATHER E & EDWARD W TORNBERG	10466 SW DENMARK ST	WILSONVILLE	OR	97070
JAMES JASON R	29871 SW CAMELOT ST	WILSONVILLE	OR	97070
JAMES KENNETH G TRUSTEE	7050 SW HIGHLAND CT	WILSONVILLE	OR	97070
JAMES MARC H & EMILY P	4691 CHELSEA LN	LAKE OSWEGO	OR	97035
JAMES RONALD DEAN & SUSAN K	31033 SW SANDY CT	WILSONVILLE	OR	97070
JAMESON JOHN B TRUSTEE	32215 SW ESTATES POST RD	WILSONVILLE	OR	97070
JAMIL FAHAD & LAIBA KHAN	11562 SW BARBER ST	WILSONVILLE	OR	97070
JAMISON CANDACE DARLENE	1017 PATMORE LN	HENDERSONVILLE	TN	37075
JAMISON MICHAEL E	28416 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
JANES MEGAN & JUSTIN	28709 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
JANICE CLARE WARREN REVOCABLE TRUST	10133 SW MADRID LOOP	WILSONVILLE	OR	97070
JANINI RACHEL & COLE	30940 SW SALMON LN	WILSONVILLE	OR	97070
JANISZEWSKI WOJCIECH & JUSTYNA ZAWAD/	27637 SW ALDER LN	WILSONVILLE	OR	97070
JANKE JASON	29086 SW SERENITY WAY	WILSONVILLE	OR	97070
TWO BEARS CO	PO BOX 583	CARLTON	OR	97111
TYBERG ADAM I	29627 SW NAPI	WILSONVILLE	OR	97070
TYLER TIMOTHY	7087 SW ARBO	WILSONVILLE	OR	97070
UDELL JON GEI	28512 SW CAS	WILSONVILLE	OR	97070
UGENTI IGNAZI	PO BOX 144	WEST LINN	OR	97068
ULICSNI DIANE	27288 SW WOC	WILSONVILLE	OR	97070
ULRICH JEREMI	30522 SW RUTI	WILSONVILLE	OR	97070
ULRICH RONAL	7529 SW HONC	WILSONVILLE	OR	97070
ULVEN MELVIN	17490 MONNIE	HUBBARD	OR	97032
UN LAM	29214 SW COS	WILSONVILLE	OR	97070
UNDERHILL MI(	7399 SW BOUC	WILSONVILLE	OR	97070
UNGER LANG	32100 SW BOO	WILSONVILLE	OR	97070
UPDIKE BRAND	29530 SW VOLI	WILSONVILLE	OR	97070
URBAN CODY V	28791 SW COFI	WILSONVILLE	OR	97070
URBANSKI JOSI	7300 SW BOUC	WILSONVILLE	OR	97070
US BANK CORP	PO BOX 460161	HOUSTON	TX	77056
US POSTAL SER	850 CHERRY AV	SAN BRUNO	CA	94066
UTLEY ELIZABE	31090 SW COU	WILSONVILLE	OR	97070
VACA RAFAEL &	32360 SW ESTA	WILSONVILLE	OR	97070
VAKIATHANA NI	28615 SW PARI	WILSONVILLE	OR	97070
VALDEZ DONNA	18648 WHITEH	OREGON CITY	OR	97045
VALDEZ GILBER	4635 GOLDENF	SALEM	OR	97305
VALDOVINOS D	30853 SW ORC	WILSONVILLE	OR	97070
VALE ARACELI	11333 SW MON	WILSONVILLE	OR	97070
VALENTINE DOI	7746 SW WIMB	WILSONVILLE	OR	97070
VALENTINE MAI	8720 SW WILSC	WILSONVILLE	OR	97070
VALENZUELA AI	29217 SW COS	WILSONVILLE	OR	97070
VALENZUELA AI	8695 SW CARM	WILSONVILLE	OR	97070
VALKO MICHEL	29145 SW SAN	WILSONVILLE	OR	97070
VALLEJO DIANA	28926 SW SAN	WILSONVILLE	OR	97070
VALLEY CHRIST	11188 SW WILS	WILSONVILLE	OR	97070
VALO SHIRLEE	20501 S TRANC	OREGON CITY	OR	97045
VAMS STERLIN(	27520 HAWTHC	ROLLING HILLS	CA	90274
VAN ANDREA K	29765 SW TOW	WILSONVILLE	OR	97070
VAN AUSTEN M	32210 SW ARM	WILSONVILLE	OR	97070
VAN DOMELEN	7391 SW ARBO	WILSONVILLE	OR	97070
VAN EEDEN MA	29267 SW VILLI	WILSONVILLE	OR	97070
VAN GORDON J	7612 SW THOR	WILSONVILLE	OR	97070
VAN HORN ALB	8062 SW EDGE	WILSONVILLE	OR	97070
VAN LENTE JAM	8210 SW MARI	WILSONVILLE	OR	97070
VAN LOON ARIE	10635 SW EDG	WILSONVILLE	OR	97070
VAN METER PRI	12272 SW ALTA	WILSONVILLE	OR	97070
VAN ROGER M	6860 SW BOEC	WILSONVILLE	OR	97070
VAN VLEET MOI	12268 SW PALE	WILSONVILLE	OR	97070
VANAMBURGH	6965 SW MOLA	WILSONVILLE	OR	97070
VANBUSKIRK M	7935 SW SACAJ	WILSONVILLE	OR	97070
VANCE CRAIG E	29720 SW COU	WILSONVILLE	OR	97070
VANDECOEVER	11223 SW MCK	WILSONVILLE	OR	97070
VANDELAAT JO!	25765 S GARD I	BEAVERCREEK	OR	97004
VANDEN BOS R	11109 SW ST M	WILSONVILLE	OR	97070
VANDENBRINK	7832 SW EDGE	WILSONVILLE	OR	97070
VANDERBURGH	29030 SW TOW	WILSONVILLE	OR	97070
VANDERGON IS	12127 SW GREI	WILSONVILLE	OR	97070
VANDERHEIDEI	28499 SW MOR	WILSONVILLE	OR	97070
VANDERHEIDEI	28481 SW MOR	WILSONVILLE	OR	97070
VANDERPYL TAI	6585 SW MONT	WILSONVILLE	OR	97070
VANDEVEERE S	11715 SW VALE	WILSONVILLE	OR	97070
VANDYKE-COLI	6609 SW LAND	WILSONVILLE	OR	97070
VANGALA KRISI	29080 SW SAN	WILSONVILLE	OR	97070
VANGELDER MI	10820 SW HUN	WILSONVILLE	OR	97070
VANHEUVEL MA	32549 SW ARB	WILSONVILLE	OR	97070
VANNETTE JULI	8530 SW CURR	WILSONVILLE	OR	97070
VANNOY ANJIE	28375 SW CAN	WILSONVILLE	OR	97070
VANORDEN WII	32529 SW JULI	WILSONVILLE	OR	97070
VANPATTAN RIC	11742 SW GREI	WILSONVILLE	OR	97070
VANTHIEL THOI	10685 SW LONI	WILSONVILLE	OR	97070
VANWECHEL S	PO BOX 652	WILSONVILLE	OR	97070
VARTY LEO B &	7380 SW EAST I	WILSONVILLE	OR	97070
VASQUEZ DANI	29078 SW MON	WILSONVILLE	OR	97070
VASQUEZ JUAN	11124 SW MON	WILSONVILLE	OR	97070
VATERNICK PAI	16135 SW CATT	TIGARD	OR	97223
VAUDT JOHN &	32465 SW ESTA	WILSONVILLE	OR	97070
VAUGHAN JUST	11363 SW CHA	WILSONVILLE	OR	97070
VAUGHAN KELI	32335 SW ARB	WILSONVILLE	OR	97070
VAUGHAN MAR	28588 SW VILL	WILSONVILLE	OR	97070
VAUGHAN ZACI	28820 SW GEN	WILSONVILLE	OR	97070
VAUGHN EMILY	31369 SW CHA	WILSONVILLE	OR	97070
VAUGHN KAREI	28580 SW 60TH	WILSONVILLE	OR	97070
VAUGHN STEPI	29149 SW CHA	WILSONVILLE	OR	97070
VAUGHN THOM	29243 SW VILL	WILSONVILLE	OR	97070
VAVROSKY KELI	7003 SW CEDA	WILSONVILLE	OR	97070
VAZQUEZ GABF	28503 SW DUN	WILSONVILLE	OR	97070
VAZZANA PETEI	32125 SW LAKE	WILSONVILLE	OR	97070
VEDDER JOAN I	32380 SW ESTA	WILSONVILLE	OR	97070
VEGA KERRY LY	7060 SW MOLA	WILSONVILLE	OR	97070
VEGA MARILYN	28942 SW MON	WILSONVILLE	OR	97070
VEGESNA BHEE	10472 SW MAD	WILSONVILLE	OR	97070
VEHLING LINDA	8230 SW MAXI	WILSONVILLE	OR	97070
VEILLET ANDRE	11343 SW BARI	WILSONVILLE	OR	97070
VEITH WILLIAM	29615 SW BEAI	WILSONVILLE	OR	97070
VELICHKO NAT/	10260 SW BRYT	WILSONVILLE	OR	97070
VELIZ SAIDA G T	10235 SW BRYT	WILSONVILLE	OR	97070
VELLA JOHN W	31105 SW COU	WILSONVILLE	OR	97070
VENTURE PROF	4230 GALEWO(	LAKE OSWEGO	OR	97035
VENTURE PROF	4230 GALEWO(	LAKE OSWEGO	OR	97035
VERBURG JULIE	32500 SW LAKE	WILSONVILLE	OR	97070
VERDOORN LAI	11108 SW DAV(	WILSONVILLE	OR	97070
VERGHIES JAMI	PO BOX 782	LAKE OSWEGO	OR	97034
VERGITH HALEY	11416 SW BARI	WILSONVILLE	OR	97070
VERIZON NORT	PO BOX 1003	EVERETT	WA	98206
VERIZON WIRE	PO BOX 2549	ADDISON	TX	75001
VERNER JOEL C	8391 SW METO	WILSONVILLE	OR	97070
VERSCHUEREN	6917 SW MAPL	WILSONVILLE	OR	97070
VICKERS LINDA	30344 SW RUTI	WILSONVILLE	OR	97070
VICTOR A NELS	17424 BRYANT	LAKE OSWEGO	OR	97035
VIENNA PENNY	32497 SW JULI	WILSONVILLE	OR	97070
VIETZKE DARWI	11870 SW OSL(	WILSONVILLE	OR	97070
VIGGIANO GOR	7434 SW BOUC	WILSONVILLE	OR	97070
VIKE VALERIE D	62 SW CONDOI	LAKE OSWEGO	OR	97035
VILA PEDRO & I	6683 SW BRISB	WILSONVILLE	OR	97070
VILLA VILLEBOI	1703 NW ROLL	CAMAS	WA	98607
VILLAGE AT MAI	30050 SW TOW	WILSONVILLE	OR	97070
VILLAGE COMM	30050 SW TOW	WILSONVILLE	OR	97070
VILLAGE GREEN	PO BOX 2256	WILSONVILLE	OR	97070
VILLAGOMEZ JC	29496 SW GLA(	WILSONVILLE	OR	97070
VILLANUEVA M/	11057 SW VERI	WILSONVILLE	OR	97070
VILLARREAL SH	30380 SW REBI	WILSONVILLE	OR	97070

JANKOVICH BILL	29755 SW CAMELOT ST	WILSONVILLE	OR	97070	VILLEBOIS CON	2105 SW 9TH A	PORTLAND	OR	97214
JANNEY DAVID J & TERESA M	32105 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	VILLEBOIS VILL	16520 SW UPPI	PORTLAND	OR	97224
JANOFF KENNETH A TRUSTEE	7882 SW SUMMERTON ST	WILSONVILLE	OR	97070	VILLENEUVE DO	10841 SW PARI	WILSONVILLE	OR	97070
JANROW PROPERTIES LLC	3102 SW RIVERFRONT TER	WILSONVILLE	OR	97070	VIRGIN MICHEL	28994 SW COS	WILSONVILLE	OR	97070
JANSEN TIFFANY M	28963 SW COSTA CIR W	WILSONVILLE	OR	97070	VISCIONE PAUL	31447 SW ORC	WILSONVILLE	OR	97070
JAPPIE EZZAT	31199 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070	VISWANATHA R	19525 3RD DR :	BOTHELL	WA	98012
JARDIN MICHAEL BYRON TRUSTEE	84 PAYNE AVE	BRENTWOOD	CA	94513	VLAD RALUCA &	7100 SE LAKE R	MILWAUKIE	OR	97267
JARMAN LARA ELIZABETH & GEOFFREY LANE	10856 SW GLENBROOK CT	WILSONVILLE	OR	97070	VOCE DICK & G	7110 SW MOLA	WILSONVILLE	OR	97070
JARQUIN CARLOS ANDRES	7148 DAMITA DR	LAKE WORTH	FL	33463	VOGES CADEN	10399 SW LISB	WILSONVILLE	OR	97070
JARVIS TAYLOR K & DERRIK B	10910 SW ARTHUR CT	WILSONVILLE	OR	97070	VOLTZ MARY RU	31700 SW VILL	WILSONVILLE	OR	97070
JASINSKI JAMES & LESLIE SCHMIDT	11982 SW SURREY ST	WILSONVILLE	OR	97070	VON BERGEN V	7463 SW LAKES	WILSONVILLE	OR	97070
JASTAK JAN THEODORE TRUSTEE	11715 SW VALENCIA LN BLDG 2 UNIT 20	WILSONVILLE	OR	97070	VON WALTER G	28625 SW ASH	WILSONVILLE	OR	97070
JASTAK KARL & XIA	10690 SW LISBON ST	WILSONVILLE	OR	97070	VONEGGERS D	6567 SW STRAT	WILSONVILLE	OR	97070
JASTAK STEFFANY S & ERIC A	28274 SW AMSTERDAM AVE	WILSONVILLE	OR	97070	VOSLOO MARIL	30410 SW REBI	WILSONVILLE	OR	97070
JASZEWSKI ANDREW JOHN & JULIE K	31103 SW FRENCH PRAIRIE RD	WILSONVILLE	OR	97070	VOSPER FRED (	6835 SW FERNI	WILSONVILLE	OR	97070
JAVG INVESTMENTS LLC	30045 SW PARKWAY AVE	WILSONVILLE	OR	97070	VOVES SCOTT &	10853 SW CARI	WILSONVILLE	OR	97070
JAYCOX GREGORY & JULIE	31670 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070	VOWLES MARK	29697 SW YOU	WILSONVILLE	OR	97070
JB CUSTOM HOMES LLC	22464 SW PINE ST	SHERWOOD	OR	97140	VROMAN BRAN	29130 SW SERI	WILSONVILLE	OR	97070
JEBESSA YIRGA F CO-TRUSTEE	22450 HAWTHORNE AVE	MORENO VALLEY	CA	92553	VU COLE H & H	7088 SW FALLE	WILSONVILLE	OR	97070
JEFFREY CLINTON A & JEANNE-MARIE	10976 SW PRESTWICK CT	WILSONVILLE	OR	97070	VU MICHAEL H/	7256 SW BRISB	WILSONVILLE	OR	97070
JENKINS PETER	11544 SW COLLINA LN	WILSONVILLE	OR	97070	VYMAZAL ANNA	29470 SW VOLI	WILSONVILLE	OR	97070
JENKS JAMES E & JANET M	7325 SW LAKESIDE DR	WILSONVILLE	OR	97070	VYMAZAL ZDEN	7421 SE LITTLE	AUMSVILLE	OR	97325
JENNINGS BARBARA	8156 SW WOODBRIDGE CT	WILSONVILLE	OR	97070	WADDELL JAME	7806 SW VILLA	WILSONVILLE	OR	97070
JENNINGS JOHN L TRUSTEE	6980 SW GLENWOOD CT	WILSONVILLE	OR	97070	WADE SETON C	6978 SW HOLL	WILSONVILLE	OR	97070
JENNINGS JUDI K	6821 SW WESTCHESTER CT	WILSONVILLE	OR	97070	WADLEY CHER	8075 SW FAIRW	WILSONVILLE	OR	97070
JENSEN DAVID & PATRICIA	31061 SW SANDY CT	WILSONVILLE	OR	97070	WAGENER THO	30800 SW ROG	WILSONVILLE	OR	97070
JENSEN DONALD R CO-TRUSTEE	28550 SW MCGRAW AVE	WILSONVILLE	OR	97070	WAGNER ASHLI	28687 SW ROG	WILSONVILLE	OR	97070
JENSEN DONNA B TRUSTEE	32125 SW CYPRESS PT	WILSONVILLE	OR	97070	WAGNER CELE	7242 SW BAY LI	WILSONVILLE	OR	97070
JENSEN GEOFFREY & MAGGIE	29795 SW JACKSON WAY	WILSONVILLE	OR	97070	WAGNER DANT	11003 SW MAT/	WILSONVILLE	OR	97070
JENSEN HEATHER MELLEN	31070 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070	WAGNER DAVIE	31599 SW FREI	WILSONVILLE	OR	97070
JENSEN JERROLD JAY & SARAH HERMANSKI	29029 SW SAN REMO AVE	WILSONVILLE	OR	97070	WAGNER DOLC	8550 SW CURR	WILSONVILLE	OR	97070
JENSEN LEA	8510 SW CURRY DR UNIT A	WILSONVILLE	OR	97070	WAGNER DONA	11910 SW PALE	WILSONVILLE	OR	97070
JENSEN PAUL C TRUSTEE	7029 SW CEDAR POINTE DR	WILSONVILLE	OR	97070	WAGNER JACOI	8352 SW MAXIN	WILSONVILLE	OR	97070
JENSEN THOMAS & LISA	26920 SW MCLEOD ST	WILSONVILLE	OR	97070	WAGNER LINDA	11116 SW BERI	WILSONVILLE	OR	97070
JENSON MARK & LESLIE ANNE	10886 SW PRESTWICK CT	WILSONVILLE	OR	97070	WAGNER VICTO	8750 SW VALE (	WILSONVILLE	OR	97070
JENTZSCH NORMAN R	29590 SW COURTSIDE DR UNIT 4	WILSONVILLE	OR	97070	WAGONER WIL	7748 SW WIMB	WILSONVILLE	OR	97070
JEON SEONGIUN & KENAN ALDZIC	6455 SW NYBERG LN APT B208	TUALATIN	OR	97062	WAIBLE REBEC	11359 SW MON	WILSONVILLE	OR	97070
JEONG YEON HO	28961 SW COSTA CIR W	WILSONVILLE	OR	97070	WAITE CYNTHIA	7408 SW BOUC	WILSONVILLE	OR	97070
JEPSEN MICHELE	29490 SW COURTSIDE DR UNIT 13	WILSONVILLE	OR	97070	WAITE ROY A &	17788 S NICKS	OREGON CITY	OR	97045
JESSE JENNIFER L & TIMOTHY M PEYSAR	1942 ORCHARD LN	LA CANADA	CA	91011	WAITE RYAN	7282 SW BAY LI	WILSONVILLE	OR	97070
JESSICK LAUREL KAY TRUSTEE	11582 SW BARBER ST	WILSONVILLE	OR	97070	WALDEN ELIZAI	7755 SW MURR	WILSONVILLE	OR	97070
JETT KEVIN MICHAEL & JENNIFER CHRISTY	28840 SW ORLEANS AVE	WILSONVILLE	OR	97070	WALDEN MARY	11881 SE TIMBI	HAPPY VALLEY	OR	97086
JETTON MAX T TRUSTEE	32533 SW JULIETTE DR	WILSONVILLE	OR	97070	WALDRON KEN	7995 SW SACAJ	WILSONVILLE	OR	97070
JEW RUSSELL L	26720 SW COLVIN LN	WILSONVILLE	OR	97070	WALDRON WES	7996 SW SACAJ	WILSONVILLE	OR	97070
JEWART AMANDA & BENJAMIN LELAND	30950 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	WALKER CHARI	32209 SW LAKE	WILSONVILLE	OR	97070
JI JUNXIU	2221 SW EK RD	WEST LINN	OR	97068	WALKER DERRI	7161 SW FALLE	WILSONVILLE	OR	97070
JIACOLETTI DANA	28445 SW ORLEANS AVE	WILSONVILLE	OR	97070	WALKER DOLOI	27125 SW WOC	WILSONVILLE	OR	97070
JIN SIMON JIXIANG	28575 SW COFFEE LAKE DR	WILSONVILLE	OR	97070	WALKER JABAR	11715 SW VALE	WILSONVILLE	OR	97070
JING XIAMIN	12397 SW ATHENS LN	WILSONVILLE	OR	97070	WALKER KATHL	12384 SW ATHI	WILSONVILLE	OR	97070
JIU JENN JUNG	19177 35TH PL	LAKE OSWEGO	OR	97034	WALKER LARRY	31090 SW BOO	WILSONVILLE	OR	97070
JODOIN DANIELLE	11146 SW BERLIN AVE	WILSONVILLE	OR	97070	WALKER LINDS	29271 SW COS	WILSONVILLE	OR	97070
JOHNSON ALAN W & GWEN J	31158 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070	WALKER MICHA	27749 SW ALDI	WILSONVILLE	OR	97070
JOHNSON ALEXANDRA	28867 SW COSTA CIR W	WILSONVILLE	OR	97070	WALL STANLEY	32440 SW ARM	WILSONVILLE	OR	97070
JOHNSON ANTHONY M	7749 SW ROANOKE DR	WILSONVILLE	OR	97070	WALLACE BETT	8028 SW SACAJ	WILSONVILLE	OR	97070
JOHNSON AUNNA	30670 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	WALLACE KENI	10240 SW BRYT	WILSONVILLE	OR	97070
JOHNSON BRENT L & DEBRA S	7275 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070	WALLACE WILL	32433 SW LAKE	WILSONVILLE	OR	97070
JOHNSON BRITTANI CAE & JASON PAUL HOD	7750 SW ROANOKE DR	WILSONVILLE	OR	97070	WALLMARK PET	7161 SW ARBO	WILSONVILLE	OR	97070
JOHNSON CAROL S	7854 SW KINGFISHER WAY	DURHAM	OR	97224	WALLS EDWARI	31072 SW KEN	WILSONVILLE	OR	97070
JOHNSON CHARLES M JR	7355 SW MONTGOMERY WAY	WILSONVILLE	OR	97070	WALMER STEVE	PO BOX 640	NEWBERG	OR	97132
JOHNSON CLIFTON W & JOYCE C	31825 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	WALMSLEY WIL	32083 SW WILL	WILSONVILLE	OR	97070
JOHNSON CRAIG V & JANET K	32078 SW CHARBONNEAU DR	WILSONVILLE	OR	97070	WALSH BRANT	28795 SW COFI	WILSONVILLE	OR	97070
JOHNSON DOUGLAS J & CHRISTINA M MAKI	29383 SW GLACIER WAY	WILSONVILLE	OR	97070	WALSH JOSEPH	10908 SW ARTI	WILSONVILLE	OR	97070
JOHNSON EDGAR C & SYLVIA J	10400 SW EVERGREEN AVE	WILSONVILLE	OR	97070	WALSH MICHAI	PO BOX 324	WILSONVILLE	OR	97070
JOHNSON GARY VALLAE TRUSTEE	28989 SW COURTSIDE DR	WILSONVILLE	OR	97070	WALTER BRENI	29470 SW VOLI	WILSONVILLE	OR	97070
JOHNSON GEORGE E	29381 SW YOSEMITE ST	WILSONVILLE	OR	97070	WALTER HERM/	11145 SW BERI	WILSONVILLE	OR	97070
JOHNSON JEREMY & CALLY	6840 SW FERNBROOK CT	WILSONVILLE	OR	97070	WALTER MICHA	32229 SW BOO	WILSONVILLE	OR	97070
JOHNSON JEREMY R & CALLY M	11234 SW BARBER ST	WILSONVILLE	OR	97070	WALTER STEPH	10858 SW PARI	WILSONVILLE	OR	97070
JOHNSON JILL L	11765 SW NORMANDY LN	WILSONVILLE	OR	97070	WALTERS BRAN	PO BOX 19066	PORTLAND	OR	97280
JOHNSON JODI E	11894 SW PALERMO ST	WILSONVILLE	OR	97070	WALTERS THEO	2002 OLD CLAI	CLAIRTON	PA	15025
JOHNSON JOSEPH G	11746 SW GRENOBLE ST	WILSONVILLE	OR	97070	WALTON WILLI/	32099 SW WILL	WILSONVILLE	OR	97070
JOHNSON KEITH	32305 SW BOONES BEND RD UNIT E6	WILSONVILLE	OR	97070	WANG ALBERT	8 CHURCHILL D	LAKE OSWEGO	OR	97035
JOHNSON KEVIN	28570 SW GREENWAY DR	WILSONVILLE	OR	97070	WANG CUICHU	12314 SW ATHI	WILSONVILLE	OR	97070
JOHNSON LISA L	12296 SW PALERMO ST	WILSONVILLE	OR	97070	WANG HUA	30 WHEATHERS	LAKE OSWEGO	OR	97035
JOHNSON MICHAEL W TRUSTEE	7470 SW LAKESIDE LOOP	WILSONVILLE	OR	97070	WANG KUANLU	28733 SW FINL	WILSONVILLE	OR	97070
JOHNSON MICHELLE	6691 SW BRISBAND ST	WILSONVILLE	OR	97070	WANG PENG TF	13566 NW HOC	PORTLAND	OR	97229
JOHNSON PATRICK T SR TRUSTEE	8615 SE CURRY DR UNIT D	WILSONVILLE	OR	97070	WANG WEI & FA	28549 SW GREI	WILSONVILLE	OR	97070
JOHNSON PAULA K TRUSTEE	32524 SW JULIETTE DR	WILSONVILLE	OR	97070	WANG XIAO-FE	29370 SW VILL	WILSONVILLE	OR	97070
JOHNSON PRISCILLA B TRUSTEE	7744 SW VLAHOS DR	WILSONVILLE	OR	97070	WANG XIAOHU	PO BOX 83315	PORTLAND	OR	97283
JOHNSON REED A & KIMBERLY S	31440 SW OLYMPIC DR	WILSONVILLE	OR	97070	WANLESS LIND	8130 SW WOOI	WILSONVILLE	OR	97070
JOHNSON RICHARD D	6591 SW LANDOVER DR	WILSONVILLE	OR	97070	WANNER DONA	29025 SW COS	WILSONVILLE	OR	97070
JOHNSON ROBERT	11915 SW BARBER ST	WILSONVILLE	OR	97070	WAPPES GARY	11688 SW PALE	WILSONVILLE	OR	97070
JOHNSON ROBERT E TRUSTEE	30155 SW RIVERWOOD DR	WEST LINN	OR	97068	WARD CYNTHIA	29075 SW COS	WILSONVILLE	OR	97070
JOHNSON RODNEY R & PAULA M	32103 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	WARD JEFF & EI	28589 SW MOR	WILSONVILLE	OR	97070
JOHNSON SARAH	7025 SW BOUCHAINE ST	WILSONVILLE	OR	97070	WARD MARK JE	32610 SW ARB(	WILSONVILLE	OR	97070
JOHNSON STEPHEN STUART TRUSTEE	11993 SW SURREY ST	WILSONVILLE	OR	97070	WARD MICHAEI	11374 SW BARI	WILSONVILLE	OR	97070
JOHNSON TIMOTHY	7246 SW WOODBURY LOOP	WILSONVILLE	OR	97070	WARD STEVEN	29550 SW VILL	WILSONVILLE	OR	97070
JOHNSON TIMOTHY C & JULIE S	8635 SW CURRY DR UNIT C	WILSONVILLE	OR	97070	WARD SYLVIA C	29371 SW VILL	WILSONVILLE	OR	97070
JOHNSON WILLIAM B & KATHLEEN L	11325 SW BARBER ST	WILSONVILLE	OR	97070	WARDEN MATTI	29327 SW VILL	WILSONVILLE	OR	97070
JOHNSTON DAVID & CARLIE	10922 SW BARBER ST	WILSONVILLE	OR	97070	WARDLE SHANI	11924 SW BARI	WILSONVILLE	OR	97070
JOHNSTON DAVID STEWART TRUSTEE	1237 MOUNTAINSIDE TRACE NW	KENNESAW	GA	30152	WARE DARRYL I	8520 SW CURR	WILSONVILLE	OR	97070
JOHNSTON JOSEPH H & JULIE A	7585 SW ROANOKE DR	WILSONVILLE	OR	97070	WARN JAMES M	PO BOX 1128	CANBY	OR	97013
JOHNSTON JUDITH R TRUSTEE	7520 SW BUNKER POST CT	WILSONVILLE	OR	97070	WARNER BRIAN	8625 SW WILSC	WILSONVILLE	OR	97070
JOHNSTON MARY JO CO-TRUSTEE	8320 SW METOLIUS LOOP	WILSONVILLE	OR	97070	WARNER JUDITI	7698 SW THOR	WILSONVILLE	OR	97070
JOHNSTON MATTHEW S TRUSTEE	32084 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	WARNER MATTI	28793 SW GEN	WILSONVILLE	OR	97070
JOHNSTON SAMUEL A	8715 SW CURRY DR UNIT D	WILSONVILLE	OR	97070	WARNER MEGA	10981 SW VERI	WILSONVILLE	OR	97070
JOHNSTON SHELLY & JEFFREY	28949 SW GENEVA LOOP	WILSONVILLE	OR	97070	WARNER NELS(	11097 SW MAT/	WILSONVILLE	OR	97070
JOLIVETTE MATTHEW D & NATALE A	32104 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	WARRAM JAME	10982 SW BARI	WILSONVILLE	OR	97070
JONES AMY LEE	29560 SW TETON WAY	WILSONVILLE	OR	97070	WARREN ARTHI	7565 SW MIDDI	WILSONVILLE	OR	97070
JONES BEVERLY A	8625 SW CURRY DR UNIT C	WILSONVILLE	OR	97070	WARREN JASON	30370 SW REBI	WILSONVILLE	OR	97070
JONES BEVERLY J	PO BOX 2495	WILSONVILLE	OR	97070	WARREN JOHN	11106 VILLA BE	LAS VEGAS	NV	89141
JONES CRICKET C	29490 SW COURTSIDE DR UNIT 18	WILSONVILLE	OR	97070	WARREN RYAN	31506 SW ORC	WILSONVILLE	OR	97070
JONES DAVID J TRUSTEE	7600 SW FAIRWAY DR	WILSONVILLE	OR	97070	WARREN THEL	8630 SW CARM	WILSONVILLE	OR	97070
JONES JEFF C & JANIE S	28562 SW ORLEANS AVE	WILSONVILLE	OR	97070	WART JUSTIN	7772 SW CARRI	WILSONVILLE	OR	97070
JONES JEFFREY S & KATHARINE L	31835 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	WARZYNSKI JOI	7618 SW ROAN	WILSONVILLE	OR	97070
JONES JOSHUA MICHAEL & I V MARRA	6629 SW LUPINE WAY	WILSONVILLE	OR	97070	WARZYNSKI STI	31070 SW NEH.	WILSONVILLE	OR	97070
JONES KEVIN C & JANET E	8510 SW CURRY DR UNIT B	WILSONVILLE	OR	97070	WASENMILLER	10475 SW WILS	WILSONVILLE	OR	97070
JONES KIRK TRUSTEE	7005 SW GLENWOOD CT	WILSONVILLE	OR	97070	WASENMILLER	PO BOX 1171	GLENEDEN BEA	OR	97388
JONES LYN TERESA	7923 SW COURTSIDE WAY	WILSONVILLE	OR	97070	WASHINGTON I	425 PIKE ST	SEATTLE	WA	98101
JONES MELINDA A	30410 SW REBEKAH ST UNIT 29	WILSONVILLE	OR	97070	WASHINGTON I	28565 SW CAN	WILSONVILLE	OR	97070
JONES MICHAEL W CO-TRUSTEE	7225 SW EAST LAKE CT	WILSONVILLE	OR	97070	WASSOM ANGE	29650 SW COU	WILSONVILLE	OR	97070
JONES STEPHANIE L	29128 SW COSTA CIR E	WILSONVILLE	OR	97070	WASSOM JEFF	8620 SW CURR	WILSONVILLE	OR	97070
JONES STEVE & JO ANN	31397 SW OLYMPIC DR	WILSONVILLE	OR	97070	WATKINS MELIS	32535 SW ARM	WILSONVILLE	OR	97070
JONES TERRY & PATRICIA	28209 SW MORNINGSIDE AVE	WILSONVILLE	OR	97070	WATSON GREG	28659 SW ORLI	WILSONVILLE	OR	97070
JONES THOMAS LEE & MAUREEN	10950 SW MOREY CT	WILSONVILLE	OR	97070	WATSON KEITH	29157 SW COS	WILSONVILLE	OR	97070
JORDAN BRAD A & KATIE L	7058 SW IRONWOOD CT	WILSONVILLE	OR	97070	WATSON WILLI/	7325 SW EAST I	WILSONVILLE	OR	97070
JORDAN DELANE R & MICHELLE C	28670 SW SANDALWOOD DR	WILSONVILLE	OR	97070	WATT ANGELA	30828 SW ORC	WILSONVILLE	OR	97070
JORDAN SARAH	11015 SW STOCKHOLM DR	WILSONVILLE	OR	97070	WATTLES STEFA	10751 SW CARI	WILSONVILLE	OR	97070

JORDINE CAMILLE A	6967 SW ALDERCREST CT	WILSONVILLE	OR	97070
JORGENSEN VIRGINIA ANN	6875 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
JOSHUA ELON TRUSTEE	11715 SW VALENCIA LN UNIT 401	WILSONVILLE	OR	97070
JOSLIN JOEL E & L M COOPER-JOSLIN	7036 SW GORDONS RUN	WILSONVILLE	OR	97070
JOSLIN MATTHEW ROBERT & KIMBERLY KYUN	11046 SW STOCKHOLM DR	WILSONVILLE	OR	97070
JOSLIN NANCY A	26760 SW COLVIN LN	WILSONVILLE	OR	97070
JOYNER THOMAS W & TRICIA	12271 SW ALTA LN	WILSONVILLE	OR	97070
JUAREZ TAIDE TELLES	11252 SW CHANTILLY	WILSONVILLE	OR	97070
JUBOORI TAIF AL & AVEEN AL MIDYADI	7686 SW EMERY CIR	WILSONVILLE	OR	97070
JUDSON MATTHEW R TRUSTEE	28496 SW MEADOWS LOOP	WILSONVILLE	OR	97070
JUDSON RICHARD S & FAYE A	7320 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
JUNKIN RILEY & MIKALIE	7495 SW SCHROEDER WAY	WILSONVILLE	OR	97070
JUNTA MARY ELAINE TRUSTEE	32675 SW LAKE POINT CT	WILSONVILLE	OR	97070
JURANEK CHAD & KIM	10940 SW PARKVIEW DR	WILSONVILLE	OR	97070
JUSTICE TARA & ERIC HAGEMEISTER	5947 SW KAHLE RD	WILSONVILLE	OR	97070
KACIK EDWARD & ARLENE CARVEY-KACIK	28725 SW COSTA CIR E	WILSONVILLE	OR	97070
KADAJA JAMEY & ANASTASIYA K	28712 SW FINLAND AVE	WILSONVILLE	OR	97070
KADAM SAMEER TRUSTEE	7589 SW ROANOKE DR	WILSONVILLE	OR	97070
KADELL DALE LEONARD TRUSTEE	32520 SW LAKE POINT CT	WILSONVILLE	OR	97070
KADLING BRYCE & JAMIE	7651 SW WIMBLEDON CIR N	WILSONVILLE	OR	97070
KAEDING ELLEN	7240 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070
KAEGI RICHARD M TRUSTEE	31060 SW BOONES BEND RD	WILSONVILLE	OR	97070
KAFTAN LUDWIG L & DEANA R	29670 SW JACKSON WAY	WILSONVILLE	OR	97070
KAHLAN KARL JR & TAMARA	8120 SW RYBER RD	WILSONVILLE	OR	97070
KAHLE	7545 SW DOWNS POST RD	WILSONVILLE	OR	97070
KAHLER LAURA I	29570 SW VOLLEY ST UNIT 33	WILSONVILLE	OR	97070
KAHRE BRUCE A TRUSTEE	10874 SW STOCKHOLM DR	WILSONVILLE	OR	97070
KAHUT DENNIS B & PAMELA J	7574 SW ARBOR GLEN CT	WILSONVILLE	OR	97070
KAISER ELLEN BOLDT TRUSTEE	7150 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
KAISER FOUNDATION HOSPITALS	500 NE MULTNOMAH AVE #100	PORTLAND	OR	97232
KAISER KATELIN T	28901 SW GENEVA LOOP	WILSONVILLE	OR	97070
KAKALOW KIMBERLY L	8445 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
KALAVAI SRIDHAR & MANJARI D TERU	29021 SW COSTA CIR W	WILSONVILLE	OR	97070
KALAVAI SRIDHAR & MANJARI D TERU	29041 SW SAN REMO AVE	WILSONVILLE	OR	97070
KALEIKILO CHRISTOPHER T & MOLLY	32033 SW GUISS WAY	WILSONVILLE	OR	97070
KALIK ERIC MARTIN	7200 SW WILSONVILLE RD	WILSONVILLE	OR	97070
KALLERY SEAN JOSEPH & LINDA JEAN	27849 SW PAINTER DR	WILSONVILLE	OR	97070
KALLURI SANJAY & SRIVIDYA JAKKA	27613 SW ALDER LN	WILSONVILLE	OR	97070
KALMAN RAYMOND	7345 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
KALUGIN KORNILY A	30380 SW REBEKAH ST UNIT 25	WILSONVILLE	OR	97070
KALUGIN KORNILY A	9121 CHAPELLE CIR	ANCHORAGE	AK	99507
KALUZA CHARLES L & SHERYLE S	7958 SW EDGEWATER DR E	WILSONVILLE	OR	97070
KALUZNY TRACY & DAVID ADAM	28945 SW COSTA CIR W	WILSONVILLE	OR	97070
KALYCA TERRACE HOMEOWNERS	PO BOX 759	PORTLAND	OR	97207
KAMERER LANA JEAN TRUSTEE	26817 SW MCLEOD ST	WILSONVILLE	OR	97070
KAMPFER RAY E TRUSTEE	29626 SW YOUNG WAY	WILSONVILLE	OR	97070
KANDCER JENNIFER R & ANDREAS PHERIGO	31403 SW ORCHARD DR	WILSONVILLE	OR	97070
KANDER GEORGE	29510 SW VOLLEY ST UNIT 76	WILSONVILLE	OR	97070
KANDI VEERENDRA & ANITHA NATUVA	29055 SW SAN REMO AVE	WILSONVILLE	OR	97070
KANE MICHAEL C TRUSTEE	10405 SW BARBER ST	WILSONVILLE	OR	97070
KANG ESTHER H	11139 SW BERLIN AVE	WILSONVILLE	OR	97070
KANNAN VIGNESH & SHRUTHI NARAYANAN	11259 SW BERLIN AVE	WILSONVILLE	OR	97070
KANTOR NATASHA	27635 SW MARIGOLD TER	WILSONVILLE	OR	97070
KAPLAN HARRY R	11164 SW BERLIN AVE	WILSONVILLE	OR	97070
KAPLAN PAUL TRUSTEE	12300 SW PALERMO ST	WILSONVILLE	OR	97070
KARDAS LILLIAN R & MICHAEL	7311 SW WOODBURY LOOP	WILSONVILLE	OR	97070
KARIMI BAHRAM & GRETA A D	27599 SW MOUNTAIN RD	WEST LINN	OR	97068
KARIMI HAMID	7200 SE 158TH AVE	PORTLAND	OR	97236
KARLAPATI SURYA K A R & SWATHI	31432 SW OLYMPIC DR	WILSONVILLE	OR	97070
KARLSON DOUGLAS SCOTT TRUSTEE	11457 SW FRENCH GLEN CT	WILSONVILLE	OR	97070
KARLSON SCOTT & MEGHAN	27781 SW ALDER LN	WILSONVILLE	OR	97070
KARP CHANCE	8550 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
KARR ANDREW T & CAROLYN L	7700 SW CARRIAGE OAKS LN	WILSONVILLE	OR	97070
KARR ROBERT W	10985 SW VERDUN LOOP	WILSONVILLE	OR	97070
KARRICK KEVIN C	28499 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
KASARGOD YOGISH	28585 SW MCGRAW AVE	WILSONVILLE	OR	97070
KASBERG DAVE W TRUSTEE	1530 BURLIN WAY	AUBURN	CA	95603
KASLER BROOKLYN	10392 SW FRANKLIN LN	WILSONVILLE	OR	97070
KASLER JULIE A	10026 SW STEEPLE CHASE CIR	BEAVERTON	OR	97008
KASRAWI NOFAL W CO-TRUSTEE	8405 SW CURRY DR UNIT B	WILSONVILLE	OR	97070
KASSAB MARK TRUSTEE	28911 SW CASCADE LOOP	WILSONVILLE	OR	97070
KASSAYE MESERET & DANIEL B WELDEYOHA	29755 SW MONTEBELLO DR	WILSONVILLE	OR	97070
KATIKAVONGKHACHORN THUNYARAK	27740 SW PAINTER DR	WILSONVILLE	OR	97070
KATZ BENJAMIN ARTHUR & JANA LOUISE	28604 SW COSTA CIR E	WILSONVILLE	OR	97070
KAUFMAN JASON H & ALLISON E	11860 SW DUBLIN ST	WILSONVILLE	OR	97070
KAUFMAN SARA	7699 SW TOURNAMENT CT	WILSONVILLE	OR	97070
KAUFMANN THERESA	31895 SW VILLAGE CREST LN	WILSONVILLE	OR	97070
KAVANAGH BRIAN & MILAN	29292 SW COSTA CIR E	WILSONVILLE	OR	97070
KAVECKIS ANDREW P	29710 SW LANCELOT LN	WILSONVILLE	OR	97070
KC EVEREST PROPERTIES LLC	29174 SW TOWN CENTER LOOP W STE 2	WILSONVILLE	OR	97070
KEALOHA RICHARD K & HAYLEY V	28444 SW MEADOWS LOOP	WILSONVILLE	OR	97070
KEATH CARELL	8745 SW CURRY DR UNIT D	WILSONVILLE	OR	97070
KEDDIE REGINALD L TRUSTEE	32231 SW BOONES BEND RD	WILSONVILLE	OR	97070
KEEN KIRSTIN	29180 SW COSTA CIR E	WILSONVILLE	OR	97070
KEENAN MONICA K	9460 SW 4TH ST	WILSONVILLE	OR	97070
KEENEY DOUGLASS G & ELIZABETH M	12451 ORCHARD HILL RD	LAKE GROVE	OR	97035
KEENON ANAIS C	28745 SW FINLAND AVE	WILSONVILLE	OR	97070
KEENON WADE R & KERRY LEE	10851 SW PARKWOOD LN	WILSONVILLE	OR	97070
KEES NITA KATHLEEN	29790 SW MINKLER LN	WILSONVILLE	OR	97070
KEHOE CINDY	8535 SW CURRY DR UNIT A	WILSONVILLE	OR	97070
KEIFFER AMI L & CHRISTOPHER J GREEN	11810 SW PALERMO ST	WILSONVILLE	OR	97070
KEIL ARTHUR W TRUSTEE	7252 SW LAKE CT	WILSONVILLE	OR	97070
KEITH CHRISTOPHER & CARRIE	10890 SW PARKWOOD CT	WILSONVILLE	OR	97070
KEITH CHRISTOPHER A & JUSTINE M	29067 SW SAN REMO AVE	WILSONVILLE	OR	97070
KEITH LARRY TRUSTEE	11965 SW LAUSANNE ST	WILSONVILLE	OR	97070
KEITH LENKA M	31126 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
KELLAND LAVONNE G	6790 SW WEHLER WAY	WILSONVILLE	OR	97070
KELLER BRANDON P & REBECCA R	11679 SW JAMAICA	WILSONVILLE	OR	97070
KELLER NANCY JANE TRUSTEE	12515 SW PALERMO ST	WILSONVILLE	OR	97070
KELLEY ALISON STONE TRUSTEE	PO BOX 1067	SALEM	OR	97308
KELLEY CAITLIN B	29700 SW COURTSIDE DR UNIT 29	WILSONVILLE	OR	97070
KELLEY ELIZABETH	29208 SW COSTA CIR E	WILSONVILLE	OR	97070
KELLEY MEREDITH	29322 SW COURTSIDE DR	WILSONVILLE	OR	97070
KELLEY NANCY R	11852 SW PALERMO ST	WILSONVILLE	OR	97070
KELLISON JAMES W & JANET L	7736 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070
KELLS VICTORIA W	7443 SW LAKESIDE LOOP	WILSONVILLE	OR	97070
KELLY	19155 SW 52ND CT	TUALATIN	OR	97062
KELLY CAMERON ROCK & MONICA KIMBERL	11330 SW CHANTILLY	WILSONVILLE	OR	97070
KELLY EUGENIA	PO BOX 504	LAKE OSWEGO	OR	97034
KELLY GERALD TRUSTEE	31235 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
KELLY JOSEPH H	31150 SW WALLOWA CT	WILSONVILLE	OR	97070
KELLY JULIE & SHAWN	29285 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
KELLY MARK J & HOLLY H	10449 SW DENMARK ST	WILSONVILLE	OR	97070
KELLY SUSAN	11865 SW BARBER ST	WILSONVILLE	OR	97070
KELM MICHAEL J & ELIZABETH A	8360 SW METOLIUS LOOP	WILSONVILLE	OR	97070
KELSCH-KELLY DENISE I	6766 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
KELSO ERIC M	7568 SW THORNTON DR	WILSONVILLE	OR	97070
WATTS JEFFREY	11960 SW LAUS	WILSONVILLE	OR	97070
WAUGH BERT E	12027 SW LAUS	WILSONVILLE	OR	97070
WAUGH JASON	29050 SW VILLI	WILSONVILLE	OR	97070
WAVRA KENDA	11617 SW COLI	WILSONVILLE	OR	97070
WAY SCOTT	32240 SW ARM	WILSONVILLE	OR	97070
WAY TYLER S &	8475 SW MIAMI	WILSONVILLE	OR	97070
WCF LLC	29100 SW TOW	WILSONVILLE	OR	97070
WEAKLEY SUSA	32175 SW EAST	WILSONVILLE	OR	97070
WEATHERLY PR	PO BOX 179	NEWBERG	OR	97132
WEAVER DAVID	10450 SW EVEI	WILSONVILLE	OR	97070
WEAVER ROBEI	7058 SW HOLL'	WILSONVILLE	OR	97070
WEAVER SEAN	28923 SW COS	WILSONVILLE	OR	97070
WEAVER TERES	32275 SW ESTA	WILSONVILLE	OR	97070
WEAVING CHAI	28833 SW VILLI	WILSONVILLE	OR	97070
WEBB BARRY W	7730 SW SUMM	WILSONVILLE	OR	97070
WEBB CLIFFOR	32501 SW JULIE	WILSONVILLE	OR	97070
WEBB JENNIFEI	11279 SW CHU	WILSONVILLE	OR	97070
WEBB MICHAEL	10364 SW FRAI	WILSONVILLE	OR	97070
WEBBER DAVID	11464 SW MON	WILSONVILLE	OR	97070
WEBBER JENNII	28528 SW DUN	WILSONVILLE	OR	97070
WEBER DIETER	11311 SW CHU	WILSONVILLE	OR	97070
WEBER ELENA I	PO BOX 915	WILSONVILLE	OR	97070
WEBER JOHN F	31828 SW FAIR'	WILSONVILLE	OR	97070
WEBER LOIS B T	7330 SW EAST I	WILSONVILLE	OR	97070
WEBER PETER	7565 SW ROAN	WILSONVILLE	OR	97070
WEBSTER KEVII	6607 SW LAND	WILSONVILLE	OR	97070
WEBSTER-CALC	10420 SW COR	BEAVERTON	OR	97008
WEDEKING DA\	27780 SW MAR	WILSONVILLE	OR	97070
WEEHUNT DEN	14809 NE LAWI	AURORA	OR	97002
WEEKS SHELBY	29688 SW YOU	WILSONVILLE	OR	97070
WEGE CONNEF	4207 SE WOOD	PORTLAND	OR	97206
WEGNER MARI/	28523 SW CAS	WILSONVILLE	OR	97070
WEHLER DORIS	6782 SW WEHL	WILSONVILLE	OR	97070
WEHLER ESTAT	7865 SW OAK P	WILSONVILLE	OR	97070
WEHLING WAN	32375 SW BOO	WILSONVILLE	OR	97070
WEIDEMANN P/	13321 SW 68TH	PORTLAND	OR	97223
WEIDNER DON.	28508 SW CAS	WILSONVILLE	OR	97070
WEIGEL PAULA	29700 SW COU	WILSONVILLE	OR	97070
WEIGEL SEAN A	7900 SW RACQ	WILSONVILLE	OR	97070
WEIGEL STEVEI	11371 SW CHA	WILSONVILLE	OR	97070
WEIGEL ZACHA	10318 SW LISB	WILSONVILLE	OR	97070
WEIK ROBERT A	28308 SW AMS	WILSONVILLE	OR	97070
WEILAND STEVI	31175 SW OTTC	WILSONVILLE	OR	97070
WEINTRAUB BR	7220 SW LAKE I	WILSONVILLE	OR	97070
WEIR JOYCE E	8635 SW CURR	WILSONVILLE	OR	97070
WEIR KEITH C	31886 SW FAIR'	WILSONVILLE	OR	97070
WEIR TIMOTHY	29003 SW COS	WILSONVILLE	OR	97070
WEISE STEPHEI	12022 SW SURI	WILSONVILLE	OR	97070
WEISER JAROLI	31399 SW ORC	WILSONVILLE	OR	97070
WEISGERBER P	7365 SW BOUC	WILSONVILLE	OR	97070
WEISS MICHAE	31045 SW WILL	WILSONVILLE	OR	97070
WELCH DOUGL	28298 SW MOR	WILSONVILLE	OR	97070
WELDON MICH	29639 SW SICII	WILSONVILLE	OR	97070
WELLS DEREK A	31436 SW OLY	WILSONVILLE	OR	97070
WELSH GAYLE I	11247 SW CHU	WILSONVILLE	OR	97070
WELSH JOEL R	29263 SW COS	WILSONVILLE	OR	97070
WELSH KEOKI E	29480 SW VOLI	WILSONVILLE	OR	97070
WENDLER BRIA	3871 MOOSE R	ALBANY	OR	97321
WENKE BURVIL	5882 W DEL LA	GLENDALE	AZ	85308
WENZ KENT L	28055 SW MOR	WILSONVILLE	OR	97070
WERDER JAMES	792 BELLA TERI	SALEM	OR	97306
WERNER JORD/	12391 SW CLAI	LAKE OSWEGO	OR	97035
WERST DEAN C	32212 SW BOO	WILSONVILLE	OR	97070
WERTS JOHN S	7483 SW LAKES	WILSONVILLE	OR	97070
WEST COAST H	25030 SW PARI	WILSONVILLE	OR	97070
WEST HILLS LAI	3330 NW YEON	PORTLAND	OR	97210
WEST JANINE L	8240 SW FAIRV	WILSONVILLE	OR	97070
WEST JOHN MC	7359 SW WOOI	WILSONVILLE	OR	97070
WEST JUSTINE	8455 SW WILSC	WILSONVILLE	OR	97070
WEST LINN-WIL	22210 SW STAF	TUALATIN	OR	97062
WEST MARK J TI	10888 SW PARI	WILSONVILLE	OR	97070
WESTERMEIJER	28725 SW BRU:	WILSONVILLE	OR	97070
WESTING JODIE	10904 SW ROL/	WILSONVILLE	OR	97070
WESTLING BLAI	28668 SW PARI	WILSONVILLE	OR	97070
WESTLUND MO	16615 MAPLE C	LAKE OSWEGO	OR	97034
WESTON SHAN	30424 SW RUTI	WILSONVILLE	OR	97070
WESTOVER PAL	7105 SW HIGHI	WILSONVILLE	OR	97070
WETMORE RAYI	11189 SW BARI	WILSONVILLE	OR	97070
WETTSTEIN GU!	11030 SW PARI	WILSONVILLE	OR	97070
WETTSTEIN GU'	10898 SW MAT/	WILSONVILLE	OR	97070
WHARTON KEN	31033 SW ORC	WILSONVILLE	OR	97070
WHEATON DAV	22822 PINEHUI	SHERWOOD	OR	97140
WHEELER BRIA	7004 SW FALLE	WILSONVILLE	OR	97070
WHEELER COD	7619 SW HELEI	WILSONVILLE	OR	97070
WHEELER JEFFI	6893 SW MAPLI	WILSONVILLE	OR	97070
WHEELER LAUF	28421 SW MOR	WILSONVILLE	OR	97070
WHEELER PAUI	10850 SW PARI	WILSONVILLE	OR	97070
WHITAKER DON	11554 SW BARI	WILSONVILLE	OR	97070
WHITAKER JASC	11446 SW FREI	WILSONVILLE	OR	97070
WHITAKER THO	7576 SW HONC	WILSONVILLE	OR	97070
WHITCOMBE BI	7355 SW LAKES	WILSONVILLE	OR	97070
WHITE ERIC & J	28585 SW SANI	WILSONVILLE	OR	97070
WHITE JIM M C	27748 SW MAR	WILSONVILLE	OR	97070
WHITE KERY R	15000 NE LAWI	AURORA	OR	97002
WHITE LINDSA\	29460 SW TETC	WILSONVILLE	OR	97070
WHITE PAMELA	28300 SW MCC	WILSONVILLE	OR	97070
WHITE PETER A	27466 SW PON	WILSONVILLE	OR	97070
WHITE RICHARI	7310 SW LAKE I	WILSONVILLE	OR	97070
WHITE SUSAN I	27376 SW MAR	WILSONVILLE	OR	97070
WHITEHURST N	8740 SW WILSC	WILSONVILLE	OR	97070
WHITELOCK ST	7604 SW ROAN	WILSONVILLE	OR	97070
WHITEN HILARY	5114 S RELIANC	MESA	AZ	85212
WHITESELL LUC	11200 SW CHA	WILSONVILLE	OR	97070
WHITMAN SHEI	29039 SW COS	WILSONVILLE	OR	97070
WHITMAN WAL	7900 SW EDGE'	WILSONVILLE	OR	97070
WHITNEY DOU(	32490 SW JULI	WILSONVILLE	OR	97070
WHITTAKER KEI	29001 SW GRAI	WILSONVILLE	OR	97070
WHITTIER JOHN	PO BOX 6516	KETCHUM	ID	83340
WI IN & BOSUN	7576 SW THOR	WILSONVILLE	OR	97070
WIBERG TED R	PO BOX 83	SCOTTS MILLS	OR	97375
WICKMAN MAR	28857 SW GEN	WILSONVILLE	OR	97070
WIDEMAN KIME	30350 SW REBI	WILSONVILLE	OR	97070
WIDING KRISTI	23772 SCHULT	AURORA	OR	97002
WIDMAN LORR/	942 SW PLUM I	PORTLAND	OR	97219
WIEBE KATHRYI	7237 SW CHES	WILSONVILLE	OR	97070
WIEDEMANN P/	3300 NW 185TI	PORTLAND	OR	97229
WIELAND JOSE	7265 SW MEAD	WILSONVILLE	OR	97070

KELSO JERRY A TRUSTEE	10435 SW SERENE PL	WILSONVILLE	OR	97070	WIELAND JOSH	22123 SW SCH	SHERWOOD	OR	97140
KELSOE WAYNE E	29440 SW TETON WAY	WILSONVILLE	OR	97070	WIER MARNA RI	32325 SW DEL	WILSONVILLE	OR	97070
KEMMERER JOSH STEPHEN	28833 SW GENEVA LOOP	WILSONVILLE	OR	97070	WIESE CASEY R	28349 SW VILLI	WILSONVILLE	OR	97070
KEMPER CHARLES C TRUSTEE	7595 SW FAIRWAY DR	WILSONVILLE	OR	97070	WIESE ROBERT	32140 SW ARM	WILSONVILLE	OR	97070
KENCZKA JEANNE R	30366 SW RUTH ST UNIT 65	WILSONVILLE	OR	97070	WIESENTHAL R	7480 SW BUNK	WILSONVILLE	OR	97070
KENDALL MARLIN W	6995 SW HIGHLAND CT	WILSONVILLE	OR	97070	WIETGREFE SC	28656 SW ASH	WILSONVILLE	OR	97070
KENDALL SCOTT ROBERT & ROSALIND	28648 SW PARIS AVE	WILSONVILLE	OR	97070	WIGGER JANIE I	10544 SW COLI	WILSONVILLE	OR	97070
KENNEDY PEGGY A	27146 SW WOOD AVE	WILSONVILLE	OR	97070	WIGGER RONAI	29402 SW GLA	WILSONVILLE	OR	97070
KENNEDY ROBERT E & KATHRYN A	11346 SW CHANTILLY	WILSONVILLE	OR	97070	WIKE JENNIFER	7930 SW TENNI	WILSONVILLE	OR	97070
KENNEY ALLISON R	10984 SW VERDUN LOOP	WILSONVILLE	OR	97070	WIKLE KEVIN LE	5851 SW KAHLI	WILSONVILLE	OR	97070
KENNEY JAMES A & CONSTANCE B	30965 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	WIKOFF CHRIS	10859 SW ROL	WILSONVILLE	OR	97070
KENT LARRY TRUSTEE	32255 SW BOONES BEND RD	WILSONVILLE	OR	97070	WIKSTROM CUI	PO BOX 500	OLGA	WA	98279
KENT TERRY E & JANICE L	10416 SW LISBON ST	WILSONVILLE	OR	97070	WILBORN MARI	31290 SW WILL	WILSONVILLE	OR	97070
KENYON KATHERINE ANNE	10872 SW ARTHUR CT	WILSONVILLE	OR	97070	WILBUR MATTH	10880 SW MAT	WILSONVILLE	OR	97070
KEPHART ALEXIS & KYLE WAYNE	11424 SW MONT BLANC ST	WILSONVILLE	OR	97070	WILCOX BRIAN	28531 SW CAS	WILSONVILLE	OR	97070
KEPLER PHILLIP & MOLLY	29284 SW COSTA CIR E	WILSONVILLE	OR	97070	WILCOX DANIE	8025 SW WINC	WILSONVILLE	OR	97070
KERGER RANDALL P & JANIS L	32450 SW ESTATES POST RD	WILSONVILLE	OR	97070	WILCOX STEPH	7549 SW THOR	WILSONVILLE	OR	97070
KERN MICHAEL F & EMMA C	7075 SW ARMITAGE CT	WILSONVILLE	OR	97070	WILCOX VIVIAN	28705 SW COS	WILSONVILLE	OR	97070
KERNER MATTHEW & LARA	6888 SW HOLLYBROOK CT	WILSONVILLE	OR	97070	WILDE KODY C	11063 SW MAT	WILSONVILLE	OR	97070
KERR GLORIA TRUSTEE	31086 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070	WILDER LEROY	32460 SW LAKE	WILSONVILLE	OR	97070
KERRIDGE REHANNA J	11316 SW MONT BLANC ST	WILSONVILLE	OR	97070	WILHELM JERR	28722 SW CAS	WILSONVILLE	OR	97070
KERRIGAN TIMOTHY P CO-TRUSTEE	12398 SW ATHENS LN	WILSONVILLE	OR	97070	WILHELM NEIL	7182 SW BOUC	WILSONVILLE	OR	97070
KERSEY TERESA L	1950 HALL ST	WEST LINN	OR	97068	WILHELMS ANC	10322 SW BARI	WILSONVILLE	OR	97070
KERSTEN JEANETTE J	30995 SW MAGNOLIA AVE	WILSONVILLE	OR	97070	WILKERSON SA	11307 SW BARI	WILSONVILLE	OR	97070
KESSLER CRAIG J & SHEILA R	7010 SW COUNTRY VIEW CT W	WILSONVILLE	OR	97070	WILKINS AMY E	28615 SW PARI	WILSONVILLE	OR	97070
KESSLER DEVIN	30628 SW RUTH ST	WILSONVILLE	OR	97070	WILKINSON MA	29063 SW COS	WILSONVILLE	OR	97070
KESSLER KELLY	16089 S HOLCOMB BLVD	OREGON CITY	OR	97045	WILKINSON PAI	10242 SW EVEI	WILSONVILLE	OR	97070
KESSLER TERRI S	28832 SW ORLEANS AVE	WILSONVILLE	OR	97070	WILKINSON SH	31625 SW ARB	WILSONVILLE	OR	97070
KESWICK KRISTEN & BRIAN	11813 SW GRENOBLE ST	WILSONVILLE	OR	97070	WILLADSEN BE	8364 SW MARI	WILSONVILLE	OR	97070
KEYLOCK IRVING F & MILDRED B	32400 SW ARMITAGE RD	WILSONVILLE	OR	97070	WILLAMETTE BA	PO BOX 367	WILSONVILLE	OR	97070
KHAMVONGSA VILAPONG A & ASHLEY C	31277 SW KENSINGTON DR	WILSONVILLE	OR	97070	WILLAMETTE FA	31840 SW CHA	WILSONVILLE	OR	97070
KHARIF SEMEN & IRINA	32120 SW WILLAMETTE WAY E	WILSONVILLE	OR	97070	WILLARD CHRI	31175 SW WILL	WILSONVILLE	OR	97070
KHATCHOUI NASSER & J WINKLER-KHATCHC	8635 SW CURRY DR UNIT D	WILSONVILLE	OR	97070	WILLCOCK MEL	11211 SW CHA	WILSONVILLE	OR	97070
KHAWAJA M SAMI TRUSTEE	213 HIDALGO ST	LAKE OSWEGO	OR	97035	WILLE	17575 S BIG SK	OREGON CITY	OR	97045
KHAZENI KAMERON & ANGELA M	11038 SW STOCKHOLM DR	WILSONVILLE	OR	97070	WILLEFORD JOI	28375 SW VILLI	WILSONVILLE	OR	97070
KHEMLANI VISHAL	7258 SW BAY LN	WILSONVILLE	OR	97070	WILLEFORD KEI	6960 SW COUN	WILSONVILLE	OR	97070
KHIMSARIA PARTH NILESH	29132 SW COSTA CIR E	WILSONVILLE	OR	97070	WILLETT LISA K	10850 SW PARI	WILSONVILLE	OR	97070
KHOR JIAN-WEI & LING SIM HONG	11015 SW AUSTRIA LOOP	WILSONVILLE	OR	97070	WILLIAMS AMY	8415 SW CURR	WILSONVILLE	OR	97070
KHOSRAVANI SARINA	10566 SW COLEMAN LOOP S	WILSONVILLE	OR	97070	WILLIAMS BRAI	29882 SW CAM	WILSONVILLE	OR	97070
KHURMI MANDEEP & CHIMATCAR SINGH	27775 SW LARKSPUR TER	WILSONVILLE	OR	97070	WILLIAMS CARI	2777 PINEROCI	EUGENE	OR	97403
KIBLER JOHN TRUSTEE	1701 WOODLAND TER	LAKE OSWEGO	OR	97034	WILLIAMS CHRI	29491 SW CAM	WILSONVILLE	OR	97070
KIBLER KEVIN & SHANNON	7882 SW CINNABAR ST	WILSONVILLE	OR	97070	WILLIAMS ERIC	6576 SW STRAT	WILSONVILLE	OR	97070
KIDD DONALD W & SHANNON M	1951 SW SCHAEFFER RD	WEST LINN	OR	97068	WILLIAMS GRAI	28615 SW PARI	WILSONVILLE	OR	97070
KIENHOLZ DONALD & ANGELA	10932 SW AUSTRIA LOOP	WILSONVILLE	OR	97070	WILLIAMS JAME	11841 SW GREI	WILSONVILLE	OR	97070
KIERE JOSEPH	6770 SW MOLALLA BEND DR	WILSONVILLE	OR	97070	WILLIAMS MARI	27759 SW LARI	WILSONVILLE	OR	97070
KILINSKI DIANA K & DANIEL T	7177 SW LAKE BLUFF CT	WILSONVILLE	OR	97070	WILLIAMS MICI	32239 SW BOO	WILSONVILLE	OR	97070
KILLELEA JOHN A & MARY M	10992 SW MATZEN DR	WILSONVILLE	OR	97070	WILLIAMS MIKE	7887 SW SUMI	WILSONVILLE	OR	97070
KIM CHONG DAE & YOUNG SOOK	6621 SW ESSEX CT	WILSONVILLE	OR	97070	WILLIAMS RICH	10912 SW AUS	WILSONVILLE	OR	97070
KIM CHRIS J & JU Y	7420 SW BOUCHAINE CT	WILSONVILLE	OR	97070	WILLIAMS ROBI	10874 SW PARI	WILSONVILLE	OR	97070
KIM DAE-JIN & LINDSAY RICKARD-KIM	29228 SW COSTA CIR E	WILSONVILLE	OR	97070	WILLIAMS RUSS	28715 SW SERI	WILSONVILLE	OR	97070
KIM JINCHUL	26880 SW MCLEOD ST	WILSONVILLE	OR	97070	WILLIAMS SCO	27603 SW MAR	WILSONVILLE	OR	97070
KIM JONG OK	30245 SW PARKWAY AVE	WILSONVILLE	OR	97070	WILLIAMS SCO	7715 SW THOR	WILSONVILLE	OR	97070
KIM SUNG RYONG	29530 SW VILLEBOIS DR S	WILSONVILLE	OR	97070	WILLIAMS STEV	10862 SW STO	WILSONVILLE	OR	97070
KIME JENNIE & DANIEL J	28990 SW CASCADE LOOP	WILSONVILLE	OR	97070	WILLIS NORMAI	7445 SW GREEI	WILSONVILLE	OR	97070
KINCAID JOE WALLACE & NADINE JOY	32489 SW JULIETTE DR	WILSONVILLE	OR	97070	WILLIS SAUNDI	27622 SW ALDI	WILSONVILLE	OR	97070
KINDER AARON	32305 SW ARMITAGE RD	WILSONVILLE	OR	97070	WILLIS SONYA I	10435 SW LISB	WILSONVILLE	OR	97070
KINDRED AMBER	7475 SW FROG POND LN	WILSONVILLE	OR	97070	WILLMAN ALLAI	10896 SW MER	WILSONVILLE	OR	97070
KINDRED MICHON	28745 SW SERENITY WAY	WILSONVILLE	OR	97070	WILLMARTH JO	7003 SW ALDEI	WILSONVILLE	OR	97070
KING ADAM	11176 SW BARBER ST	WILSONVILLE	OR	97070	WILLMERT MCI	31124 SW PAUI	WILSONVILLE	OR	97070
KING ADAM BRUNO	29490 SW COURTSIDE DR UNIT 15	WILSONVILLE	OR	97070	WILLS WILLIAM	7328 SW BRISB	WILSONVILLE	OR	97070
KING CHELSEA JAEL	31526 SW ORCHARD DR	WILSONVILLE	OR	97070	WILLSON HAU	29362 SW VILLI	WILSONVILLE	OR	97070
KING DANIEL & PASCALE	29590 SW JACKSON WAY	WILSONVILLE	OR	97070	WILLY LUMP LU	4500 SW ADVAI	WILSONVILLE	OR	97070
KING MEGAN K	29115 SW MOUNTAIN RD	WEST LINN	OR	97068	WILSON DANIE	8510 SW CURR	WILSONVILLE	OR	97070
KING MICHAEL & ERIN	31501 SW ORCHARD DR	WILSONVILLE	OR	97070	WILSON DAVID	29780 SW JACK	WILSONVILLE	OR	97070
KING NORMAN B TRUSTEE	32275 SW ARMITAGE RD	WILSONVILLE	OR	97070	WILSON JASON	29068 SW SAN	WILSONVILLE	OR	97070
KING VICTORIA H	30514 SW RUTH ST	WILSONVILLE	OR	97070	WILSON JOSHU	11177 SW BARI	WILSONVILLE	OR	97070
KINGMAN PATRICIA LOUISE TRUSTEE	11241 SW CHAMPOEG DR	WILSONVILLE	OR	97070	WILSON KAREN	3030 SW ADVAI	WILSONVILLE	OR	97070
KINGSLEY RICHARD H & PAMELA S	8300 SW MARINERS DR	WILSONVILLE	OR	97070	WILSON KYLE &	12396 SW WAT	WILSONVILLE	OR	97070
KINNEY	8620 SW MIAMI	WILSONVILLE	OR	97070	WILSON LAURA	30535 SW RUTI	WILSONVILLE	OR	97070
KINNEY BRIAN D TRUSTEE	7069 SW CEDAR POINTE DR	WILSONVILLE	OR	97070	WILSON MAND	11639 SW JAM	WILSONVILLE	OR	97070
KINSELLA MICHAEL & DARCIE	29700 SW JACKSON WAY	WILSONVILLE	OR	97070	WILSON MARK	7556 SW WIMB	WILSONVILLE	OR	97070
KIPE MYUNG C	29555 SW TETON WAY	WILSONVILLE	OR	97070	WILSON MICHA	9996 SW FREN	WILSONVILLE	OR	97070
KIRA HIDEMI & TOMOKO	15455 S HIGHLAND RD	OREGON CITY	OR	97045	WILSON MICHE	8612 SW VALE	WILSONVILLE	OR	97070
KIRK BENNIE E & CAROL L	7923 SW EDGEWATER E	WILSONVILLE	OR	97070	WILSON MICKE	11711 SW JAM	WILSONVILLE	OR	97070
KIRKLAND LORINDA	11667 SW GRENOBLE ST	WILSONVILLE	OR	97070	WILSON NICHO	28535 SW CAN	WILSONVILLE	OR	97070
KIRKPATRICK BONNIE JEAN	28740 SW PARKWAY AVE UNIT A2	WILSONVILLE	OR	97070	WILSON PATRI	32540 SW LAKE	WILSONVILLE	OR	97070
KIRSCH EMILY A	28249 SW WILLOW CREEK DR	WILSONVILLE	OR	97070	WILSON ROBEI	11559 SW PRE	WILSONVILLE	OR	97070
KIRSHER CINDY RAE JACOBS & JEFFREY T	11715 SW VALENCIA LN UNIT 106	WILSONVILLE	OR	97070	WILSON RYAN I	29048 SW MON	WILSONVILLE	OR	97070
KIRTON MARGARET	11154 SW BERLIN AVE	WILSONVILLE	OR	97070	WILSON SCOTT	29808 SW CAM	WILSONVILLE	OR	97070
KIRTON MARGARET	28827 SW COSTA CIR W	WILSONVILLE	OR	97070	WILSONVILLE C	PO BOX 1002	WILSONVILLE	OR	97070
KITTO MAILA C	29329 SW SERENITY WAY	WILSONVILLE	OR	97070	WILSONVILLE E	11223 N ALICAI	FRESNO	CA	93730
KITZMILLER MARGARET KLEIN	PO BOX 831	WILSONVILLE	OR	97070	WILSONVILLE C	4287 SE ROETH	MILWAUKIE	OR	97267
KIZTOVITCH SHATHA	29490 SW COURTSIDE DR UNIT 17	WILSONVILLE	OR	97070	WILSONVILLE II	11086 SE OAK S	MILWAUKIE	OR	97267
KJD PROPERTIES LLC	4131 IMPERIAL DR	WEST LINN	OR	97068	WILSONVILLE L	29111 SW TOW	WILSONVILLE	OR	97070
KJOS JENNIE V TRUSTEE	20042 VOLTERA PL	BEND	OR	97702	WILSONVILLE P	10505 SORREN	SAN DIEGO	CA	92121
KLECKNER PATRICIA R & ROBERT G	7448 SW BOUCHAINE CT	WILSONVILLE	OR	97070	WILSONVILLE P	11921 SW TALL	TIGARD	OR	97223
KLEIN HEIDRUN	8735 SW CURRY DR UNIT B	WILSONVILLE	OR	97070	WILSONVILLE P	120 S RIVERSID	CHICAGO	IL	60606
KLEIN HOWARD	11710 SW JAMAICA	WILSONVILLE	OR	97070	WILSONVILLE P	138 NE 22ND A	CANBY	OR	97013
KLEIN TRACY J	10501 SW COLEMAN LOOP N	WILSONVILLE	OR	97070	WILSONVILLE P	1405 ROSEMAF	WEST LINN	OR	97068
KLEINER EDWARD & HEATHER	29603 SW BEAUMONT AVE	WILSONVILLE	OR	97070	WILSONVILLE P	14787 SW MILL	BEAVERTON	OR	97003
KLEINERT JAN & MICHAELA	11068 SW PARKVIEW DR	WILSONVILLE	OR	97070	WILSONVILLE P	16889 WIGHT L	LAKE OSWEGO	OR	97035
KLEINKE JAMES BRYAN	29826 SW CAMELOT ST	WILSONVILLE	OR	97070	WILSONVILLE P	1765 BOULDER	RENO	NV	89523
KLEMME PAUL T & SUSAN L HALE	10630 SW PARKWOOD LN	WILSONVILLE	OR	97070	WILSONVILLE P	180 N STETSON	CHICAGO	IL	60601
KLEPPER BRIANNE A & STEVE	29110 SW CHARLOTTE LN	WILSONVILLE	OR	97070	WILSONVILLE P	18262 BRYANT	LAKE OSWEGO	OR	97034
KLIESE WALTRAUD GERDA TRUSTEE	10650 SW WILSONVILLE RD	WILSONVILLE	OR	97070	WILSONVILLE P	19363 WILLAMI	WEST LINN	OR	97068
KLINGER LEE A & EMMALINE M	10249 SW MADRID LOOP	WILSONVILLE	OR	97070	WILSONVILLE P	20241 S CENTR	OREGON CITY	OR	97045
KLINGERMAN TERRY R & VICTORIA L	7250 SW ARBOR LAKE DR	WILSONVILLE	OR	97070	WILSONVILLE P	2030 NE 44TH A	PORTLAND	OR	97213
KLITZ STEVEN M TRUSTEE	27418 SW PONDEROSA AVE	WILSONVILLE	OR	97070	WILSONVILLE P	2316 SE WILLAI	MILWAUKIE	OR	97222
KLUPENGER BRIAN P & KRISTINE L	29685 SW JACKSON WAY	WILSONVILLE	OR	97070	WILSONVILLE P	2740 SE POWEI	PORTLAND	OR	97202
KLUPENGER CHRIS	28613 SW VILLEBOIS DR N	WILSONVILLE	OR	97070	WILSONVILLE P	3463 RIVERKNO	WEST LINN	OR	97068
KLUPENGER CHRISTOPHER	28275 SW CANYON CREEK RD S	WILSONVILLE	OR	97070	WILSONVILLE P	4560 SE INTERI	MILWAUKIE	OR	97222
KLUPENGER LISA A	11646 SW PREAKNESS	WILSONVILLE	OR	97070	WILSONVILLE P	6189 SW DELKI	TUALATIN	OR	97062
KLYM MICHAEL ALLYN TRUSTEE	11676 SW PALERMO ST	WILSONVILLE	OR	97070	WILSONVILLE P	950 CEDAR ST	LAKE OSWEGO	OR	97034
KNAPP TMOTHY TRUSTEE	11615 SW JAMAICA	WILSONVILLE	OR	97070	WILSONVILLE P	PO BOX 490	ENTERPRISE	OR	97828
KNEISEL GREGORY JOHN PAUL	30613 SW KENSINGTON DR	WILSONVILLE	OR	97070	WILSONVILLE P	PO BOX 496	NEWPORT	OR	97365
KNEPPER TODD R & ERIKA JW	29095 SW SAN REMO AVE	WILSONVILLE	OR	97070	WILSONVILLE S	25800 SW CAN	WILSONVILLE	OR	97070
KNESS BUCK D JR & RITSUKO	28931 SW COSTA CIR W	WILSONVILLE	OR	97070	WILSONVILLE U	7355 SW WILSC	WILSONVILLE	OR	97070
KNIERIM DAVID L	10305 SW ASHTON CIR	WILSONVILLE	OR	97070	WILSONVILLE V	2083 NW JOHN	PORTLAND	OR	97209
KNIFFIN CLAUDIA J & JOHN M	29782 SW CAMELOT ST	WILSONVILLE	OR	97070	WINANS CARL I	32440 SW LAKE	WILSONVILLE	OR	97070
KNIGHT NATHAN E	11973 SW LAUSANNE ST	WILSONVILLE	OR	97070	WING LARRY C	10842 SW PARI	WILSONVILLE	OR	97070
KNORR CHARLES VERN TRUSTEE	28115 SW CANYON CREEK RD S	WILSONVILLE	OR	97070	WING STACY L	10992 SW VERI	WILSONVILLE	OR	97070
KNOWLES CHAD J & MELYNDA	7848 SW GRASS CT	WILSONVILLE	OR	97070	WINSLOW KEVI	11247 SW CHA	WILSONVILLE	OR	97070
KNOX BRUCE B & KATHERINE D HERGERT-KN	8040 SW FAIRWAY DR	WILSONVILLE	OR	97070	WINSLOW PATI	32230 SW ARM	WILSONVILLE	OR	97070
KNUDSEN GEOFFREY P & ELIZABETH B	8012 SW SACAJAWEA WAY	WILSONVILLE	OR	97070	WINSON ELIZAI	11108 SW BERI	WILSONVILLE	OR	97070
KNUDSEN KRIS D	29046 SW COSTA CIR W	WILSONVILLE	OR	97070	WINSTEAD STEI	7197 SW LAKE I	WILSONVILLE	OR	97070
KNUTSON BONNIE	8352 SW MAXINE LN UNIT 40	WILSONVILLE	OR	97070	WINTERMANTEI	28247 SW PARI	WILSONVILLE	OR	97070
KO SUNG H	27538 SW PONDEROSA AVE	WILSONVILLE	OR	97070	WINTHER JUDIT	31323 SW FRE	WILSONVILLE	OR	97070

KOCH NATHAN	28408 SW WAGNER ST	WILSONVILLE	OR	97070
KOCHANOWSKI MARK R	28450 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
KOCHENDERFER BRITANNY SAIR	10870 SW PARKWOOD LN	WILSONVILLE	OR	97070
KOCZIAN ERIK J & LAURA A	6564 SW ESSEX CT	WILSONVILLE	OR	97070
KOEHLER JOEY C	28875 SW COSTA CIR W	WILSONVILLE	OR	97070
KOEHLER LAURIE J	6764 SW MOLALLA BEND RD	WILSONVILLE	OR	97070
KOELLERMEIER JONATHAN	7553 SW WIMBLEDON CIR S	WILSONVILLE	OR	97070
KOENIG HEATHER A	27118 SW WOOD AVE	WILSONVILLE	OR	97070
KOENIG JASON M & JENNIFER L	7720 SW SUMMERTON ST	WILSONVILLE	OR	97070
KOEROGHLIAN ERNIE TRUSTEE	6929 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
KOFORD CARI J	31329 SW CHIA LOOP	WILSONVILLE	OR	97070
KOHLHOFF MICHAEL E	3122 DIANE DR	LAKE OSWEGO	OR	97035
KOHN BRADLEY J & KELLEA B	8357 SW LAFAYETTE WAY	WILSONVILLE	OR	97070
KOLLEN ALEXANDER	29570 SW VOLLEY ST UNIT 34	WILSONVILLE	OR	97070
KOLLU KISHORE V	11650 SW PALERMO ST	WILSONVILLE	OR	97070
KOLSTAD WILLIAM A	31305 SW KENSINGTON DR	WILSONVILLE	OR	97070
KOMP RONALD A & KYONG	27955 S OGLESBY RD	CANBY	OR	97013
KONINENDYKE AMY	11158 SW BERLIN AVE	WILSONVILLE	OR	97070
KOON RICKY M & KATHRYN G NEIL	29367 SW SERENITY WAY	WILSONVILLE	OR	97070
KOOREN DOUG & HEATHER	31000 SW SANDY CT	WILSONVILLE	OR	97070
KORN MATTHEW E	31090 SW WALLOWA CT	WILSONVILLE	OR	97070
KOSDERKA EMILY M & MATTHEW D	28825 SW GRAHAMS FERRY RD	WILSONVILLE	OR	97070
KOSKY PETER STEVE & JANET F	32528 SW RIVIERA LN	WILSONVILLE	OR	97070
KOST SUSAN DAWN	28286 SW PARIS AVE	WILSONVILLE	OR	97070
KOTHEN ASHLEY & ADAM GRUND-CLAMPIT	11380 SW BARBER ST	WILSONVILLE	OR	97070
KOTKA CHRISTOPHER A & STEPHANIE A	10344 SW BARBER ST	WILSONVILLE	OR	97070
KOTLER DIANA & BEN-AMI	27598 SW ALDER LN	WILSONVILLE	OR	97070
KOTSAN DARIIA & SERHIY	7751 SW THORNTON DR	WILSONVILLE	OR	97070
KOUSOULAKIS JOHN S TRUSTEE	11240 SW CHAMPOEG DR	WILSONVILLE	OR	97070
KOUSSA LINDA K TRUSTEE	28625 SW ASH MEADOWS BLVD UNIT 12	WILSONVILLE	OR	97070
KOZOLL TARA ELIZABETH & C KHODADADIAN	11917 LAURELWOOD DR APT 3	STUDIO CITY	CA	91604
KRAFT WAYNE S & ARLENE G	31535 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070
KRAMER ANTHONIE & KRISTINE	29495 SW YOSEMITE ST	WILSONVILLE	OR	97070
KRAMER DONALD H TRUSTEE	31615 SW VILLAGE CREST CT	WILSONVILLE	OR	97070
KRAUSE ANDREW J & VICKI R	29221 SW SAN REMO CT	WILSONVILLE	OR	97070
KRAUSE JANICE K	7851 SW LOVE CT	WILSONVILLE	OR	97070
KRAUSE RICHARD H	912 SW CORONADO ST	PORTLAND	OR	97219
KRECKLOW MICHAEL & LISA	10562 SW SUNNYSIDE DR	WILSONVILLE	OR	97070
KREITZER DENNIS K TRUSTEE	7555 SW THORNTON DR	WILSONVILLE	OR	97070
KREMERS JOSEPH A TRUSTEE	32115 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
KRESGE MARK ROBERT TRUSTEE	6625 SW MONTGOMERY WAY	WILSONVILLE	OR	97070
KRIEG BRIAN F	7289 SW LAKE BLUFF CT	WILSONVILLE	OR	97070
KRIER JOHN L & JANICE B	6825 SW DEVONSHIRE CT	WILSONVILLE	OR	97070
KRIG STEVEN & MARY	7608 SW HONOR LOOP	WILSONVILLE	OR	97070
KRINKE LINDSAY	30410 SW REBEKAH ST UNIT 31	WILSONVILLE	OR	97070
KRISTIN RYAN & ELIZABETH	11869 SW DUBLIN ST	WILSONVILLE	OR	97070
KRIWANEK LAWRENCE CO-TRUSTEE	6947 SW CEDAR POINTE DR	WILSONVILLE	OR	97070
KROELLER BRIAN J & CRYSTAL N	12279 SW ALTA LN	WILSONVILLE	OR	97070
KROGH BOBBI	30370 SW REBEKAH ST UNIT 21	WILSONVILLE	OR	97070
KROTZER ALEXANDER M	11409 SW MONT BLANC ST	WILSONVILLE	OR	97070
KRUEGER MONA L TRUSTEE	29010 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
KRUSE CHERYL LEE	11647 SW PREAKNESS	WILSONVILLE	OR	97070
KRUSE RICHARD D & SANDRA S	29051 SW 60TH AVE	WILSONVILLE	OR	97070
KRUSE ROGER A TRUSTEE	4839 SE CARUTHERS ST	PORTLAND	OR	97215
KUCZER JONATHAN D	23147 SW GREENGATE PL	SHERWOOD	OR	97140
KUEHL DAN N	29348 SW COURTSIDE DR	WILSONVILLE	OR	97070
KUHL ROBERT D TRUSTEE	7614 SW HONOR LOOP	WILSONVILLE	OR	97070
KUHN JOCELYN	12226 SW PALERMO ST	WILSONVILLE	OR	97070
KULINK COLBY A	31005 SW SALMON LN	WILSONVILLE	OR	97070
KULISH ARTEM	9215 SW 4TH ST	WILSONVILLE	OR	97070
KUMAR AJAY & ARCHANA	29033 SW SAN REMO AVE	WILSONVILLE	OR	97070
KUMAR VIVEK	12104 SW PALERMO ST	WILSONVILLE	OR	97070
KUNDERT EMILIE A	28100 SW ICELAND AVE	WILSONVILLE	OR	97070
KUNDERT JEFFREY S	11498 SW BERLIN AVE	WILSONVILLE	OR	97070
KUNZE ELAINE R TRUSTEE	30344 SW RUTH ST UNIT 60	WILSONVILLE	OR	97070
KUPILLAS SABINA	245 W FRANKLIN ST	BOUND BROOK	NJ	08805
KUPPUSWAMY KARTHIK & MANISHA SHARMA	28643 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
KURATA HIROFUMI	28615 SW PARIS AVE UNIT 202	WILSONVILLE	OR	97070
KURTIN ANDREA	27611 SW MARIGOLD TER	WILSONVILLE	OR	97070
KUS JESSE CHRISTOPHER & SUPATCHAREE D	30597 SW ORCHARD DR	WILSONVILLE	OR	97070
KUSICH SCOTT A TRUSTEE	2720 PRESTON CT	MOUNTAIN VIEW	CA	94040
KUSTERS ANNA M & MITCHELL J	30588 SW RUTH ST	WILSONVILLE	OR	97070
KUSYK BETSY	7110 SW OLD WILSONVILLE RD	WILSONVILLE	OR	97070
KWAN OREGON LLC	PO BOX 3637	SALEM	OR	97302
KWDS LLC	PO BOX 145	WILSONVILLE	OR	97070
KWEK WHITNEY ANN C & MICHAEL ANGELO	11103 SW ST MORITZ LOOP	WILSONVILLE	OR	97070
KWIECIEN WESLEY T	27771 SW MARIGOLD TER	WILSONVILLE	OR	97070
KY VANNARITH B TRUSTEE	1325 136TH AVE	SAN LEANDRO	CA	94578
KYTSAK ANTON & ALINA	30525 SW RUTH ST	WILSONVILLE	OR	97070
KYUNG JAMES H & JANET J	30886 SW KENSINGTON DR	WILSONVILLE	OR	97070
L MOORE PROPERTY MGMT	14511 WESTLAKE DR #250	LAKE OSWEGO	OR	97035
LA CASONA LINDA LLC	18222 SE BLANTON ST	MILWAUKIE	OR	97267
LABO LAURA L	30792 SW FIR AVE	WILSONVILLE	OR	97070
LABRADA JOSE G M & C B L LIZZRAGA	11050 SW STOCKHOLM DR	WILSONVILLE	OR	97070
LABRECQUE ALAIN MARIE TRUSTEE	10339 SW MADRID LOOP	WILSONVILLE	OR	97070
LABRECQUE AMBER & CHERIE	10189 SW MADRID LOOP	WILSONVILLE	OR	97070
LABRECQUE DOUGLAS J & MARJORIE	29625 SW CAMELOT ST	WILSONVILLE	OR	97070
LABRIE-RIPPLE MICHELLE TRUSTEE	29851 SW CAMELOT ST	WILSONVILLE	OR	97070
LABS JEFFERY S & MARY M	29587 SW BEAUMONT AVE	WILSONVILLE	OR	97070
LACEY EDWARD D TRUSTEE	32525 SW JULIETTE DR	WILSONVILLE	OR	97070
LACHENMEIER ERIC W	12013 SW GRENOBLE ST	WILSONVILLE	OR	97070
LACY EDWARD D	32150 SW EAST LAKE PT	WILSONVILLE	OR	97070
LACY KENNEITH F II TRUSTEE	1026 WAINIHA ST	HONOLULU	HI	96825
LACY LAURA	11386 SW BARBER ST	WILSONVILLE	OR	97070
LAFRENIERE JOSEPH & MAUREEN MCNABB	29319 SW CHARLOTTE LN	WILSONVILLE	OR	97070
LAHAIE MARY ANNE	29451 SW COURTSIDE DR	WILSONVILLE	OR	97070
LAHR DAVID W & PATRICIA A	PO BOX 976	WILSONVILLE	OR	97070
LAIRD JOHN E TRUST	7845 SW ELLIGSEN RD	TUALATIN	OR	97062
LAKE DAVID B TRUSTEE	10884 SW ROLAND CT	WILSONVILLE	OR	97070
LAKIN RALPH A	8103 SW SACAJAWEA WAY	WILSONVILLE	OR	97070
LALIBERTE DAVID M & ARLENE K	11228 SW CHAMPOEG DR	WILSONVILLE	OR	97070
LAM ANTHONY	28056 SW WAGNER ST	WILSONVILLE	OR	97070
LAM DAVID	3918 SE 187TH LOOP	VANCOUVER	WA	98683
LAM WAYNE KAM W & AMANDA SEUNG S	31441 SW OLYMPIC DR	WILSONVILLE	OR	97070
LAMA MICHAEL & PATTI	28425 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
LAMA TENZIN WANGPO LU CHIN-CHUNG	10556 SW BARBER ST	WILSONVILLE	OR	97070
LAMAR MICHELE M	202 DODGE RIVER DR	LANSING	MI	48906
LAMBERSON RYAN	29364 SW BROWN RD	WILSONVILLE	OR	97070
LAMBERT JULIE & JOHN	27554 SW PONDEROSA AVE	WILSONVILLE	OR	97070
LAMBIE ROBERT W TRUSTEE	25 NW 23RD PL STE 6	PORTLAND	OR	97210
LAMBOURNE JAMES R & KATHLEEN L	27159 SW ADEN AVE	WILSONVILLE	OR	97070
LAMM DEAN E TRUSTEE	28094 SW WILLOW CREEK DR	WILSONVILLE	OR	97070
LAMOTTE JONATHAN DAVID	29124 SW COSTA CIR E	WILSONVILLE	OR	97070
LANCASTER GLENN M & ANNA M	31098 SW COUNTRY VIEW LN	WILSONVILLE	OR	97070
LANDAU GREG A	8371 SW METOLIUS LOOP	WILSONVILLE	OR	97070
LANDAZURI SANTIAGO & KATHERINE	28770 SW GENEVA LOOP	WILSONVILLE	OR	97070
LANDEN KATHERINE E TRUSTEE	11887 SW BARCELONA ST	WILSONVILLE	OR	97070
WIREMAN-NOT	29500 SW TETC	WILSONVILLE	OR	97070
WIRFS JOHN TR	31468 SW ORC	WILSONVILLE	OR	97070
WIRTZ RENE & I	11405 SW BARI	WILSONVILLE	OR	97070
WISTHOFF ADD	28509 SW CAS	WILSONVILLE	OR	97070
WISTHOFF DWA	7375 SW FAIRW	WILSONVILLE	OR	97070
WITTE DEIRDRE	10908 SW ROL	WILSONVILLE	OR	97070
WITTMAYER DO	12035 SW SURI	WILSONVILLE	OR	97070
WITZKE CHRIST	12153 SW LAU	WILSONVILLE	OR	97070
WMM LLC	29375 SW KINS	WILSONVILLE	OR	97070
WOEBKENBERG	7130 SW FROG	WILSONVILLE	OR	97070
WOLCOTT JOHI	32120 SW CYPI	WILSONVILLE	OR	97070
WOLF CODY LA	10593 SW COLI	WILSONVILLE	OR	97070
WOLF ROBIN K	32400 SW ESTA	WILSONVILLE	OR	97070
WOLFE KENTOI	32100 SW CYPI	WILSONVILLE	OR	97070
WOLFE MICHAI	31142 SW WILL	WILSONVILLE	OR	97070
WOLFENBARGE	7502 SW MURR	WILSONVILLE	OR	97070
WOLFF RHODA	28118 SW WAG	WILSONVILLE	OR	97070
WOLFF RITA	27632 SW WILL	WILSONVILLE	OR	97070
WOLLMANN EN	23484 SW DEN.	SHERWOOD	OR	97140
WOLLONS KOR	29590 SW NAPI	WILSONVILLE	OR	97070
WOLOHAN CHI	27463 SW COP	WILSONVILLE	OR	97070
WONDERLY ERI	11480 SW BERI	WILSONVILLE	OR	97070
WONG DEANNI	10292 SW BARI	WILSONVILLE	OR	97070
WONG GREGOI	29842 SW CAM	WILSONVILLE	OR	97070
WONG SUSAN '	3257 NW COUI	ALBANY	OR	97321
WOOD BRIAN &	29111 SW SAN	WILSONVILLE	OR	97070
WOOD CAMER	7746 SW EMER	WILSONVILLE	OR	97070
WOOD GREGOI	30543 SW RUTI	WILSONVILLE	OR	97070
WOOD LESLIE I	30330 SW REBI	WILSONVILLE	OR	97070
WOOD MITCHE	7515 SW THOR	WILSONVILLE	OR	97070
WOOD NICHOL	27390 SW COP	WILSONVILLE	OR	97070
WOOD TYLER &	29460 SW VOLI	WILSONVILLE	OR	97070
WOOD ZACHAI	10719 SW VERI	WILSONVILLE	OR	97070
WOODCOCK D.	32566 SW JULI	WILSONVILLE	OR	97070
WOODHOUSE J	8456 SW LAFAY	WILSONVILLE	OR	97070
WOODLE ROBE	7932 SW SACAJ	WILSONVILLE	OR	97070
WOODLEY TOD	42242 SALMON	BAKER CITY	OR	97814
WOODS AARON	28962 SW MEAI	WILSONVILLE	OR	97070
WOODS SUSAN	31476 SW OLD	WILSONVILLE	OR	97070
WOODWARD AI	28529 SW MOR	WILSONVILLE	OR	97070
WOODWARD AI	12020 SW BARI	WILSONVILLE	OR	97070
WOODWORTH	31048 SW SALM	WILSONVILLE	OR	97070
WOODY ERNES	29401 SW YOSI	WILSONVILLE	OR	97070
WOOLLEY BRIA	28704 SW FINL	WILSONVILLE	OR	97070
WOOLWORTH S	31448 SW OLYI	WILSONVILLE	OR	97070
WOOTEN KARI	29530 SW VOLI	WILSONVILLE	OR	97070
WORTH CARL D	31405 SW OLYI	WILSONVILLE	OR	97070
WORTHEN AAR	29620 SW VOLI	WILSONVILLE	OR	97070
WORTMAN DAV	28967 SW COS	WILSONVILLE	OR	97070
WORTMAN RAN	11568 SW PREA	WILSONVILLE	OR	97070
WRIGHT ALI	11555 SW COLI	WILSONVILLE	OR	97070
WRIGHT AMY T	11843 SW GREI	WILSONVILLE	OR	97070
WRIGHT BENJA	7057 SW IRON	WILSONVILLE	OR	97070
WRIGHT JEFFEI	6778 SW FERNI	WILSONVILLE	OR	97070
WRIGHT MICHA	2452 MUSTANG	WEST LINN	OR	97068
WRIGHT PAUL (	10605 SW LONI	WILSONVILLE	OR	97070
WRIGHT SHANE	11253 SW BERI	WILSONVILLE	OR	97070
WRIGHT TOD M	10884 SW GLEI	WILSONVILLE	OR	97070
WRIGHT TRACI	7225 SW FOUN	WILSONVILLE	OR	97070
WROLSTAD ERI	31675 SW VILL	WILSONVILLE	OR	97070
WRONSKI LIND	32245 SW ARB	WILSONVILLE	OR	97070
WSW LLC	29025 SW TOW	WILSONVILLE	OR	97070
WU ANGELA YI	28677 SW GEN	WILSONVILLE	OR	97070
WU BO	28608 SW MOR	WILSONVILLE	OR	97070
WU CALVIN M &	27467 SW WILL	WILSONVILLE	OR	97070
WU JIAHAO TRL	13250 SANDAL	LAKE OSWEGO	OR	97035
WU JIING KAE	30602 SW RUTI	WILSONVILLE	OR	97070
WU LIN	8817 NW HAZE	PORTLAND	OR	97229
WU LUO FAN TF	11989 SW SURI	WILSONVILLE	OR	97070
WU-BRANT I-HS	12000 SW BARI	WILSONVILLE	OR	97070
WYATT ASHLEY	10839 SW STO	WILSONVILLE	OR	97070
WYATT CODY	29029 SW VILL	WILSONVILLE	OR	97070
WYATT DELLA	PO BOX 4007	WILSONVILLE	OR	97070
WYATT RALPH E	8142 SW EDGE	WILSONVILLE	OR	97070
WYATT TAYLOR	28087 SW MOR	WILSONVILLE	OR	97070
WYLIE MELANIE	11173 SW BARI	WILSONVILLE	OR	97070
WYLY WILLIAM	32293 SW LAKE	WILSONVILLE	OR	97070
X DANIEL & EVE	28852 SW GEN	WILSONVILLE	OR	97070
XEROX CORPOI	PO BOX 9601	WEBSTER	NY	14580
XIAO	10851 SW STO	WILSONVILLE	OR	97070
XIAO JIE	11223 SW BERI	WILSONVILLE	OR	97070
XIAO JIN	29607 SW BEAI	WILSONVILLE	OR	97070
XU LIYANG & QI	1520 NW MAYF	PORTLAND	OR	97229
XU XUWEN	28581 SW COFI	WILSONVILLE	OR	97070
YACOB BETSY A	6885 SW MONT	WILSONVILLE	OR	97070
YACOB BINIYAN	29470 SW VOLI	WILSONVILLE	OR	97070
YACOB YOSEF	28 PLAZA AVILA	LAKE ELSINORE	CA	92532
YADOLLAHI FEF	27619 SW MAR	WILSONVILLE	OR	97070
YAGNIK SURESI	6957 CORTE VE	PLEASANTON	CA	94566
YAMAMOTO ALI	6690 SW BRISB	WILSONVILLE	OR	97070
YAMAMOTO MI(	27601 SW LARK	WILSONVILLE	OR	97070
YAMAYEE ZIA A	10641 SW EDG	WILSONVILLE	OR	97070
YAMODIS NICO	8481 BESSIE PL	SILVERDALE	WA	98383
YAMPOLSKY JU	590 E 46TH AVE	EUGENE	OR	97405
YAN MENG & SI	13055 PRINCET	LAKE OSWEGO	OR	97035
YAN RICHARD &	28617 SW VILL	WILSONVILLE	OR	97070
YAN STEPHEN H	29690 SW LAN	WILSONVILLE	OR	97070
YANEZ ABIGAIL	28012 SW FLY	WILSONVILLE	OR	97070
YANG CHRISTIA	28908 SW SAN	WILSONVILLE	OR	97070
YANG JIN & PEII	5888 SW LANG	LAKE OSWEGO	OR	97035
YANG TED GOU	11601 SW COL	WILSONVILLE	OR	97070
YANNOTTA MAI	10826 SW STO	WILSONVILLE	OR	97070
YAQOUT MUHA	10459 SW MAD	WILSONVILLE	OR	97070
YARDLEY ARLEI	8705 SW WILS	WILSONVILLE	OR	97070
YASNOFF DAVII	31056 SW SANI	WILSONVILLE	OR	97070
YATABE KOHZO	28585 SW CAS	WILSONVILLE	OR	97070
YATES ANDREA	7691 SW EMER	WILSONVILLE	OR	97070
YATES DOREEN	8292 SW LAFAY	WILSONVILLE	OR	97070
YATES LAURA A	29160 SW SERI	WILSONVILLE	OR	97070
YATES SAMANT	28738 SW SERI	WILSONVILLE	OR	97070
YATHAM SOMA	10162 SW MAD	WILSONVILLE	OR	97070
YEAGER RICK K	8580 SW WILS	WILSONVILLE	OR	97070
YEARSLEY WILL	31365 SW VILL	WILSONVILLE	OR	97070
YEZNACH ANTH	29382 SW GLA	WILSONVILLE	OR	97070
YI ALBERT H	28607 SW COFI	WILSONVILLE	OR	97070
YOCKEY SAMUI	31175 SW COU	WILSONVILLE	OR	97070
YODER ROBERT	30350 SW REBI	WILSONVILLE	OR	97070

LANDIER PHILIPPE M CO-TRUSTEE	32475 SW ESTATES POST RD	WILSONVILLE	OR	97070
LANDIS ALLEN W & JAN L	8065 SW FAIRWAY DR	WILSONVILLE	OR	97070
LANDOVER HOMEOWNERS ASSN	PO BOX 1933	WILSONVILLE	OR	97070
LANDRY PETER TRUSTEE	31650 SW ARBOR GLEN LOOP	WILSONVILLE	OR	97070
LANEY MATTHEW ALAN & KATHLEEN P	10525 SW COLEMAN LOOP N	WILSONVILLE	OR	97070
LANG BRUCE WALLACE & SUSAN KAY	6056 LILLIAN ST SE	SALEM	OR	97306
LANGEBERG IRWIN M & LISA K	6992 SW GLENWOOD CT	WILSONVILLE	OR	97070
LANGELIERS PRESTON M & JASMINE P	11287 SW CHURCHILL	WILSONVILLE	OR	97070
LANGJAHR CHEYENNE & VANDERSON	28600 SW CANYON CREEK RD S	WILSONVILLE	OR	97070
LANGMESSER THOMAS J & LISA M	27636 SW MARIGOLD TER	WILSONVILLE	OR	97070
LANTZ JILL	PO BOX 1191	OREGON CITY	OR	97045
LANZ SUSAN JOELLEN & MICHAEL JON	15702 S NEIBUR RD	OREGON CITY	OR	97045
LAOUAMRI OUSSAMA & ZINEB KAABECHE	28258 SW AMSTERDAM AVE	WILSONVILLE	OR	97070
LAPP KATIE L	29121 SW VILLEBOIS DR S	WILSONVILLE	OR	97070
LARA JOSE	30965 SW BOONES FERRY RD	WILSONVILLE	OR	97070
LARA MONICA L	29057 SW COSTA CIR W	WILSONVILLE	OR	97070
LARGE LARRY D CO-TRUSTEE	29461 SW MILANO LN	WILSONVILLE	OR	97070
LARIMER WENDY M	28671 SW ORLEANS AVE	WILSONVILLE	OR	97070
LARSEN BARRY A & LAURA E	10677 SW EDGEWOOD CT	WILSONVILLE	OR	97070
LARSEN JANE	11515 SW TOULOUSE ST	WILSONVILLE	OR	97070
LARSEN KENDRA MARIE & VERL C MILLER	26778 SW COLVIN LN	WILSONVILLE	OR	97070
LARSEN LAURIN A TRUSTEE	7230 SW EAST LAKE CT	WILSONVILLE	OR	97070
LARSEN MICHAEL J TRUSTEE	PMB 8303	SISTERS	OR	97759
LARSEN SEAN & KATHY	12157 SW LAUSANNE ST	WILSONVILLE	OR	97070
LARSEN TREVOR JACOB	11556 SW COLLINA LN	WILSONVILLE	OR	97070
LARSON DON TRUSTEE	32425 SW ARBOR LAKE DR	WILSONVILLE	OR	97070
LARSON DREW T & BRITTANY G	28621 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
LARSON JEFFREY SHANE & HEATHER LYNN	11054 SW STOCKHOLM DR	WILSONVILLE	OR	97070
LARSON KEVIN & MEGAN MUTH-LARSON	7146 SW IRON HORSE ST	WILSONVILLE	OR	97070
LARSON STACI K TRUSTEE	10835 SW STOCKHOLM DR	WILSONVILLE	OR	97070
LARSON STEPHEN B	30326 SW RUTH ST UNIT 57	WILSONVILLE	OR	97070
LASCHOBER DANIEL T & SANDI S	31213 SW WILLAMETTE WAY W	WILSONVILLE	OR	97070
LASH JAMIE M	29145 SW MEADOWS LOOP	WILSONVILLE	OR	97070
LASISI AKEEM & YETUNDE L	28557 SW COFFEE LAKE DR	WILSONVILLE	OR	97070
LASKO GALE L	10282 SUNDANCE RIDGE LOOP	REDMOND	OR	97756
LASSELLE GRANT & BRYONY	28735 SW SERENITY WAY	WILSONVILLE	OR	97070
LATHROP RUSSELL L & SHELBY SUNDLING	118 PROMENADE ST	OREGON CITY	OR	97045
LAU PHU S & PAULA H	1595 S FIR ST	CANBY	OR	97013
LAUBENSTEIN LAURIE J CO-TRUSTEE	7260 SW FOUNTAIN LAKE DR	WILSONVILLE	OR	97070
LAUGHLIN STEPHEN J & ALEXANDRA G TAYL(	28582 SW VILLEBOIS DR N	WILSONVILLE	OR	97070
YOKOYAMA RO	28625 SW MEAI	WILSONVILLE	OR	97070
YONG FLORA	29081 SW COS	WILSONVILLE	OR	97070
YOSHIDA MASA	28080 SW WAG	WILSONVILLE	OR	97070
YOUMANS DAV	11625 SW LAUS	WILSONVILLE	OR	97070
YOUND JASON	27400 SW MAR	WILSONVILLE	OR	97070
YOUNG ANNET	10308 SW ASH	WILSONVILLE	OR	97070
YOUNG BRIAN	7599 SW HELE	WILSONVILLE	OR	97070
YOUNG D S & L	PO BOX 7	WILSONVILLE	OR	97070
YOUNG DANIEL	10863 SW ARTH	WILSONVILLE	OR	97070
YOUNG DAVID	7090 SW MOLA	WILSONVILLE	OR	97070
YOUNG FLORE	8230 SW WOOI	WILSONVILLE	OR	97070
YOUNG HEATH	6605 SW LUPIN	WILSONVILLE	OR	97070
YOUNG KYLEIG	10725 SW VERI	WILSONVILLE	OR	97070
YOUNG MAGDA	30330 SW REBI	WILSONVILLE	OR	97070
YOUNG SUZAN	10206 SW EVEI	WILSONVILLE	OR	97070
YOUNG VICTOI	8715 SW MIAMI	WILSONVILLE	OR	97070
YOURG PATRIC	29735 SW JACK	WILSONVILLE	OR	97070
YUHAS NICHOI	30780 SW MAG	WILSONVILLE	OR	97070
ZACCARO MARI	29542 SW VILLI	WILSONVILLE	OR	97070
ZAGANIACZ GA	10859 SW PARI	WILSONVILLE	OR	97070
ZAGONE MICHA	7549 SW HONC	WILSONVILLE	OR	97070
ZAKOVICS ZIGI	32211 SW BOO	WILSONVILLE	OR	97070
ZAMAN ASADUI	28266 SW AMS	WILSONVILLE	OR	97070
ZAMORA REYNI	29100 SW SERI	WILSONVILLE	OR	97070
ZARAGOZA CAF	7263 SW LYNNI	WILSONVILLE	OR	97070
ZARLING ALLAI	8645 SW CARM	WILSONVILLE	OR	97070
ZARRILLI LAURI	28536 SW VILLI	WILSONVILLE	OR	97070
ZELINSKY KYLE	701 COLUMBIA	VANCOUVER	WA	98660
ZELLER JEROMI	8160 SW WOOI	WILSONVILLE	OR	97070
ZEPS DAVID J TI	11796 SW GREI	WILSONVILLE	OR	97070
ZHANG QUN	28785 SW COFI	WILSONVILLE	OR	97070
ZHANG TING	PO BOX 4190	WILSONVILLE	OR	97070
ZHANG XINGYA	27756 SW MAR	WILSONVILLE	OR	97070
ZHANG YUN	7529 SW ROAN	WILSONVILLE	OR	97070
ZHANG ZHONG	5012 GREENSB	LAKE OSWEGO	OR	97035
ZHOU JIAMEI &	2412 REMINGTI	WEST LINN	OR	97068
ZHOU XIAOHOI	29025 SW VILLI	WILSONVILLE	OR	97070
ZIEGLER SARAI	29055 SW COS	WILSONVILLE	OR	97070
ZIEHL DONALD	29439 SW YOSI	WILSONVILLE	OR	97070
ZIEL ROBERT A	10920 SW MAT	WILSONVILLE	OR	97070
ZIERCHER ERIC	31439 SW ORC	WILSONVILLE	OR	97070
ZIMMERMAN JA	28620 SW CRE	WILSONVILLE	OR	97070
ZIMMERMAN JU	28615 SW PARI	WILSONVILLE	OR	97070
ZIMMERMAN LII	32833 SW LADI	WILSONVILLE	OR	97070
ZIMMERMAN R(	1335 N 3RD AVI	STURGEON BA\	WI	54235
ZINSLI LEROY D	7490 SW DOWI	WILSONVILLE	OR	97070
ZINTER DONALI	11127 SW BERI	WILSONVILLE	OR	97070
ZOTOS KAMRYI	31175 SW METI	WILSONVILLE	OR	97070
ZOU WEI & BEI	11969 SW LAUS	WILSONVILLE	OR	97070
ZUCKER LEONA	32505 SW ARBI	WILSONVILLE	OR	97070
ZUERCHER DA\	8680 SW MIAMI	WILSONVILLE	OR	97070
ZUFFA ARLENE	7555 SW FAIRW	WILSONVILLE	OR	97070
ZUNDEL JEFFRI	28762 SW GEN	WILSONVILLE	OR	97070
ZUNDEL ROBEI	8575 SW ROGU	WILSONVILLE	OR	97070
ZURITA ERIKA G	29720 SW COU	WILSONVILLE	OR	97070

Draft PC Minutes were reviewed and approved at the September 11, 2024 PC Meeting.

Wilsonville Planning Commission
Regular Meeting Minutes
July 10, 2024
Wilsonville City Hall & Remote Video Conferencing
https://www.ci.wilsonville.or.us/meetings/pc

CALL TO ORDER - ROLL CALL
Chair Karr called the meeting to order at 6:00 pm.

Present:	Andrew Karr, Jennifer Willard, Ron Heberlein, Yana Semenova, Matt Constantine
Excused:	Nicole Hendrix, Sam Scull
Staff Present:	Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, and Mandi Simmons.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited.

CITIZEN INPUT
There was none.

ADMINISTRATIVE MATTERS
1. Consideration of the June 12, 2024 Planning Commission Minutes

The June 12, 2024 Planning Commission minutes were accepted as presented.

PUBLIC HEARING
2. Frog Pond East and South Implementation-Development Code (Pauly)

Chair Karr called the public hearing to order at 6:03 pm.

Daniel Pauly, Planning Manager, stated Staff recommended continuing the public hearing to the October 9, 2024 Planning Commission meeting.

Amanda Guile-Hinman, City Attorney, clarified that public testimony would be taken at the October 9th meeting.

Chair Karr moved to continue the public hearing for Resolution No. LP24-0003 to a time and date certain of October 9, 2024 at 6:00 pm. Ron Heberlein seconded the motion.

Mr. Pauly explained the continuance was partly due to the stormwater Code as noted in the packet, but also because internally, Staff was working through some questions, and it made sense to take the time to get all the answers and any additional needed details.

The motion passed by a 5 to 0 vote.

INFORMATIONAL

3. City Council Action Minutes (June 3 & 17, 2024) (No staff presentation)
4. 2024 PC Work Program (No staff presentation)

Daniel Pauly, Planning Manager, noted the September Planning Commission meeting could be changed from September 11th to September 12th and he would email the Commissioners about their preferences on the date.

ADJOURNMENT

The meeting was adjourned at 6:09 p.m.

CITY COUNCIL

MONDAY, JUNE 17, 2024

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: June 17, 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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ 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:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COUNCIL:

This work session will provide the Council an additional opportunity to review the draft City Code amendments (Attachments 1 and 2) to implement the 2022 Frog Pond East and South Master Plan prior to public hearings.

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 recent work sessions the Council reviewed related draft Development Code and Nuisance Code amendments planned to apply citywide and 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.

Attachments 1 and 2 contain the current draft of proposed amendments which incorporate feedback from City Council, Planning Commission, City Staff reviewers, and stakeholders since the last versions the Council saw in April and May. The attachments include 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 package of amendments were published in May. Where there have not been edits, the field states "None".

In this work session, staff seeks any additional feedback or concerns about specific Development Code amendments prior to adoption hearings schedule for Planning Commission in July and the City Council in August.

Discussion Questions:

- What, if any, additional specific feedback does the City Council have on the City Code Amendments in Attachments 1 and 2?

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

TIMELINE:
This is the final planned work session after several work sessions over the last 18 months. 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.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:

1. Frog Pond East and South Draft Development Code Amendments (June 5, 2024)
2. Draft Nuisance Code Amendments (June 5, 2024)

Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.001 Definitions

Amendment Description:	Define Net Development Area. Applies Citywide.
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Net area is a component for implementation of variety standards called for in the Master Plan.
Rationale for Amendment Text:	The language builds on the existing definition of Gross Development Area, and identifies what specifically is excluded from the Gross Development Area to calculate the Net Development Area.
Recent Edits:	Minor typographical edits

(.XXX) Development Area, Net: The portion of Gross Development Area that is not required open space in tracts, stormwater facilities in tracts, other similar common-use tracts, or public right-of-way. Net Development Area includes areas used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space, and landscaping and hardscape not otherwise excluded by this definition.

Amendment Description:	Clean up and clarify definitions regarding lots, lot lines, and yards
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Ensures development standards such as setbacks function as intended in all development scenarios contemplated.
Rationale for Amendment Text:	To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change intended.
Recent Edits:	Technical edits recommended by City staff after additional internal review. No policy change

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts a tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a lot is a corner lot.**

(.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~, other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, then the boundary line abutting the tract with a pathway is the Front Lot Line.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street or private drive~~, other than an alley~~. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both of equal length and on the same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining lot lines.

Amendment Description:	Define live-work
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Clarifies allowance of live-work units as it relates to implementation of the Commercial Main Street.
Rationale for Amendment Text:	Establishes a clear definition for this type of use allowed in the Frog Pond East Commercial Main Street and elsewhere in the City. The definition is adapted from one from Oregon City with feedback from City staff that have worked with approval of other live-work units in Villebois and Town Center.
Recent Edits:	Established the definition for both Live-Work Dwelling Units, which would be limited to fifty percent of the Commercial Main Street frontage as well as Business-Integrated Dwelling Units, which adds additional flexibility to add accessory dwelling units to commercial spaces.

(.XXX) Live-Work Dwelling Unit: A dwelling unit where (1) the ground-level front façade has a commercial-type store front determined by having at least sixty percent glazing and a permanent architectural cover over the entry (2) the interior along the building frontage is designed for workspace and no kitchen, bathroom, bedroom, closet, or storage is adjacent to the front façade and (3) all or a portion of the dwelling unit meets the commercial building code to support an accessory commercial or light industrial use. This is differentiated from a home occupation or home business in that the dwelling unit is specifically designed to accommodate a commercial or light industrial use, whereas a home occupation or home business takes place in a residential structure without such specific design. This is differentiated from a Business-Integrated Dwelling Unit in that in a Live-Work Dwelling Unit the residential and commercial uses are not required to be fully divided physically.

(.XXX) Business-Integrated Dwelling Unit(s) (BIDU): A dwelling unit integrated with a non-residential use where (1) the dwelling unit is the secondary use, (2) the dwelling unit does not exceed a ground floor footprint greater than an area equal to 40 percent of the ground floor non-residential use, (3) the dwelling unit is separated from the non-residential use by a demising wall, and (4) the dwelling unit has direct interior entry from the non-residential use. Sometimes called a "Work-Live" Unit. This is differentiated from a Live-Work Dwelling Unit in that the dwelling unit must be fully divided from the non-residential use and that the space designed to be non-residential cannot be used for residential.

Amendment Description:	Mobility-ready Definition
Applicability:	Citywide, but primarily Frog Pond East and South at this time
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Mobility-ready units is one of the "target" unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South.
Rationale for Amendment Text:	The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars.
Recent Edits:	Refined to replace subjective "minimal stairs" with objective "up to two stairs"

(.XXX) Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with up to two stairs with space to add a wheelchair accessible ramp.

Amendment Description:	Urban Form Type definitions
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Key definitions to implement the different residential urban forms identified in the Master Plan.
Rationale for Amendment Text:	Detailed definitions consistent with the language and intent in the Master Plan.
Recent Edits:	None

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land within the Residential Neighborhood (RN) Zone that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

Amendment Description:	Administrative review of multi-family structures
Applicability:	Citywide
Impacted Code Section(s):	4.030
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area.
Rationale for Amendment Text:	The language intends to provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures subject to clear and objective standards, rather than subject to Site Design Review like commercial and industrial buildings. Multi-family buildings with seven or more units will require Class II Administrative Review, which requires public notice. The new process for multi-family applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.
Recent Edits:	Minor typographical edits.

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site**

Design Review, meeting clear and objective zoning, siting, and design standards, and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which are subject to review by the Development Review Board.

Section 4.113. Standards Applying to Residential Developments in any Zone.

Amendment Description:	Clarify exceptions to open space requirements for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	Supports the broader code amendments allowing multi-family development to be reviewed similar to middle housing and detached single-family homes, which in turn supports the variety of housing throughout Frog Pond East and South called for in the Master Plan.
Rationale for Amendment Text:	These code edits avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear that no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.
Recent Edits:	Modified applicability and review language to simplify and provide additional clarity regarding when the open space requirements do not apply. No change in policy.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability and Review.*

1. The open space standards of this subsection shall apply to all residential development with the following exceptions:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the open space requirements.

b. Development **within a previously approved Stage II Planned Development area so long as the Gross Development Area of the Stage II Planned Development area does not increase, the land being developed was previously designated for residential development, and there is no decrease in area of the previously approved required open space.**

2. The amount and location of open space required in this subsection is determined at the time of Stage II Final Plan review.

3. The design of required open space is reviewed through Site Design Review.

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

. . .

Amendment Description:	Clarify stormwater facilities in the right-of-way do not count as required open space
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	None, except that it will ensure required open space planned is provided consistent with this citywide update.
Rationale for Amendment Text:	Minor edit to be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.
Recent Edits:	None

c. Non-fenced vegetated stormwater features **outside the public right-of-way.**

. . .

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.02)
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for purposes of constructing an ADU. The language also applies to other setbacks, including front and side. However, side setbacks are generally already 10-feet or less, and ADUs have historically not been built frequently in front yards.
Recent Edits:	None

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.

. . .

B. *For lots not exceeding 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

. . .

Amendment Description:	Remove redundant parking standards reference
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing parking language removed and replaced with stormwater standards.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The language is redundant.
Recent Edits:	None

Amendment Description:	Establish residential stormwater design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing language replaced in its entirety.
Relationship to Frog Pond East and South Master Plan:	Consistent with the stormwater component of the Master Plan and the assumption of land area dedicated to stormwater in the calculations for minimum unit and variety requirements (in 4.127 (.06) Table 6B).
Rationale for Amendment Text:	The language aims to clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on the City's stormwater policy and how it interacts with residential development. This does not represent a change to the City's current policies as implemented through the Public Works standards.
Recent Edits:	Minor edits for readability and clarity.

(.05) ~~*Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155~~ ***Residential Stormwater Design Standards:***

A. ***Purpose.*** **The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods. These standards work in concert with related Public Works Standards and intend to better integrate the Public Works Standards requirements with land use planning and site layout.**

B. ***Low Impact Development.*** **All stormwater management facilities for treatment and flow control shall follow low impact development design standards.**

C. ***Sizing.*** **Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.**

D. ***Locating.*** **Stormwater management facilities are required to be integrated with development. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.**

1. **High Priority:**
    a. **Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;**
    b. **Curb extensions on local streets and other local street curb areas greater than 6 feet in width;**
    c. **Unpaved areas within five feet of an alley curb;**
    d. **Shoulder/planter areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;**
    e. **Edges and buffers around parks and open space; and**
    f. **Landscaped areas between buildings and the right-of-way that are owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).**
2. **Lower priority:**
    a. **Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and**
    b. **Separate landscape tracts for stormwater facilities.**

E. ***Conflicting Uses Prioritized Over Stormwater Management Facilities.*** **The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. if a feasible alternative location for the conflicting use is not available.**

1. **Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;**
2. **Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;**
3. **Fire hydrants and Fire Department Connections (FDCs);**
4. **Manholes, clean outs, pedestals, and vaults for public and franchise utilities;**
5. **Pedestrian walkways and bicycle paths;**
6. **Public Utility Easements for gas, electricity, and communication; and**
7. **Minimum area of usable open space required under Subsection (.01) above. While small, unfenced stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).**

F. ***Typically Prohibited Design Elements.*** **To support the integration of stormwater facilities into site design, the following design elements are prohibited unless they are approved by the City Engineer, or their authorized representative, as part of a waiver request;**

1. Fences.

2. Retaining walls over two feet in height.

G. ***Waivers to the Standards of this Subsection.*** **The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being provided in the record to support the following findings:**

1. **To the extent practicable, the design continues to provide for decentralized treatment and flow control.**
2. **If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).**
3. **If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.**

(.07) *Fences:*

. . .

Amendment Description:	Special requirements for narrow fenced areas.
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.07)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan.
Rationale for Amendment Text:	This language, together with new language in Chapter 6, nuisances, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance.
Recent Edits:	None

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

. . .

Amendment Description:	Removing additional barriers to ADU development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.10)
Relationship to Frog Pond East and South Master Plan:	Frog Pond East and South included ADU-focused work to better facilitate construction of these units that can provide a lower cost housing alternative throughout the city. The Master Plan work included identification of specific code edits that can further remove barriers to ADU development. Removing these barriers, together with variety requirements in Frog Pond East and South, will very likely result in ADU development at a higher level than elsewhere in the City.
Rationale for Amendment Text:	The specific changes to remove barriers to ADU development identified as part of the Frog Pond East and South Master Plan include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from maximum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.
Recent Edits:	Edits to provide more clarity based on City staff feedback. No policy change.

(.10) *Accessory Dwelling Units:*

A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.

B. *Standards:*

1. Number Allowed.

   a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.

   b. For all other dwelling units: None.

2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.

3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.

4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximums** ~~setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes~~.

5. *Design Standards:*

   a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.

      i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.

i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry respectively.

c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADUs are reviewed for compliance during the building permit review process.**

7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.

8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.

9. Reserved.

10. Accessory dwelling units may be short-term rentals, but the owner/local operator must be in compliance with Chapter 7 of Wilsonville Code, which may include an active business license with the City of Wilsonville for a short-term rental business and payment of all applicable lodging and other taxes.

(.14) Design Standards for Detached Single-family and Middle Housing.

Amendment Description:	Clarify applicability of certain residential design standards by zone
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) A.
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The minor edits provide more clarity to where alternative design standards are provided and thus the citywide standards do not apply. This includes being clear of all the standards that do apply in Frog Pond East and South.
Recent Edits:	Minor edits for readability and clarity.

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the** Residential Neighborhood Zone, as these zones**/areas** have their own variety standards, except that the standards do apply to middle housing development with multiple detached units on a single lot for which the standards of these zones**/areas** do not address.

2. The entry orientation ~~and window standards~~ for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones/areas have their own related standards applicable to all single-family and middle housing.

. . .

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

. . .

Amendment Description:	Clarify measurement of garage doors
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14)
Relationship to Frog Pond East and South Master Plan:	None, but ensures consistency in implementing similar standards throughout the City, including Frog Pond East and South.
Rationale for Amendment Text:	These minor edits provide consistency with similar proposed amendments in the RN Zone (Section 4.127) text.
Recent Edits:	None

3. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

. . .

F. Standards applicable to Cottage Clusters.

. . .

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

. . .

d. *Garages and carports.*

. . .

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width **as measured from the interior of the garage door frame**.

G. Standards applicable to Cluster Housing besides Cottage Clusters.

. . .

4. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

. . .

Amendment Description:	Clarify process for alternative discretionary review of residential design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) J.
Relationship to Frog Pond East and South Master Plan:	Consistent with language in the RN Zone (4.127) related to the Master Plan language regarding alternative discretionary review.
Rationale for Amendment Text:	Minor edits provide clarity for process to require alternative discretionary review of residential design standards.
Recent Edits:	None

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request **a waiver as part of** Site Design Review by the Development Review Board of a proposed design. In addition to the **waiver criteria in Sections 4.118 and 4.140 and applicable** Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;
2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~
3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types~~.~~**; and**
4. **The request remains substantially consistent with any legislative master plan the property is included within.**

Amendment Description:	Design standards for multi-family housing
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.15) (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The detailed design standards allow for the administrative review of multi-family development consistent with how other residential development is reviewed. The standards below were adapted by expert consultants from the design standards for buildings of similar bulk in the City's existing design standards, particularly townhouses. In addition, consideration was given for typical larger parking areas for multi-family development.
Recent Edits:	Clarification of applicability, particularly related to mixed-use buildings and the Village and Town Center zones. Minor edits to increase clarity.

(.15) ***Design Standards for Multi-Family Housing:***

A. ***Purpose and Intent.*** **The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.**

B. ***Applicability.*** **These standards apply to all multi-family development except for the following:**

1. Mixed-use buildings that include ground floor commercial and multi-family residential above.

2. Multi-family buildings in the Village and Town Center Zones which are subject to zone-specific standards in either Section 4.125 or 4.132.

C. ***Entrance Orientation*****.**

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection C.2.

a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and

b. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street; or

iii. Open onto a porch. The porch must:

a. Be at least 25 square feet in area; and

b. Have at least one entrance facing the street or have a roof.

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:
   a. The courtyard must be at least 15 feet in width;
   b. The courtyard must abut a street; and
   c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

D. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

E. *Articulation.*
   1. *Minimum Articulation.* All public-facing façades shall incorporate a selection of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements from this list that will be required is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.
      a. Varying rooflines.
      b. Offsets of at least 12 inches.
      c. Balconies.
      d. Projections of at least 12 inches and width of at least three feet.
      e. Porches.
      f. Entrances that are recessed at least 24 inches or covered.
      g. Dormers at least three feet wide.
   2. *Articulation Element Variety.* Different articulation design elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection E.1. above; the same element but at least 50 percent larger; or varying rooflines that are vertically offset by at least three feet.
      a. Where two to four elements are required on a façade by E.1., at least two different elements shall be used.
      b. Where more than four elements are required on a façade by E.1., at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.
   1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:
      a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.
      b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.
   2. All walkways shall comply with the requirements of the Americans with Disabilities Act.
   3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.
   4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

G. ***Off-Street Parking Location and Design.*** **The following standards are intended to support a pedestrian-friendly street environment and to minimize the visual impacts of parking areas and garages.**

1. **Off-street parking spaces and drive aisles shall not be located in the Front Yard.**
2. **Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces and not between buildings and the street do not count as parking areas for the purposes of this standard.**
3. **Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles necessary to connect to the street are permitted within ten feet of property lines.**
4. **Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).**
5. **If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.**
6. **Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) E. 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.**

Amendment Description:	Clarify that residential design standards are among the standards subject to waivers
Applicability:	Citywide
Impacted Code Section(s):	4.118
Relationship to Frog Pond East and South Master Plan:	Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	Residential design standards did not exist in the way they do now when this code language in Section 4.118 was created. This provides clarity that an applicant can apply for a waiver for residential design standards.
Recent Edits:	None

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.120 and 4.123
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for the purposes of constructing an ADU.
Recent Edits:	None

Section 4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Section 4.127. Residential Neighborhood (RN) Zone.

. . .

(.02) *Permitted uses:*

A. Open Space.

Amendment Description:	Updated residential permitted uses for RN Zone
Applicability:	The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Reflects the variety of residential unit types encouraged in the Master Plan
Rationale for Amendment Text:	Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area.
Recent Edits:	The list was renumbered to increase readability.

B. **Residential dwelling units with the following limitations:**

1. Frog Pond West Neighborhood:

a. During initial development:

i. a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

ii. triplexes are permitted only on corner lots and quadplexes are not permitted.

iii. only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

b. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

2. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

3. Only multi-family dwelling units in a mixed-use development are allowed in the Commercial Main Street area as described in Subsection (.07) A. 1. and shown in Figure A-7. Ground-floor residential units are required to be live-work and in aggregate are limited to a maximum of 50% of the building frontage along SW Brisband Street.

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

Amendment Description:	Define permitted uses for the Commercial Main Street in Frog Pond East
Applicability:	Commercial Main Street area of Frog Pond East
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Implements the Commercial Main Street requirement from the Master Plan
Rationale for Amendment Text:	The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement.
Recent Edits:	Updated the list to add all relevant uses allowed in Town Center based on PC and staff comments. Added the allowance of Business-Integrated Dwelling Units for anywhere in the Brisband Main Street.

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-7. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be live-work multi-family dwelling units consistent with B. 7. above.

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.

2. Office, including medical facilities.

3. Personal and professional services.

4. Child and/or day care.

5. Food or Beverage service (e.g., restaurants, cafes, brewpubs, bars).

6.

7. Community services and community centers.

8. Commercial recreation.

9. Religious institutions.

10. Business-Integrated Dwelling Units accessory to uses listed 1.-9. above.

. . .

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

Amendment Description:	Clear and Objective Identification of the Subdistrict Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.05)
Relationship to Frog Pond East and South Master Plan:	Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.
Recent Edits:	None

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1,580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, east of Subdistrict E2, and west of and abutting the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

G. Subdistrict S1. The area south of SW Advance Road, east of and abutting the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road, and west of and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

Amendment Description:	Clarification that certain existing code language relates only to Frog Pond West.
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.06) A.
Relationship to Frog Pond East and South Master Plan:	Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan.
Rationale for Amendment Text:	Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood.
Recent Edits:	Simplified title, aligned language for Frog Pond West calculations with practice.

(.06) *Development Allowances:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage **outside of the SROZ** and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 6A. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]

Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

Amendment Description:	Minimum Unit Table
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area.
Rationale for Amendment Text:	Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan. The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed by the Planning Commission and City Council in work sessions.
Recent Edits:	Updating the minimums based on revised and simplified model, using a standardized assumed density for each Urban Form Type rather than a previous more complicated formula that made assumptions about housing types. Also, updated footnote references to ensure accurate and complete.

C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units [B, C, E, F, H]
E1	104	26	7	13
E2	110	28	7	14
E3	133	34	9	17
E4 [H]	211			
E4 TL 1101 (portion) [I]	185	15	4	8
E4 TL 1200	24	6	2	3
E4 TL 1000	2	1 [J]	1 [J]	0
E5	227	57	15	29
E6	141	36	9	18
S1	25	7	2	4
S2 [E]	91			
S2 TL 1000 28050 SW 60th Ave	6	2 [J]	1 [J]	1 [J]
S2 TL 800 5890 SW Advance Rd	6	2 [J]	1 [J]	1 [J]
S2 TL 500 5780 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 300 5738 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 100 5696 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 900	5	2 [J]	1 [J]	1 [J]
S2 TL 700	33	9	3	5
S2 TL 400	4	1 [J]	1 [J]	0
S2 TL 200	4	1 [J]	1 [J]	0
S2 TL 1100 28152 SW 60th Ave	5	2 [J]	1 [J]	1 [J]
S2 TL 1200	5	2 [J]	1 [J]	1 [J]

S2 TL 1300 28300 SW 60th Ave	8	2[J]	1[J]	1[J]
S3 [E]	125			
S3 TL 1400 28424 SW 60th Ave	25	7	2[J]	4
S3 TL 1500 28500 SW 60th Ave	25	7	2[J]	4
S3 TL 1600	8	2[J]	1[J]	1[J]
S3 TL 1800 28668 SW 60th Ave	8	2[J]	1[J]	2[J]
S3 TL 1700 28580 SW 60th Ave	10	3	1[J]	2[J]
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	16	4	1[J]	2[J]
S4 [D]	158			
S4 TL 2600	35	9	3	5
S4 TL 2700 28901 SW 60th Ave	123	31	8	16

Notes: *(see following pages with explanatory information)*

Amendment Description:	Table 6B Note Re: Clarification that certain middle housing that is substantially the same as detached single-family homes does not count as middle housing for the purpose of Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note A.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement.
Rationale for Amendment Text:	The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family homes and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units.
Recent Edits:	Footnote was expanded to provide additional clarity about the purpose of the footnote and the scenarios in which Cluster Housing can count towards meeting the minimum amount of required Middle Housing. Some language was further simplified for clarity.

A **Cluster Housing is among the housing types defined as Middle Housing in Section 4.001, but only Cluster Housing meeting one of the criteria in this footnote shall be counted as Middle Housing for the purpose of meeting the minimum number of Middle Housing units in Table 6B. The purpose of this requirement is to prevent Cluster Housing that is substantially the same as Single-family Dwelling Units from being counted.**

Criteria to Determine if Cluster Housing can be counted towards the minimum number of Middle Housing units in Table 6B:

Criterion 1: No Middle Housing Land Division is dividing the lot on which the Cluster Housing is placed. A future land division is not considered if it occurs at least three years after occupancy is granted for the last unit on the lot.

Criterion 2: A Middle Housing Land Division is proposed but at least of half of the resulting Middle Housing Land Division Units do not front on a street, tract with a private drive, or open space tract.

Criterion 3: A Middle Housing Land Division is proposed, but more than half of the units on the lot on which the Cluster Housing unit or units are placed are attached Middle Housing units or Cottage Cluster units.

Amendment Description:	Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note B.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories.
Rationale for Amendment Text:	The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs.
Recent Edits:	None

B. A single unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

Amendment Description:	Table 6B Note Re: Defining Small Unit.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note C.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	"Small unit" is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a "small unit" the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production.
Recent Edits:	None

C. Small units must be 1,200 square feet or less of Habitable Floor Area as defined in Section 4.001.

Amendment Description:	Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Notes D. E. and J.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area.
Recent Edits:	Correcting a typo. Updated footnote J to state correctly state "shall not" rather than "shall".

D. Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

E. Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

J. Only required if tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall not be allowed concurrently or within 12 months.

Amendment Description:	Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note F.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units.
Recent Edits:	None

F. Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the unit would still meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.

Amendment Description:	Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note G. and H.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan.
Recent Edits:	Modified language to increase clarity and readability based on City staff review. Added additional clarity of required location of units subject to the credit, allowing mobility-ready units to be within a block, but requiring other credited units to be across the street and fronting the boundary street.

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small unit requirement for a subdistrict may be partially or fully met by excess units meeting the requirement from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no unit is counted towards meeting the minimum in both subdistricts.

3. the number and type of units equal to the amount credited are adjacent to the receiving subdistrict determined by being across a proposed shared property line at a subdistrict boundary or across and fronting the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by counting excess mobility-ready units from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no unit is counted towards meeting the minimum in both subdistricts.

2. the number of mobility-ready units equal to the amount credited are near the receiving subdistrict determined by being within a block of the subdistrict boundary.

Amendment Description:	Table 6B Note Re: Clarification concerning geography in which minimums must be met
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note I.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently.
Recent Edits:	None

I. Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

Amendment Description:	Adjusting Table 6B minimums when the development does not include as much net area as assumed.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Supports housing variety implementation in Table 6B
Rationale for Amendment Text:	In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty.
Recent Edits:	None

1. As an alternative to Table 6B when the Net Development Area is less than 70% of the Gross Development Area, the applicant may adjust the minimum requirements in Table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 70% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

Amendment Description:	Establishing housing unit categories and types for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) D. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing.
Rationale for Amendment Text:	The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards
Recent Edits:	Minor edits to correct duplicative listing of cottage cluster.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Categories and Types

Multi-family Category
Multi-family Types: • **Elevator-served attached multi-family** • **Other attached multi-family (10 or more units per building)** • **Other attached multi-family (5-9 units per building)**
Middle Housing Category
Middle Housing Types: • **Townhouses and side by side duplex, triplex, quadplex** • **Stacked duplex, triplex, quadplex** • **Cluster housing, excluding cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units[A].** • **Cottage cluster**
Accessory Dwelling Units (ADUs) Category
ADU Types: • **All ADUs**
Other Detached Units Category
Other Detached Units Types: • **All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units[A] , and detached multi-family**

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as a detached unit on its own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family homes determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least 24 months after occupancy is granted for the unit.

Amendment Description:	Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) E. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs.
Rationale for Amendment Text:	The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan. The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot.
Recent Edits:	Minor typographical edits

E. Unit Type Variety for East and South Neighborhoods:

1. *Required Number of Unit Types in a Development.* To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.

2 Acres or less - 1 Unit Type Required

More than 2 acres up to 5 acres - 2 Unit Types Required

More than 5 acres - 3 Unit Types Required

2. *Maximum Net Area for A Single Unit Type.* These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example, for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. In Subdistrict E4, Net Development Area (parking, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

Amendment Description:	Ensuring Variety Standards Comply with State Middle Housing Law
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) F. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the State requirement to include middle housing.
Rationale for Amendment Text:	The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law.
Recent Edits:	Minor typographical edits

F. Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots.

Amendment Description:	Clear and Objective Identification of the Urban Form Type Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.07) all text is new, this Subsection was previously "Development Standards Generally" which language has now been consolidated into Subsection (.08)
Relationship to Frog Pond East and South Master Plan:	Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave lack of clarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type.
Recent Edits:	Minor typographical edits

(.07) ***Frog Pond East and South Urban Form Types:***

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along SW Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented, mixed-use commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by larger buildings, including full block width, with less setbacks than other residential Urban Form Types.

3. Urban Form Type 2: The purpose of this Urban Form Type is to create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, encouraging shorter building height, and providing for larger setbacks.

B. Urban Form area boundary descriptions:

1. Subdistrict E1:

a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and connecting to the framework street crossing the BPA easement.

b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

c. Urban Form Type 3: The area of the Subdistrict west of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

a. Urban Form Type 2: A contiguous area of between 6 and 6.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

b. Urban From Type 3: The far west and east area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the Subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

b. Urban Form Type 3: The surrounding area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the Subdistrict and extending between 125 feet and 160 feet both north and south of SW Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

b. Urban Form Type 1:

i. The eastern half of the Subdistrict area north of the Commercial Main Street area.

ii. The eastern half of the Subdistrict area (east of the SROZ) south of the Commercial Main Street area extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured at the intersection of SW 63rd Avenue.

c. Urban Form Type 2:

i. The western half of the Subdistrict area north of the Commercial Main Street area.

ii. The western half of the Subdistrict area south of the Commercial Main Street area and west of the SROZ.

iii. The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.

5. Subdistrict E5:

a. Urban Form Type 1: the northern portion of the Subdistrict extending south to within approximately 250 feet of SW Advance Road and extending east to west across the entire Subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.

b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area and north of SW Advance Road.

6. Subdistrict E6:

a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area, north of SW Advance Road and south of the BPA Easement.

7. Subdistrict S1:

a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.

8. Subdistrict S2:

a. Urban Form Type 2: The western portion of the Subdistrict, extending east of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.

b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

9. Subdistrict S3:

a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 feet east of SW 60th Avenue and is encouraged to be as close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from

the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: The western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet

ii. For the southern area of the Subdistrict: The western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 feet west of SW 60th Avenue and is encouraged to be as close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west from the Urban Form Type 1 boundary to approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 feet west of SW 60th Avenue and is encouraged to be as close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

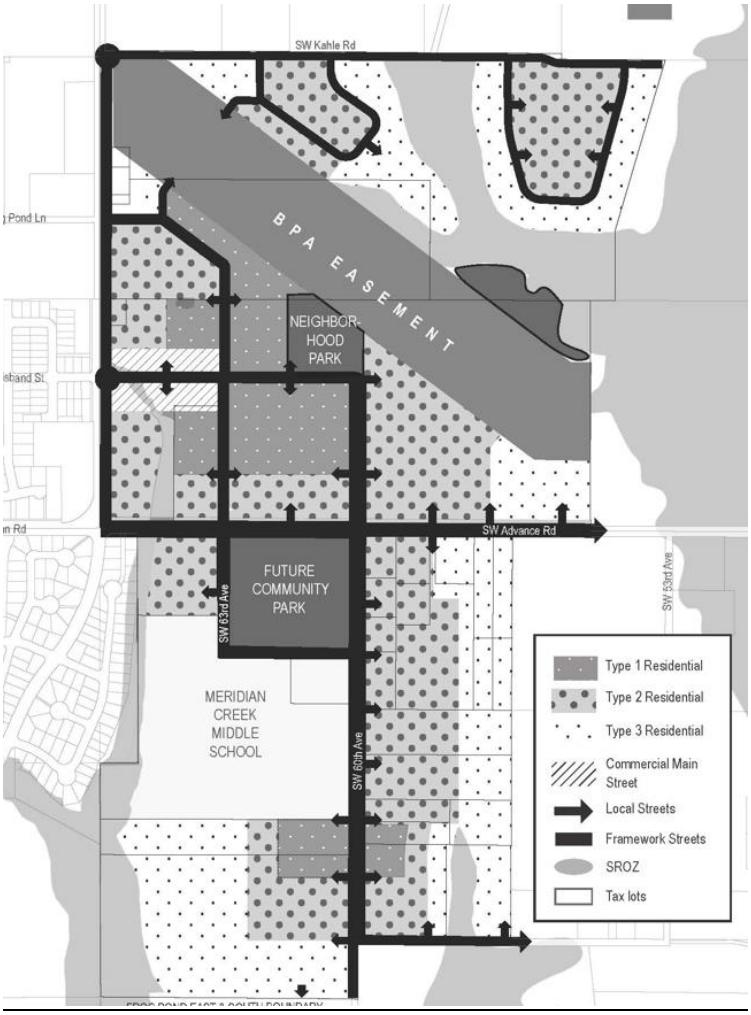


Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

Amendment Description:	Clarifications of existing Development Standards Language
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	This language includes technical edits to: • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South • Make language generally more clear and concise
Recent Edits:	None

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot d~~**D**evelopment shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards u~~**U**nless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table ~~2~~**8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

D. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 8A: Frog Pond West Neighborhood ~~Zone~~ Lot Development Standards										
Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

Amendment Description:	Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed.
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates generally to the acknowledgement of variety of housing allowed.
Rationale for Amendment Text:	Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed.
Recent Edits:	None

E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

Amendment Description:	Limit of setbacks required for ADUs
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to removing barriers to ADUs and encouraging them as a desired unit type.
Rationale for Amendment Text:	Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size.
Recent Edits:	None

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

Amendment Description:	Tables 8B and 8C Development Standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include: • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexities and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that becomes a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lot patterns.
Recent Edits:	Minor typographical edits.

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft.)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50, 4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two buildings on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks do not apply to shared walls at property lines between townhouse units.

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

E. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.
2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.
3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to a minimum of 3.5 feet for residential structures less than 70 feet wide, or (2) down to a minimum of five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth and width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.

I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

J. For lots 4,000 square feet in area or more with only units classified as "Other Detached Units" in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot; 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot; 8,000 square feet or more, standards for R-10 Large Lot.

Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets		
	Front Min. (ft.)[A]	Front Max.[C] (ft.)
• Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point. Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A. • Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road • Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table	6[B]	10[D]
• Lot frontages along SW 60th Avenue • Lot frontages along SW 63rd Avenue south of SW Advance Road • Lot frontages along SW Stafford Road except the Brisband Main Street buildings • Lot frontages along SW Advance Road • Lot frontages along SW Kahle Road • Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue • Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension • Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table	10	25[E]
• Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table	10[E]	No max

Notes:

A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence over the minimums in this table.

B. Where the minimum front setback is 6 feet it is intended to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.

E. In Urban Form 3, buildings or portions thereof greater than either 2 stories or 25 feet in height shall have a minimum front setback of 20 feet.

E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

Amendment Description:	Clarification that existing language applies to Frog Pond West
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South.
Recent Edits:	Minor typographical edits

1. Frog Pond West Neighborhood:

a. Lots adjacent to SW Boeckman Road and SW Stafford Road shall meet the following standards:

i. Rear or side yards adjacent to SW Boeckman Road and SW Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

b. Lots adjacent to the collector-designated portions of SW Willow Creek Drive and SW Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

Amendment Description:	Fence treatments along Stafford and Advance Roads
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads.
Rationale for Amendment Text:	For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance Road a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance Road being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road.
Recent Edits:	Renumbered for additional clarity.

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from SW Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

1. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.

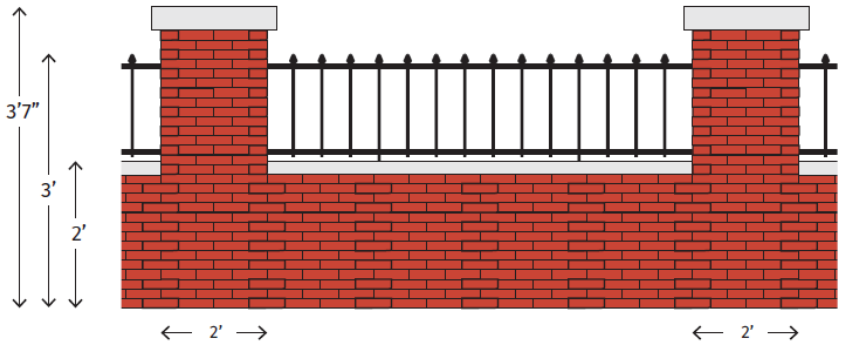


Figure A-8. 3 Foot Wall/Fence Along SW Stafford Road

2. Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at

pedestrian access points shall have a black "iron style" gate matching the style shown in Figure B-8. below.

Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

ii. Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

b. Special Design Standards for SW Advance Road, except for the portion on the north side included in the SW Stafford Road special design standards in a. above:

i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

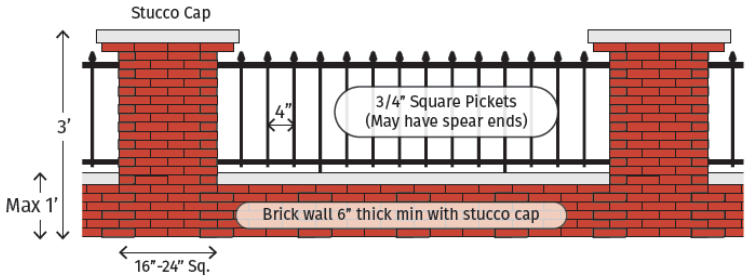


Figure C-8.

iii. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

Amendment Description:	Public Realm Elements
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) F. (new)
Relationship to Frog Pond East and South Master Plan:	Chapter 7 Public Realm
Rationale for Amendment Text:	The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan.
Recent Edits:	Added "Main Street Gateway" requirement at SW Brisband consistent with Master Plan.

F. Public Realm Requirements for Frog Pond East and South Master Plan area

1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:

a. Active transportation connections shall be provided as shown in Figure 20.

b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.

c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.

d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.

e. Sign toppers or "sign caps" shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City's Public Works Standards.

Figure D-8. Frog Pond Street Sign Topper

e. A "Main Street Gateway" feature shall be provided on SW Brisband Street at SW Stafford Road. The feature shall:

i. be at least 20 feet in height so as to be visible from a distance;

ii. be at least 3 feet in width and length;

ii. incorporate both sides of SW Brisband Street or be centered within the round-a-bout;

iii. include materials and other design elements representative of Frog Pond East and South as outlined and depicted in the Master Plan; and

iv. be professionally designed by a professional(s) with experience designing such gateway features. An affidavit of such professional's credentials shall be included in the development application material.

v. The "Main Street Gateway" design is subject to Site Design Review. Additionally, prior to Site Design Review by the Development Review Board the design shall be reviewed by the Arts, Heritage, and Cultural Commission who will provide a recommendation to the Development Review Board.

(.09) *Open Space:*

. . .

Amendment Description:	Frog Pond East and South open space requirements, including green focal points.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.09)
Relationship to Frog Pond East and South Master Plan:	Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18.
Rationale for Amendment Text:	Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language are added.
Recent Edits:	Minor typographical edits.

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict, if Subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirement:

- **Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.**
- **Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.**
- **Subdistrict E4: A plaza space to be integrated with the Brisband Street Main Street mixed-use development.**
- **Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.**
- **Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.**

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

. . .

Amendment Description:	Block and access standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.10) B.
Relationship to Frog Pond East and South Master Plan:	Reflects no specific block and access standards in the Master Plan beyond identifying framework streets.
Rationale for Amendment Text:	Provides reference to general citywide block and access standards for applicability to Frog Pond East and South.
Recent Edits:	None

2. **In the Frog Pond East and South Neighborhoods, or** if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use~~ the block and access standards in Section 4.124(~~.06~~**.09**) ~~as the applicable standards~~ **apply**.

. . .

(.14) *Main Entrance Standards:*

. . .

Amendment Description:	Removal of little utilized entrance distance from grade requirement
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.14) C.
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety.
Rationale for Amendment Text:	Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU.
Recent Edits:	None

~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

. . .

B. *Street-Facing Garage Walls:*

. . .

3. *Standards:*

Amendment Description:	Simplification of garage standards
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.15) B.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication.
Recent Edits:	None

~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door**.

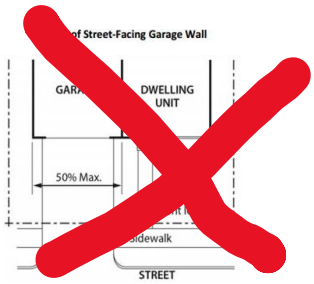
b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c. The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.


Street-Facing Garage Wall
DWELLING UNIT
50% Max.
Sidewalk
STREET

(.16) *Residential Design Standards:*

. . .

Amendment Description:	Applicability of existing residential design standards for RN zone
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.16)
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South.
Rationale for Amendment Text:	When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes.
Recent Edits:	Minor typographical edits.

B. *Applicability.* ~~These~~ **In Frog Pond West** standards **C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the standards in C. through G. do not apply. Rather, design standards in 4.113 (.14) apply to all public-facing facades in Frog Pond East and South.**

. . .

(.17) *Fences:*

Amendment Description:	Applicability of existing fence requirements
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.17)
Relationship to Frog Pond East and South Master Plan:	Consistent with specific fencing standards for Stafford Road and Advance Road.
Rationale for Amendment Text:	This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods.
Recent Edits:	None

A. ~~Within Frog Pond West, f~~Fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

. . .

Amendment Description:	Waivers for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.22) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval.
Rationale for Amendment Text:	Maintains the City's existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety.
Recent Edits:	Minor typographical edits

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South Neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20%.

Amendment Description:	Development Standards for the Commercial Main Street
Applicability:	Commercial Main Street Area of Frog Pond East
Impacted Code Section(s):	4.127 (.23) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street
Rationale for Amendment Text:	The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street.
Recent Edits:	• Eliminated a couple standards based on limited applicability in the context of the small size of the commercial main street. Many of the standards were adapted from the Town Center Zoning, and have less applicability in the limited footprint at play here. Simplified parking requirements, again to better fit the context of the expected development. Other minor edits.

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. ***Applicability.*** **These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.**

B. ***Allowed Uses.*** **See Subsection (.02) above.**

C. ***Development Standards.*** **The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.**

Table 23A. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	**0 ft.**
Maximum	**20 ft.**
Side facing street on corner	
Minimum	**0 ft.**
Maximum	**10 ft.**
Side yard	
Minimum	**0 ft.**
Maximum	**10 ft.**
Rear setback	
Minimum	**0 ft.**
Building height (stories) [A]	
Minimum	**two**
Maximum	**four**
Ground floor height minimum	**12 ft.**
Building site coverage maximum	**90%**
Minimum landscaping	**10%**
Minimum building frontage [B]	
On SW Brisband Street	**70%**
On SW Stafford Road	**None**

On other streets	**None**

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.

[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D *Design Standards:*

1. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

2. *Building and Entry Placement.* Buildings shall meet the following standards:

a. Development shall meet the minimum building frontage standards in Table 23A.

b. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.

c. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.

d. The primary entrance shall orient to SW Brisband Street or SW Stafford Road.

f. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

3. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection Table 23A. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

4. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. *Parking Location and Landscape Design:*

a. Parking must be located to the rear of buildings.

7. *Building Design Standards:*

a. *General Provisions:*

i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.

ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.

iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. *Design Standards.* All buildings shall comply with the following design standards:

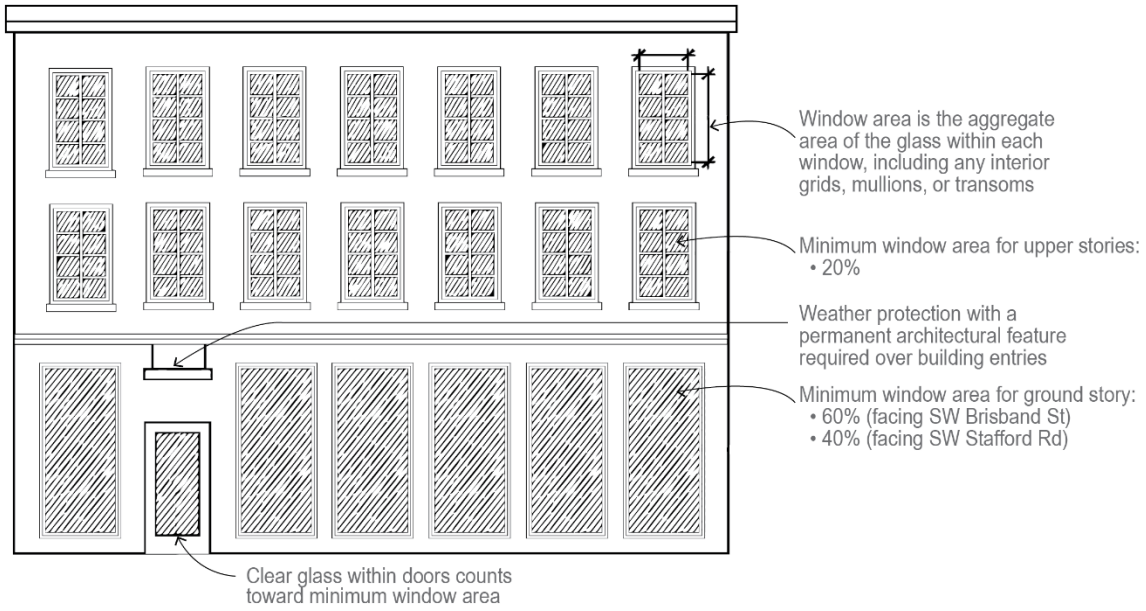
i. *Windows:*

- **Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:**

Ground Story facing SW Brisband Street	**60% of ground floor wall area**
Ground Story facing SW Stafford Road or SW 63rd Avenue	**40% of ground floor wall area**
Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue	**20% of facade**
Other facades	**No minimum**

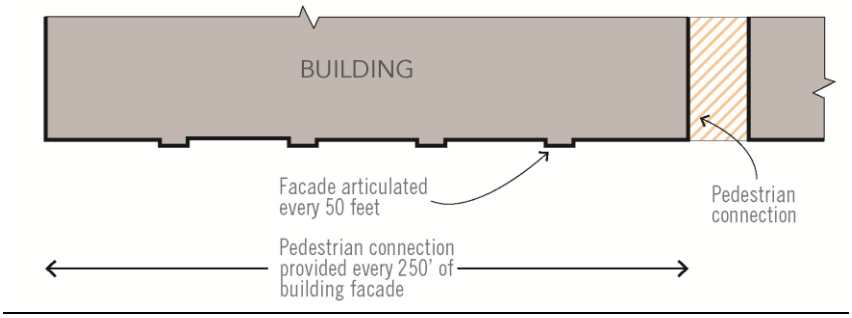
- **Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.**
- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement.**

Figure A-23. Window Placement and Percentage of Facade



ii. ***Building Facades:*** **Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.**

Figure B-23. Building Facade Articulation



iii. ***Weather Protection:*** **Building facades facing SW Brisband Street shall provide weather protection as follows:**

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

iv. ***Building Materials.*** **Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block**

where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. ***Roofs and roof lines.*** **Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.**

vi. ***Rooftop features/equipment screening:***

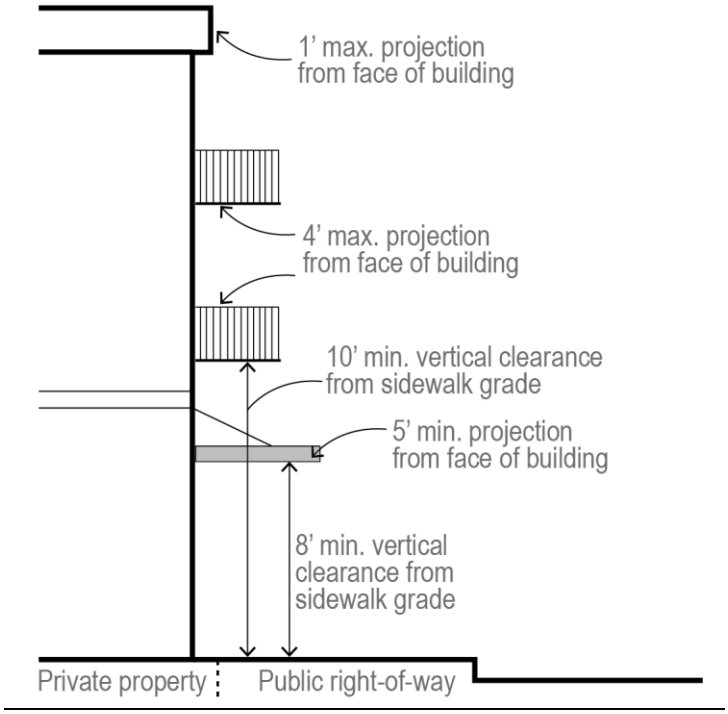
- **The following rooftop equipment does not require screening:**
  - **Solar panels, wind generators, and green roof features;**
  - **Equipment under two feet in height.**
- **Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.**
- **Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.**
- **All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from ground-level public view and from views from adjacent buildings.**
- **On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.**
- **Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.**
- **Required screening shall not be included in the building's maximum height calculation.**

vii. ***General Screening.*** **Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.**

viii. ***Building projections.*** **Building projections are allowed as follows (see Figure C-23):**

- **Architectural elements such as eaves and cornices may project up to one foot from the face of the building.**
- **Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.**

Figure C-23. Building Projections

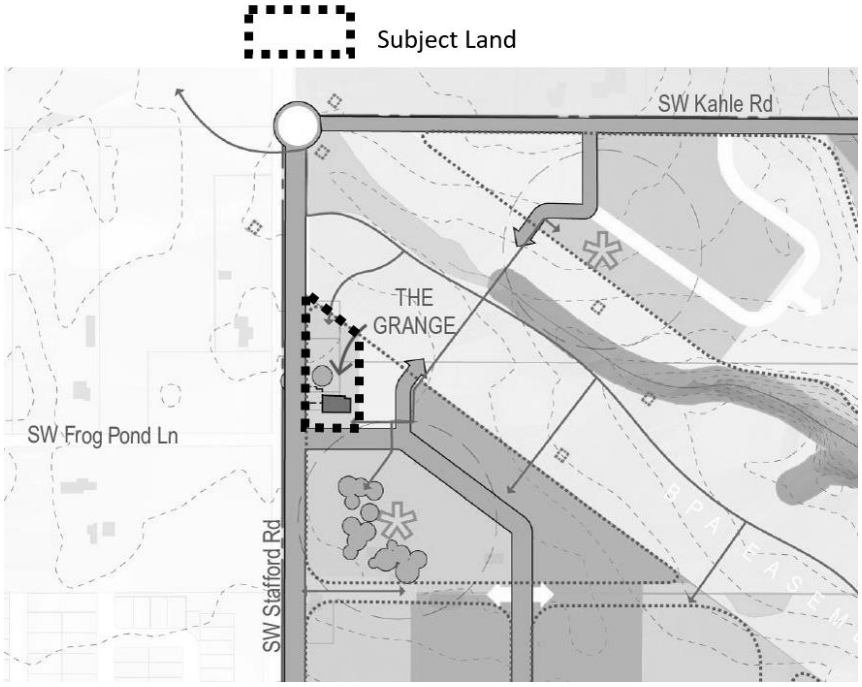


Amendment Description:	Specific Land Use Considerations for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.24) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas.
Rationale for Amendment Text:	Directly reflects the direction given in the Master Plan with identifying location description and map.
Recent Edits:	None

(.24) ***Special, Specific Land Use Considerations***

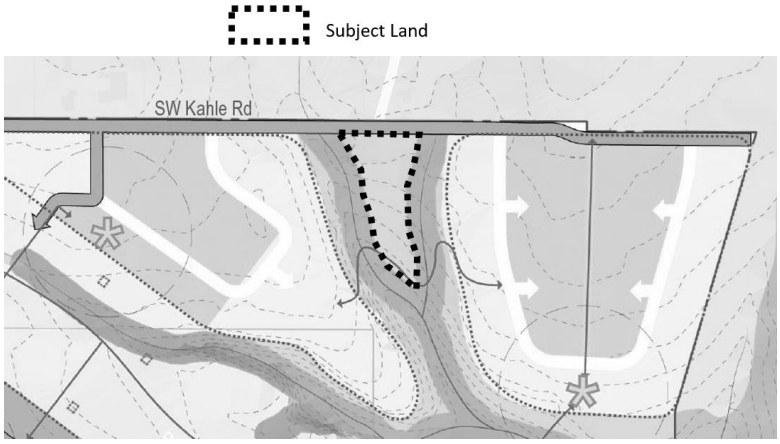
A. ***Frog Pond Grange Property.*** **This special consideration pertains to an area described as: the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. The Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open space. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

Figure A-24



B. ***Treed area on south side of SW Kahle Road.*** **This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.**

Figure B-24



Amendment Description:	Remove buffering language for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.176 (.04)
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, including multi-family, throughout the Master Plan, by not requiring screening between different unit types.
Rationale for Amendment Text:	Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language being deleted reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the current approach of integration of housing types.
Recent Edits:	None

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Amendment Description:	Deed restriction cannot restrict housing types allowed by zoning
Applicability:	Citywide
Impacted Code Section(s):	4.210 and 4.220
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, but not allowing any to be disallowed by private covenant or deed restriction.
Rationale for Amendment Text:	House Bill 2001 (2019) established that from January 1, 2020, private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. These edits reflects this law and further clarify that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants.
Recent Edits:	Minor edits.

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies;** the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential ~~subdivision or condominium development~~**land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall in all cases ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or,~~ violate established conditions of approval for the development**, or violate other statutes, rules, or standards the City has responsibility to enforce, including those related to not allowing deeds or covenants to limit housing types allowed by the City's zoning for a given property(ies).**

Amendment Description:	Clarify applicability of DRB Site Design Review for housing
Applicability:	Citywide
Impacted Code Section(s):	4.420
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	The amendments to this section clarify that residential structures reviewed under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this proposed change supports the change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards.
Recent Edits:	Minor edits to increase consistency of language.

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design are reviewed under the authority of the Planning Director as established is Section 4.030..**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

Note: The following Development Code language is included for context and reflects what is included in the Development Code amendment package.

4.113 Residential Development in Any Zone

(.07) *Fences:*

. . .

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

Amendment Description:	Special nuisance regulations for narrow side yards
Applicability:	Citywide, including existing development
Impacted Code Section(s):	6.221 (new)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan and associated side yard configurations.
Rationale for Amendment Text:	This language, together with new language in Chapter 4, Subsection 4.113 (.07), above, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance, and if maintenance does not happen there is a specific code provision to address the issue.
Recent Edits:	Added "overgrown" to vegetation to clarify vegetation that does not obstruct passage is allowed, "excessive" was added to clarify that a limited amount of rubbish or junk could be stored temporarily if it doesn't otherwise violate the general nuisance code. "Prevent" is changed to "substantially obstructing" passage to better clarify intent.

6.221. Maintenance of Side Yards in Residential Areas

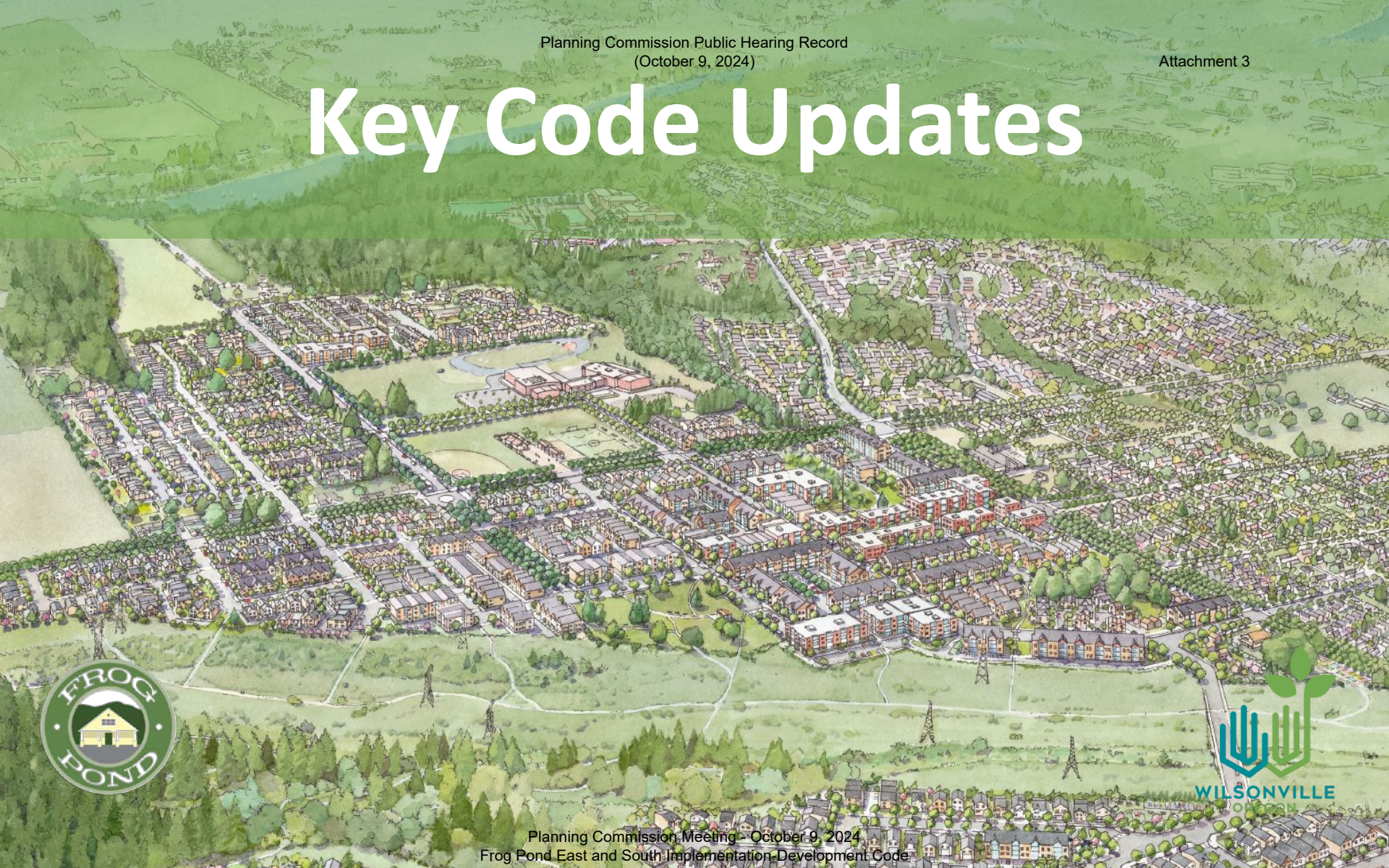
(1) In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Sections 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of overgrown vegetation, excessive rubbish or junk, and any other material that would substantially obstruct the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.

Frog Pond East and South Development Code Amendments

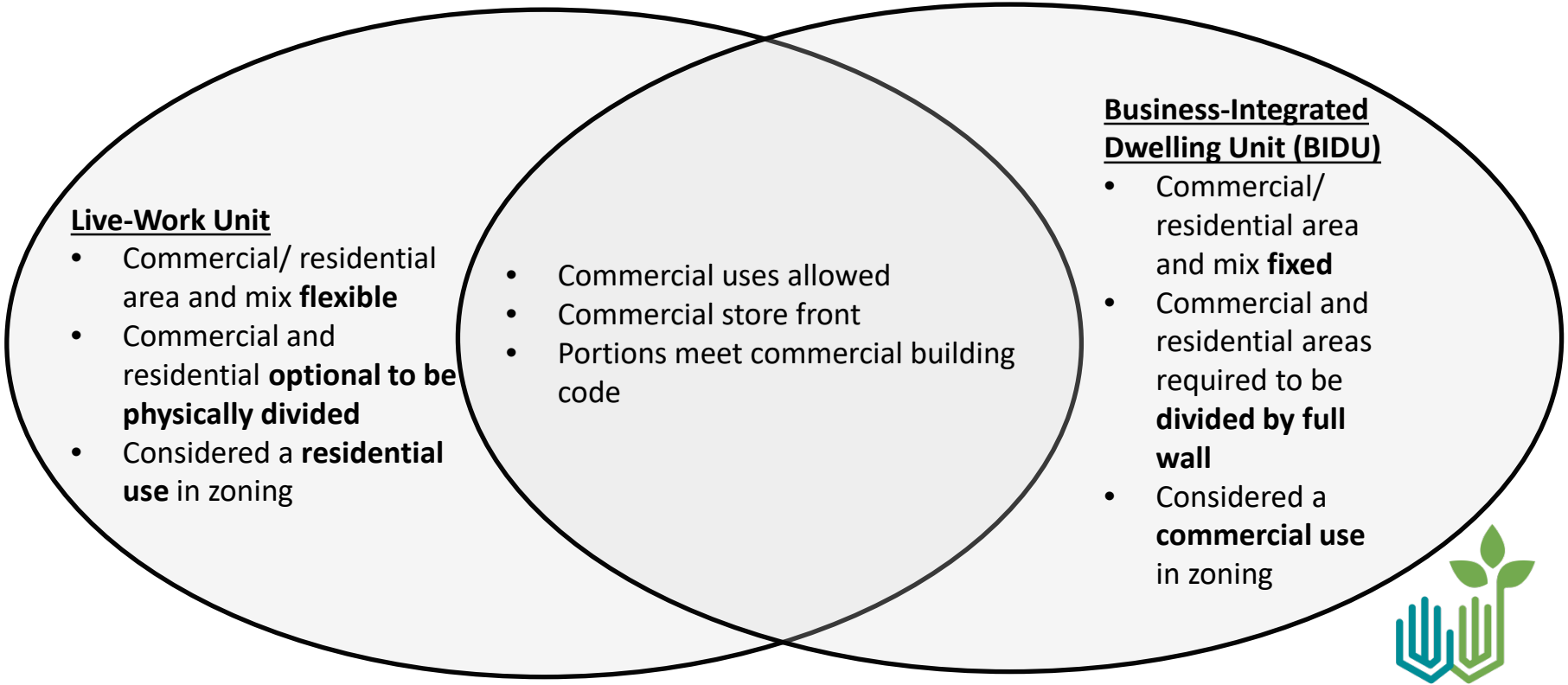
Wilsonville City Council
Work Session
June 17, 2024

WILSONVILLE
OREGON

Key Code Updates



New Definitions for Live-Work Units



Updated Commercial Uses Allowed on Commercial Main Street

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.
2. Office, including medical facilities.
3. Personal and professional services.
4. Child and/or day care.
5. Food or Beverage service (e.g., restaurants, cafes, brewpubs, bars).
6. Community services and community centers.
7. Commercial recreation.
8. Religious institutions.
9. Business-Integrated Dwelling Units accessory to uses listed 1.- 8. above.

Main Street Gateway

City Council Meeting Action Minutes
June 17, 2024

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Andrea Villagrana, Human Resource Manager
Kimberly Veliz, City Recorder
Dan Pauly, Planning Manager
Zoe Mombert, Assistant to the City Manager
Dwight Brashear, Transit Director
Zach Weigel, City Engineer
Mike Nacrelli, Civil Engineer
Miranda Bateschell, Planning Director
Stephanie Davidson, Assistant City Attorney
Kelsey Lewis, Grants & Programs Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:00 p.m.
A. Statewide Transportation Improvement Fund (STIF) Plan for the FY26-27 Biennium	Staff presented and sought Council's input on SMART's plan for STIF expenditures for the FY 2026-2027 biennium.
B. Frog Pond East and South Master Plan Development Code	Council reviewed and provided feedback on draft City Code amendments to implement the 2022 Frog Pond East and South Master Plan prior to the upcoming public hearings.
REGULAR MEETING	
Mayor's Business A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
Communications A. None.	
Consent Agenda A. **Resolution No. 3149** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Tapani, Inc. For The West Side Level B Reservoir And Tooze Rd. Transmission Main Project (Capital Improvement Project #1149/1150/1151).	The Consent Agenda was approved 5-0.

B. **Resolution No. 3153** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Century West Engineering For Engineering Services During Construction Of The 2024 Street Maintenance Project (Capital Improvement Project No. 4014, 4118, 4725). C. **Resolution No. 3154** A Resolution Adopting The Canvass Of Votes Of The May 21, 2024 Primary Election. D. **Resolution No. 3157** A Resolution Of The City Of Wilsonville Authorizing A Three Year Capital Interfund Loan From The Road Operating Fund To The Street Capital Projects Fund. E. **Resolution No. 3158** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute The Amended And Restated Intergovernmental Agreement Of Regional Water Provider Consortium (2023). F. **Resolution No. 3159** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Amend A Construction Contract With Woodburn Construction CM/GC, LLC., Inc. To Construct The Wilsonville Police Department Interim Renovations. G. **Resolution No. 3160** A Resolution Of The City Of Wilsonville Authorizing A Two Year Capital Interfund Loan From The Water Operating Fund To The Street Capital Projects Fund. H. Minutes of the May 17, 2024 Special City Council Meeting.	
New Business A. **Resolution No. 3150** A Resolution Of The City Of Wilsonville Adopting Administrative Rules Relating To Public Contracting Activities. B. **Resolution No. 3151** A Resolution Of The City Of Wilsonville Amending The Public Art Policy And Guidelines.	Resolution No. 3150 was adopted 5-0. Resolution No. 3151 was adopted 5-0.

Continuing Business A. None.	
Public Hearing A. None.	
City Manager's Business	The City Manager informed Council of dates he would be out of the office on vacation.
Legal Business	Council moved to authorize City staff to file an appeal with the Land Use Board of Appeals on casefile number L240001-D(IND) if a decision adverse to the City is rendered. Passed 5-0. The City Attorney informed Council of dates she would be out of the office on vacation.
ADJOURN	8:07 p.m.

PLANNING COMMISSION

WEDNESDAY, JUNE 12, 2024

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (45 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: June 12, 2024	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMISSION

This work session will (1) review updated information around housing cost and how it relates to the housing variety in Frog Pond East and South (2) provide the Commission an opportunity to review the latest draft of Development Code amendments in their entirety prior to public hearings (Attachment 1).

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. 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.

At this work session, staff will provide updated information about housing cost for housing types expected in Frog Pond East and South as well as receive feedback on the updated complete package of Development Code amendments. The updated package of Development Code amendments incorporates Planning Commission feedback and feedback from City staff and stakeholders since the prior work session.

Housing Cost Update
The Master Plan and implementing Development Code intend to create a variety of housing options, including lower-cost options. In discussing housing costs this report will refer to Median Family Income (MFI). This is the median income for a family of four in Wilsonville in 2023, which is $118,000 annually. Throughout this staff report, when referring to MFI a reference is provided in parentheses of the dollar amount, in terms of annual income, the listed percentage represents. The Master Plan and implementing Development Code address housing affordability in two specific ways. First, they require development of specific housing types expected to provide market-rate options for households making between 80 percent ($94,400) and 120 percent ($141,600) of MFI with potentially some units for households between 60 percent ($70,800) and 80 percent ($94,400) MFI. These specific housing types include middle housing such as townhouses and small units such as cottages and Accessory Dwelling Units (ADUs). Second, the Master Plan and implementing Development Code remove regulatory barriers to development of housing affordable for households making less than 80 percent of MFI ($94,400). Examples of removing barriers include allowing different housing types throughout the Master Plan area and allowing ADUs to be built with all townhouses. However, realization of these lower-cost units for residents earning less than 80 percent will require partnerships or other actions that go beyond regulations and zoning.

The table on the next page provides information on current 2024 housing costs for various housing types anticipated in Frog Pond East and South. ECOnorthwest assisted with the preparation of this information. Prices are based on a market analysis of Wilsonville and, where necessary to have a larger sample size, other nearby cities with similar market conditions, including Tualatin and Sherwood. The Master Plan's Affordable Housing Analysis, which uses data from the fall of 2021, and these numbers from 2024 show a consistent trajectory of about half of expected market-rate units in Frog Pond East and South (primarily detached homes) being only affordable to households making more than 120 percent of MFI ($141,600), and about half (primarily middle housing and small units) being affordable to households making between 80 and 120 percent of MFI ($94,400-$141,600). Some market-rate apartment units may be affordable to households making less than 80 percent MFI ($94,400). However, as

stated in the Affordable Housing Analysis, brand new apartments tend to be higher cost, affordable to households making 80 to 90 percent of MFI ($94,400 to $106,200).

2024 Cost Comparables for Housing Types Expected in Frog Pond East and South

Type of Housing	Price (median sale, sale range, or rent) May 2024	Estimated annual income to afford type of housing
Single Family Detached 2800-3000 square feet	$697,500 (median sale)	188% MFI ($221,840)
($130,980Single Family Detached 1500 square feet	$492,000 (median sale)	135% MFI ($159,300)
3-story Townhouse	$402,000 (median sale)	112% ($132,160)
Multi-family Condo	$275,000-$383,000 (sale range)	79%-107% ($93,220-$126,260)
Detached ADU	$399,000-$430,000 (sale range)	111%-119% ($130,980-$140,420)
Attached ADU*	$319,000-$344,000	89%-95% ($105,020-$112,100)
Walk-up Apartments (recent construction)	$1723 (average monthly rent)	58%** ($68,440)
Elevator-served Apartments (Newer)	$1897 (average monthly rent)	64%** ($75,520)

*The ECOnorthwest study did not include an analysis of attached ADUs. However, one can extrapolate an approximate comparison to detached based on the difference between similar sized detached homes and townhouses where a similar sized attached unit costs approximately 80% of a detached unit.
**These percentages are based on a market study of newer apartment buildings in Wilsonville and the 2024 median family income for a household of four. However, as stated in the Affordable Housing Analysis and referenced earlier in this report, new units are expected to be at rents affordable to households making from 80 to 90 percent MFI ($94,400-$106,200).

Home prices and incomes will continue to fluctuate over the next couple of years prior to homes being built in Frog Pond East and South and during the up to two decades for the Plan area to build out, so the actual affordability over time is not certain. However, analysis of housing trends and needs will continue through the build out of Frog Pond East and South and variety requirements can be calibrated to evolving housing needs. Under current State statute and rules, the City is required to do a Housing Needs Analysis and Housing Production Strategy every six years. The first round of this process is currently underway as the Housing Our Future project. Future Housing Production Strategies may often be followed by amendments to the Development Code to support specific strategies. The proposed Development Code amendments, particularly Table 6B which establishes much of the variety requirements for Frog Pond East and South, is set up to be fairly easy to amend in the future with different housing targets or percentages consistent with new information that comes from the cyclical housing analyses and strategies updates.

Planning Commission Meeting - October 9, 2024
Frog Pond East and South Implementation-Development Code

Review of Latest Draft of Proposed Development Code Amendments

Attachment 1 contains the latest draft of all proposed Development Code, Chapter 4 of the City Code, amendments. The updates incorporate Planning Commission feedback and feedback from City staff and stakeholders since the prior work session. Staff has included the information boxes for each amendment or group of amendments to help the Commission and interested parties navigate the amendment package. Changes since the May work session are called out in the box "Recent Edits." This will be the Commission's final work session to provide feedback on the Code amendments prior to the July public hearing.

Discussion Question:

- What, if any, additional feedback does the Planning Commission have on specific Development Code and Nuisance Code Amendments?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in July.

TIMELINE:
This is planned as the final work session on the Development Code amendments to implement the Frog Pond East and South Master Plan. A Planning Commission public hearing is planned for July 10, with a Council public hearing to follow.

CURRENT YEAR BUDGET IMPACTS:
The Development Code 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.

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 the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership.

ALTERNATIVES:
The project team is preparing draft amendments to help implement the Frog Pond East and South Master Plan. Several alternative amendments can be, and have been, considered to meet the same intent.

ATTACHMENTS:

1. Draft Development Code Amendments (June 5, 2024)

Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.001 Definitions

Amendment Description:	Define Net Development Area. Applies Citywide.
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Net area is a component for implementation of variety standards called for in the Master Plan.
Rationale for Amendment Text:	The language builds on the existing definition of Gross Development Area, and identifies what specifically is excluded from the Gross Development Area to calculate the Net Development Area.
Recent Edits:	Minor typographical edits

(.XXX) Development Area, Net: The portion of Gross Development Area that is not required open space in tracts, stormwater facilities in tracts, other similar common-use tracts, or public right-of-way. Net Development Area includes areas used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space, and landscaping and hardscape not otherwise excluded by this definition.

Amendment Description:	Clean up and clarify definitions regarding lots, lot lines, and yards
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Ensures development standards such as setbacks function as intended in all development scenarios contemplated.
Rationale for Amendment Text:	To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change intended.
Recent Edits:	Technical edits recommended by City staff after additional internal review. No policy change

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts a tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a lot is a corner lot.**

(.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~, other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, then the boundary line abutting the tract with a pathway is the Front Lot Line.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street or private drive~~, other than an alley~~. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both of equal length and on the same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining lot lines.

Amendment Description:	Define live-work
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Clarifies allowance of live-work units as it relates to implementation of the Commercial Main Street.
Rationale for Amendment Text:	Establishes a clear definition for this type of use allowed in the Frog Pond East Commercial Main Street and elsewhere in the City. The definition is adapted from one from Oregon City with feedback from City staff that have worked with approval of other live-work units in Villebois and Town Center.
Recent Edits:	Established the definition for both Live-Work Dwelling Units, which would be limited to fifty percent of the Commercial Main Street frontage as well as Business-Integrated Dwelling Units, which adds additional flexibility to add accessory dwelling units to commercial spaces.

(.XXX) Live-Work Dwelling Unit: A dwelling unit where (1) the ground-level front façade has a commercial-type store front determined by having at least sixty percent glazing and a permanent architectural cover over the entry (2) the interior along the building frontage is designed for workspace and no kitchen, bathroom, bedroom, closet, or storage is adjacent to the front façade and (3) all or a portion of the dwelling unit meets the commercial building code to support an accessory commercial or light industrial use. This is differentiated from a home occupation or home business in that the dwelling unit is specifically designed to accommodate a commercial or light industrial use, whereas a home occupation or home business takes place in a residential structure without such specific design. This is differentiated from a Business-Integrated Dwelling Unit in that in a Live-Work Dwelling Unit the residential and commercial uses are not required to be fully divided physically.

(.XXX) Business-Integrated Dwelling Unit(s) (BIDU): A dwelling unit integrated with a non-residential use where (1) the dwelling unit is the secondary use, (2) the dwelling unit does not exceed a ground floor footprint greater than an area equal to 40 percent of the ground floor non-residential use, (3) the dwelling unit is separated from the non-residential use by a demising wall, and (4) the dwelling unit has direct interior entry from the non-residential use. Sometimes called a "Work-Live" Unit. This is differentiated from a Live-Work Dwelling Unit in that the dwelling unit must be fully divided from the non-residential use and that the space designed to be non-residential cannot be used for residential.

Amendment Description:	Mobility-ready Definition
Applicability:	Citywide, but primarily Frog Pond East and South at this time
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Mobility-ready units is one of the "target" unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South.
Rationale for Amendment Text:	The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars.
Recent Edits:	Refined to replace subjective "minimal stairs" with objective "up to two stairs"

(.XXX) Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with up to two stairs with space to add a wheelchair accessible ramp.

Amendment Description:	Urban Form Type definitions
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Key definitions to implement the different residential urban forms identified in the Master Plan.
Rationale for Amendment Text:	Detailed definitions consistent with the language and intent in the Master Plan.
Recent Edits:	None

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land within the Residential Neighborhood (RN) Zone that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

Amendment Description:	Administrative review of multi-family structures
Applicability:	Citywide
Impacted Code Section(s):	4.030
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area.
Rationale for Amendment Text:	The language intends to provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures subject to clear and objective standards, rather than subject to Site Design Review like commercial and industrial buildings. Multi-family buildings with seven or more units will require Class II Administrative Review, which requires public notice. The new process for multi-family applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.
Recent Edits:	Minor typographical edits.

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site**

Design Review, meeting clear and objective zoning, siting, and design standards, and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which are subject to review by the Development Review Board.

Section 4.113. Standards Applying to Residential Developments in any Zone.

Amendment Description:	Clarify exceptions to open space requirements for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	Supports the broader code amendments allowing multi-family development to be reviewed similar to middle housing and detached single-family homes, which in turn supports the variety of housing throughout Frog Pond East and South called for in the Master Plan.
Rationale for Amendment Text:	These code edits avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear that no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.
Recent Edits:	Modified applicability and review language to simplify and provide additional clarity regarding when the open space requirements do not apply. No change in policy.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability and Review.*

1. The open space standards of this subsection shall apply to all residential development with the following exceptions:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the open space requirements.

b. Development **within a previously approved Stage II Planned Development area so long as the Gross Development Area of the Stage II Planned Development area does not increase, the land being developed was previously designated for residential development, and there is no decrease in area of the previously approved required open space.**

2. The amount and location of open space required in this subsection is determined at the time of Stage II Final Plan review.

3. The design of required open space is reviewed through Site Design Review.

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

. . .

Amendment Description:	Clarify stormwater facilities in the right-of-way do not count as required open space
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	None, except that it will ensure required open space planned is provided consistent with this citywide update.
Rationale for Amendment Text:	Minor edit to be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.
Recent Edits:	None

c. Non-fenced vegetated stormwater features **outside the public right-of-way.**

. . .

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.02)
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for purposes of constructing an ADU. The language also applies to other setbacks, including front and side. However, side setbacks are generally already 10-feet or less, and ADUs have historically not been built frequently in front yards.
Recent Edits:	None

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.

. . .

B. *For lots not exceeding 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

. . .

Amendment Description:	Remove redundant parking standards reference
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing parking language removed and replaced with stormwater standards.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The language is redundant.
Recent Edits:	None

Amendment Description:	Establish residential stormwater design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing language replaced in its entirety.
Relationship to Frog Pond East and South Master Plan:	Consistent with the stormwater component of the Master Plan and the assumption of land area dedicated to stormwater in the calculations for minimum unit and variety requirements (in 4.127 (.06) Table 6B).
Rationale for Amendment Text:	The language aims to clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on the City's stormwater policy and how it interacts with residential development. This does not represent a change to the City's current policies as implemented through the Public Works standards.
Recent Edits:	Minor edits for readability and clarity.

(.05) ~~*Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155~~ ***Residential Stormwater Design Standards:***

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods. These standards work in concert with related Public Works Standards and intend to better integrate the Public Works Standards requirements with land use planning and site layout.

B. *Low Impact Development.* All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

C. Sizing. **Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.**

D. *Locating.* Stormwater management facilities are required to be integrated with development. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. **High Priority:**
    a. **Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;**
    b. **Curb extensions on local streets and other local street curb areas greater than 6 feet in width;**
    c. **Unpaved areas within five feet of an alley curb;**
    d. **Shoulder/planter areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;**
    e. **Edges and buffers around parks and open space; and**
    f. **Landscaped areas between buildings and the right-of-way that are owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).**
2. **Lower priority:**
    a. **Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and**
    b. **Separate landscape tracts for stormwater facilities.**

E. *Conflicting Uses Prioritized Over Stormwater Management Facilities.* The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. if a feasible alternative location for the conflicting use is not available.

1. **Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;**
2. **Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;**
3. **Fire hydrants and Fire Department Connections (FDCs);**
4. **Manholes, clean outs, pedestals, and vaults for public and franchise utilities;**
5. **Pedestrian walkways and bicycle paths;**
6. **Public Utility Easements for gas, electricity, and communication; and**
7. **Minimum area of usable open space required under Subsection (.01) above. While small, unfenced stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).**

F. ***Typically Prohibited Design Elements.*** **To support the integration of stormwater facilities into site design, the following design elements are prohibited unless they are approved by the City Engineer, or their authorized representative, as part of a waiver request;**

1. Fences.

2. Retaining walls over two feet in height.

G. ***Waivers to the Standards of this Subsection.*** **The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being provided in the record to support the following findings:**

1. **To the extent practicable, the design continues to provide for decentralized treatment and flow control.**
2. **If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).**
3. **If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.**

(.07) *Fences:*

. . .

Amendment Description:	Special requirements for narrow fenced areas.
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.07)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan.
Rationale for Amendment Text:	This language, together with new language in Chapter 6, nuisances, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance.
Recent Edits:	None

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

. . .

Amendment Description:	Removing additional barriers to ADU development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.10)
Relationship to Frog Pond East and South Master Plan:	Frog Pond East and South included ADU-focused work to better facilitate construction of these units that can provide a lower cost housing alternative throughout the city. The Master Plan work included identification of specific code edits that can further remove barriers to ADU development. Removing these barriers, together with variety requirements in Frog Pond East and South, will very likely result in ADU development at a higher level than elsewhere in the City.
Rationale for Amendment Text:	The specific changes to remove barriers to ADU development identified as part of the Frog Pond East and South Master Plan include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from maximum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.
Recent Edits:	Edits to provide more clarity based on City staff feedback. No policy change.

(.10) *Accessory Dwelling Units:*

A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.

B. *Standards:*

1. Number Allowed.

   a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.

   b. For all other dwelling units: None.

2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.

3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.

4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximums** ~~setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes~~.

5. *Design Standards:*

   a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.

      i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.

i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry respectively.

c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADUs are reviewed for compliance during the building permit review process.**

7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.

8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.

9. Reserved.

10. Accessory dwelling units may be short-term rentals, but the owner/local operator must be in compliance with Chapter 7 of Wilsonville Code, which may include an active business license with the City of Wilsonville for a short-term rental business and payment of all applicable lodging and other taxes.

(.14) Design Standards for Detached Single-family and Middle Housing.

Amendment Description:	Clarify applicability of certain residential design standards by zone
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) A.
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The minor edits provide more clarity to where alternative design standards are provided and thus the citywide standards do not apply. This includes being clear of all the standards that do apply in Frog Pond East and South.
Recent Edits:	Minor edits for readability and clarity.

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the** Residential Neighborhood Zone, as these zones**/areas** have their own variety standards, except that the standards do apply to middle housing development with multiple detached units on a single lot for which the standards of these zones**/areas** do not address.

2. The entry orientation ~~and window standards~~ for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones/areas have their own related standards applicable to all single-family and middle housing.

. . .

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

. . .

Amendment Description:	Clarify measurement of garage doors
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14)
Relationship to Frog Pond East and South Master Plan:	None, but ensures consistency in implementing similar standards throughout the City, including Frog Pond East and South.
Rationale for Amendment Text:	These minor edits provide consistency with similar proposed amendments in the RN Zone (Section 4.127) text.
Recent Edits:	None

3. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

. . .

F. Standards applicable to Cottage Clusters.

. . .

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

. . .

d. *Garages and carports.*

. . .

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width **as measured from the interior of the garage door frame**.

G. Standards applicable to Cluster Housing besides Cottage Clusters.

. . .

4. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

. . .

Amendment Description:	Clarify process for alternative discretionary review of residential design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) J.
Relationship to Frog Pond East and South Master Plan:	Consistent with language in the RN Zone (4.127) related to the Master Plan language regarding alternative discretionary review.
Rationale for Amendment Text:	Minor edits provide clarity for process to require alternative discretionary review of residential design standards.
Recent Edits:	None

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request **a waiver as part of** Site Design Review by the Development Review Board of a proposed design. In addition to the **waiver criteria in Sections 4.118 and 4.140 and applicable** Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types~~.~~**; and**

4. **The request remains substantially consistent with any legislative master plan the property is included within.**

Amendment Description:	Design standards for multi-family housing
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.15) (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The detailed design standards allow for the administrative review of multi-family development consistent with how other residential development is reviewed. The standards below were adapted by expert consultants from the design standards for buildings of similar bulk in the City's existing design standards, particularly townhouses. In addition, consideration was given for typical larger parking areas for multi-family development.
Recent Edits:	Clarification of applicability, particularly related to mixed-use buildings and the Village and Town Center zones. Minor edits to increase clarity.

(.15) ***Design Standards for Multi-Family Housing:***

A. ***Purpose and Intent.*** **The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.**

B. ***Applicability.*** **These standards apply to all multi-family development except for the following:**

1. Mixed-use buildings that include ground floor commercial and multi-family residential above.

2. Multi-family buildings in the Village and Town Center Zones which are subject to zone-specific standards in either Section 4.125 or 4.132.

C. ***Entrance Orientation*****.**

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection C.2.

a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and

b. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street; or

iii. Open onto a porch. The porch must:

a. Be at least 25 square feet in area; and

b. Have at least one entrance facing the street or have a roof.

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:

a. The courtyard must be at least 15 feet in width;

b. The courtyard must abut a street; and

c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

D. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

E. *Articulation.*

1. *Minimum Articulation.* All public-facing façades shall incorporate a selection of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements from this list that will be required is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.

a. Varying rooflines.

b. Offsets of at least 12 inches.

c. Balconies.

d. Projections of at least 12 inches and width of at least three feet.

e. Porches.

f. Entrances that are recessed at least 24 inches or covered.

g. Dormers at least three feet wide.

2. *Articulation Element Variety.* Different articulation design elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection E.1. above; the same element but at least 50 percent larger; or varying rooflines that are vertically offset by at least three feet.

a. Where two to four elements are required on a façade by E.1., at least two different elements shall be used.

b. Where more than four elements are required on a façade by E.1., at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.

1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.

3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

G. ***Off-Street Parking Location and Design.*** **The following standards are intended to support a pedestrian-friendly street environment and to minimize the visual impacts of parking areas and garages.**

1. **Off-street parking spaces and drive aisles shall not be located in the Front Yard.**
2. **Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces and not between buildings and the street do not count as parking areas for the purposes of this standard.**
3. **Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles necessary to connect to the street are permitted within ten feet of property lines.**
4. **Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).**
5. **If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.**
6. **Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) E. 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.**

Amendment Description:	Clarify that residential design standards are among the standards subject to waivers
Applicability:	Citywide
Impacted Code Section(s):	4.118
Relationship to Frog Pond East and South Master Plan:	Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	Residential design standards did not exist in the way they do now when this code language in Section 4.118 was created. This provides clarity that an applicant can apply for a waiver for residential design standards.
Recent Edits:	None

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.120 and 4.123
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for the purposes of constructing an ADU.
Recent Edits:	None

Section 4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Section 4.127. Residential Neighborhood (RN) Zone.

. . .

(.02) *Permitted uses:*

A. Open Space.

Amendment Description:	Updated residential permitted uses for RN Zone
Applicability:	The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Reflects the variety of residential unit types encouraged in the Master Plan
Rationale for Amendment Text:	Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area.
Recent Edits:	The list was renumbered to increase readability.

B. **Residential dwelling units with the following limitations:**

1. Frog Pond West Neighborhood:

a. During initial development:

i. a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

ii. triplexes are permitted only on corner lots and quadplexes are not permitted.

iii. only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

b. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

2. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

3. Only multi-family dwelling units in a mixed-use development are allowed in the Commercial Main Street area as described in Subsection (.07) A. 1. and shown in Figure A-7. Ground-floor residential units are required to be live-work and in aggregate are limited to a maximum of 50% of the building frontage along SW Brisband Street.

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

Amendment Description:	Define permitted uses for the Commercial Main Street in Frog Pond East
Applicability:	Commercial Main Street area of Frog Pond East
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Implements the Commercial Main Street requirement from the Master Plan
Rationale for Amendment Text:	The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement.
Recent Edits:	Updated the list to add all relevant uses allowed in Town Center based on PC and staff comments. Added the allowance of Business-Integrated Dwelling Units for anywhere in the Brisband Main Street.

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-7. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be live-work multi-family dwelling units consistent with B. 7. above.

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.

2. Office, including medical facilities.

3. Personal and professional services.

4. Child and/or day care.

5. Food or Beverage service (e.g., restaurants, cafes, brewpubs, bars).

6.

7. Community services and community centers.

8. Commercial recreation.

9. Religious institutions.

10. Business-Integrated Dwelling Units accessory to uses listed 1.-9. above.

. . .

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

Amendment Description:	Clear and Objective Identification of the Subdistrict Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.05)
Relationship to Frog Pond East and South Master Plan:	Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.
Recent Edits:	None

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1,580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, east of Subdistrict E2, and west of and abutting the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

G. Subdistrict S1. The area south of SW Advance Road, east of and abutting the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road, and west of and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

Amendment Description:	Clarification that certain existing code language relates only to Frog Pond West.
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.06) A.
Relationship to Frog Pond East and South Master Plan:	Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan.
Rationale for Amendment Text:	Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood.
Recent Edits:	Simplified title, aligned language for Frog Pond West calculations with practice.

(.06) *Development Allowances:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage **outside of the SROZ** and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 6A. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]

Public Facilities (PF)	13	0	0

a. Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

b. For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

c. These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

Amendment Description:	Minimum Unit Table
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area.
Rationale for Amendment Text:	Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan. The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed by the Planning Commission and City Council in work sessions.
Recent Edits:	Updating the minimums based on revised and simplified model, using a standardized assumed density for each Urban Form Type rather than a previous more complicated formula that made assumptions about housing types. Also, updated footnote references to ensure accurate and complete.

C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units [B, C, E, F, H]
E1	104	26	7	13
E2	110	28	7	14
E3	133	34	9	17
E4 [H]	211			
E4 TL 1101 (portion) [I]	185	15	4	8
E4 TL 1200	24	6	2	3
E4 TL 1000	2	1 [J]	1 [J]	0
E5	227	57	15	29
E6	141	36	9	18
S1	25	7	2	4
S2 [E]	91			
S2 TL 1000 28050 SW 60th Ave	6	2 [J]	1 [J]	1 [J]
S2 TL 800 5890 SW Advance Rd	6	2 [J]	1 [J]	1 [J]
S2 TL 500 5780 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 300 5738 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 100 5696 SW Advance Rd	5	2 [J]	1 [J]	1 [J]
S2 TL 900	5	2 [J]	1 [J]	1 [J]
S2 TL 700	33	9	3	5
S2 TL 400	4	1 [J]	1 [J]	0
S2 TL 200	4	1 [J]	1 [J]	0
S2 TL 1100 28152 SW 60th Ave	5	2 [J]	1 [J]	1 [J]
S2 TL 1200	5	2 [J]	1 [J]	1 [J]

S2 TL 1300 28300 SW 60th Ave	8	2[J]	1[J]	1[J]
S3 [E]	125			
S3 TL 1400 28424 SW 60th Ave	25	7	2[J]	4
S3 TL 1500 28500 SW 60th Ave	25	7	2[J]	4
S3 TL 1600	8	2[J]	1[J]	1[J]
S3 TL 1800 28668 SW 60th Ave	8	2[J]	1[J]	2[J]
S3 TL 1700 28580 SW 60th Ave	10	3	1[J]	2[J]
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	16	4	1[J]	2[J]
S4 [D]	158			
S4 TL 2600	35	9	3	5
S4 TL 2700 28901 SW 60th Ave	123	31	8	16

Notes: *(see following pages with explanatory information)*

Amendment Description:	Table 6B Note Re: Clarification that certain middle housing that is substantially the same as detached single-family homes does not count as middle housing for the purpose of Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note A.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement.
Rationale for Amendment Text:	The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family homes and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units.
Recent Edits:	Footnote was expanded to provide additional clarity about the purpose of the footnote and the scenarios in which Cluster Housing can count towards meeting the minimum amount of required Middle Housing. Some language was further simplified for clarity.

A Cluster Housing is among the housing types defined as Middle Housing in Section 4.001, but only Cluster Housing meeting one of the criteria in this footnote shall be counted as Middle Housing for the purpose of meeting the minimum number of Middle Housing units in Table 6B. The purpose of this requirement is to prevent Cluster Housing that is substantially the same as Single-family Dwelling Units from being counted.

Criteria to Determine if Cluster Housing can be counted towards the minimum number of Middle Housing units in Table 6B:

Criterion 1: No Middle Housing Land Division is dividing the lot on which the Cluster Housing is placed. A future land division is not considered if it occurs at least three years after occupancy is granted for the last unit on the lot.

Criterion 2: A Middle Housing Land Division is proposed but at least of half of the resulting Middle Housing Land Division Units do not front on a street, tract with a private drive, or open space tract.

Criterion 3: A Middle Housing Land Division is proposed, but more than half of the units on the lot on which the Cluster Housing unit or units are placed are attached Middle Housing units or Cottage Cluster units.

Amendment Description:	Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note B.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories.
Rationale for Amendment Text:	The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs.
Recent Edits:	None

B. A single unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

Amendment Description:	Table 6B Note Re: Defining Small Unit.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note C.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	"Small unit" is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a "small unit" the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production.
Recent Edits:	None

C. Small units must be 1,200 square feet or less of Habitable Floor Area as defined in Section 4.001.

Amendment Description:	Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Notes D. E. and J.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area.
Recent Edits:	Correcting a typo. Updated footnote J to state correctly state "shall not" rather than "shall".

D. Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

E. Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

J. Only required if tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall not be allowed concurrently or within 12 months.

Amendment Description:	Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note F.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units.
Recent Edits:	None

F. Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the unit would still meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.

Amendment Description:	Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note G. and H.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan.
Recent Edits:	Modified language to increase clarity and readability based on City staff review. Added additional clarity of required location of units subject to the credit, allowing mobility-ready units to be within a block, but requiring other credited units to be across the street and fronting the boundary street.

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small unit requirement for a subdistrict may be partially or fully met by excess units meeting the requirement from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no unit is counted towards meeting the minimum in both subdistricts.

3. the number and type of units equal to the amount credited are adjacent to the receiving subdistrict determined by being across a proposed shared property line at a subdistrict boundary or across and fronting the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by counting excess mobility-ready units from a neighboring subdistrict within the same Stage I Master Plan so long as the following eligibility requirements are met:

1. the minimum for the requirement in the subdistrict from which the excess is credited is exceeded by at least the same amount as is being counted in the receiving subdistrict so as to ensure no unit is counted towards meeting the minimum in both subdistricts.

2. the number of mobility-ready units equal to the amount credited are near the receiving subdistrict determined by being within a block of the subdistrict boundary.

Amendment Description:	Table 6B Note Re: Clarification concerning geography in which minimums must be met
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note I.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently.
Recent Edits:	None

I. Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

Amendment Description:	Adjusting Table 6B minimums when the development does not include as much net area as assumed.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Supports housing variety implementation in Table 6B
Rationale for Amendment Text:	In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty.
Recent Edits:	None

1. As an alternative to Table 6B when the Net Development Area is less than 70% of the Gross Development Area, the applicant may adjust the minimum requirements in Table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 70% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

Amendment Description:	Establishing housing unit categories and types for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) D. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing.
Rationale for Amendment Text:	The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards
Recent Edits:	Minor edits to correct duplicative listing of cottage cluster.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Categories and Types

Multi-family Category
Multi-family Types: • **Elevator-served attached multi-family** • **Other attached multi-family (10 or more units per building)** • **Other attached multi-family (5-9 units per building)**
Middle Housing Category
Middle Housing Types: • **Townhouses and side by side duplex, triplex, quadplex** • **Stacked duplex, triplex, quadplex** • **Cluster housing, excluding cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units[A].** • **Cottage cluster**
Accessory Dwelling Units (ADUs) Category
ADU Types: • **All ADUs**
Other Detached Units Category
Other Detached Units Types: • **All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units[A] , and detached multi-family**

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as a detached unit on its own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family homes determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least 24 months after occupancy is granted for the unit.

Amendment Description:	Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) E. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs.
Rationale for Amendment Text:	The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan. The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot.
Recent Edits:	Minor typographical edits

E. Unit Type Variety for East and South Neighborhoods:

1. *Required Number of Unit Types in a Development.* To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.

2 Acres or less - 1 Unit Type Required

More than 2 acres up to 5 acres - 2 Unit Types Required

More than 5 acres - 3 Unit Types Required

2. *Maximum Net Area for A Single Unit Type.* These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example, for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. In Subdistrict E4, Net Development Area (parking, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

Amendment Description:	Ensuring Variety Standards Comply with State Middle Housing Law
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) F. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the State requirement to include middle housing.
Rationale for Amendment Text:	The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law.
Recent Edits:	Minor typographical edits

F. Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at the time of future building permit issuance or replat of individual lots.

Amendment Description:	Clear and Objective Identification of the Urban Form Type Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.07) all text is new, this Subsection was previously "Development Standards Generally" which language has now been consolidated into Subsection (.08)
Relationship to Frog Pond East and South Master Plan:	Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave lack of clarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type.
Recent Edits:	Minor typographical edits

(.07) ***Frog Pond East and South Urban Form Types:***

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along SW Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented, mixed-use commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by larger buildings, including full block width, with less setbacks than other residential Urban Form Types.

3. Urban Form Type 2: The purpose of this Urban Form Type is to create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, encouraging shorter building height, and providing for larger setbacks.

B. Urban Form area boundary descriptions:

1. Subdistrict E1:

a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and connecting to the framework street crossing the BPA easement.

b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

c. Urban Form Type 3: The area of the Subdistrict west of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

a. Urban Form Type 2: A contiguous area of between 6 and 6.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

b. Urban From Type 3: The far west and east area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the Subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

b. Urban Form Type 3: The surrounding area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the Subdistrict and extending between 125 feet and 160 feet both north and south of SW Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

b. Urban Form Type 1:

i. The eastern half of the Subdistrict area north of the Commercial Main Street area.

ii. The eastern half of the Subdistrict area (east of the SROZ) south of the Commercial Main Street area extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured at the intersection of SW 63rd Avenue.

c. Urban Form Type 2:

i. The western half of the Subdistrict area north of the Commercial Main Street area.

ii. The western half of the Subdistrict area south of the Commercial Main Street area and west of the SROZ.

iii. The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.

5. Subdistrict E5:

a. **Urban Form Type 1: the northern portion of the Subdistrict extending south to within approximately 250 feet of SW Advance Road and extending east to west across the entire Subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.**

b. **Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area and north of SW Advance Road.**

6. **Subdistrict E6:**

a. **Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.**

b. **Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area, north of SW Advance Road and south of the BPA Easement.**

7. **Subdistrict S1:**

a. **Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.**

8. **Subdistrict S2:**

a. **Urban Form Type 2: The western portion of the Subdistrict, extending east of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.**

b. **Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.**

9. **Subdistrict S3:**

a. **Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 feet east of SW 60th Avenue and is encouraged to be as close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.**

b. **Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from**

the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: The western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet

ii. For the southern area of the Subdistrict: The western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 feet west of SW 60th Avenue and is encouraged to be as close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west from the Urban Form Type 1 boundary to approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 feet west of SW 60th Avenue and is encouraged to be as close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

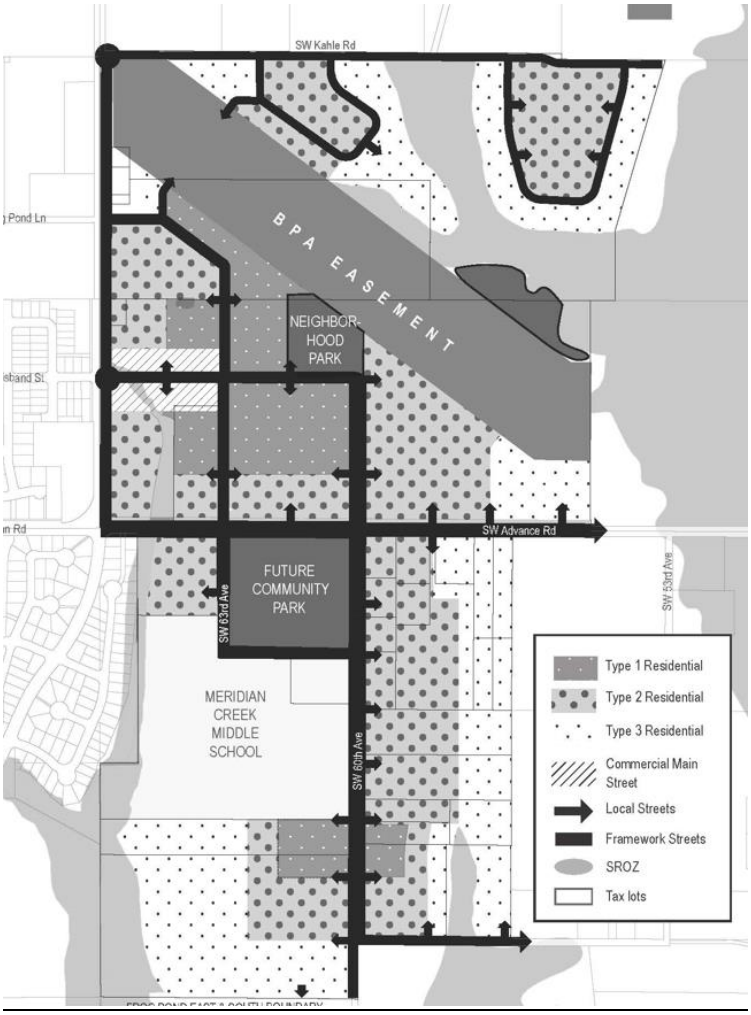


Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

Amendment Description:	Clarifications of existing Development Standards Language
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	This language includes technical edits to: • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South • Make language generally more clear and concise
Recent Edits:	None

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot d~~**D**evelopment shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards u~~**U**nless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table ~~2~~**8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

D. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 8A: Frog Pond West Neighborhood ~~Zone~~ Lot Development Standards										
Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

Amendment Description:	Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed.
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates generally to the acknowledgement of variety of housing allowed.
Rationale for Amendment Text:	Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed.
Recent Edits:	None

E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

Amendment Description:	Limit of setbacks required for ADUs
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to removing barriers to ADUs and encouraging them as a desired unit type.
Rationale for Amendment Text:	Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size.
Recent Edits:	None

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

Amendment Description:	Tables 8B and 8C Development Standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include: • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexities and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that becomes a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lot patterns.
Recent Edits:	Minor typographical edits.

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft.)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50, 4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two buildings on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks do not apply to shared walls at property lines between townhouse units.

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

Frog Pond East and South Implementation-Development Code

D. **For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.**

E. **Setbacks for residential garages are as follows:**

1. **Front (street loaded): minimum 20 feet.**
2. **Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.**
3. **Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.**

F. **For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to a minimum of 3.5 feet for residential structures less than 70 feet wide, or (2) down to a minimum of five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.**

G. **For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth and width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.**

I. **The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.**

J. **For lots 4,000 square feet in area or more with only units classified as "Other Detached Units" in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot; 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot; 8,000 square feet or more, standards for R-10 Large Lot.**

Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets		
	Front Min. (ft.)[A]	Front Max.[C] (ft.)
• Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point. Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A. • Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road • Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table	6[B]	10[D]
• Lot frontages along SW 60th Avenue • Lot frontages along SW 63rd Avenue south of SW Advance Road • Lot frontages along SW Stafford Road except the Brisband Main Street buildings • Lot frontages along SW Advance Road • Lot frontages along SW Kahle Road • Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue • Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension • Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table	10	25[E]
• Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table	10[E]	No max

Notes:

A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence over the minimums in this table.

B. Where the minimum front setback is 6 feet it is intended to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.

E. In Urban Form 3, buildings or portions thereof greater than either 2 stories or 25 feet in height shall have a minimum front setback of 20 feet.

E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

Amendment Description:	Clarification that existing language applies to Frog Pond West
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South.
Recent Edits:	Minor typographical edits

1. Frog Pond West Neighborhood:

a. Lots adjacent to SW Boeckman Road and SW Stafford Road shall meet the following standards:

i. Rear or side yards adjacent to SW Boeckman Road and SW Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

b. Lots adjacent to the collector-designated portions of SW Willow Creek Drive and SW Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

Amendment Description:	Fence treatments along Stafford and Advance Roads
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads.
Rationale for Amendment Text:	For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance Road a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance Road being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road.
Recent Edits:	Renumbered for additional clarity.

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from SW Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

1. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.

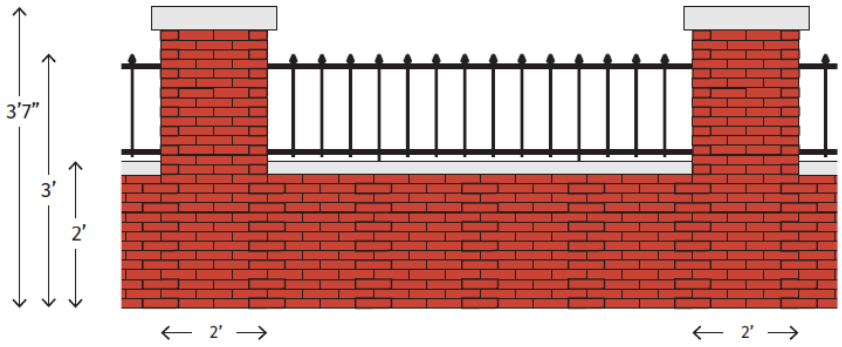


Figure A-8. 3 Foot Wall/Fence Along SW Stafford Road

2. Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at

pedestrian access points shall have a black "iron style" gate matching the style shown in Figure B-8. below.

Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

ii. Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

b. Special Design Standards for SW Advance Road, except for the portion on the north side included in the SW Stafford Road special design standards in a. above:

i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

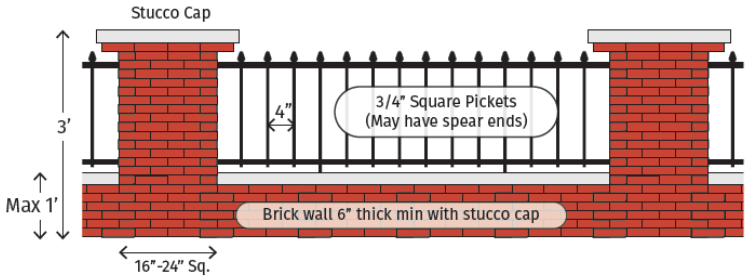


Figure C-8.

iii. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

Amendment Description:	Public Realm Elements
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) F. (new)
Relationship to Frog Pond East and South Master Plan:	Chapter 7 Public Realm
Rationale for Amendment Text:	The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan.
Recent Edits:	Added "Main Street Gateway" requirement at SW Brisband consistent with Master Plan.

F. Public Realm Requirements for Frog Pond East and South Master Plan area

1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:

a. Active transportation connections shall be provided as shown in Figure 20.

b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.

c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.

d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.

e. Sign toppers or "sign caps" shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City's Public Works Standards.

Figure D-8. Frog Pond Street Sign Topper

e. A "Main Street Gateway" feature shall be provided on SW Brisband Street at SW Stafford Road. The feature shall:

i. be at least 20 feet in height so as to be visible from a distance;

ii. be at least 3 feet in width and length;

ii. incorporate both sides of SW Brisband Street or be centered within the round-a-bout;

iii. include materials and other design elements representative of Frog Pond East and South as outlined and depicted in the Master Plan; and

iv. be professionally designed by a professional(s) with experience designing such gateway features. An affidavit of such professional's credentials shall be included in the development application material.

v. The "Main Street Gateway" design is subject to Site Design Review. Additionally, prior to Site Design Review by the Development Review Board the design shall be reviewed by the Arts, Heritage, and Cultural Commission who will provide a recommendation to the Development Review Board.

(.09) *Open Space:*

. . .

Amendment Description:	Frog Pond East and South open space requirements, including green focal points.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.09)
Relationship to Frog Pond East and South Master Plan:	Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18.
Rationale for Amendment Text:	Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language are added.
Recent Edits:	Minor typographical edits.

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict, if Subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirement:

- **Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.**
- **Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.**
- **Subdistrict E4: A plaza space to be integrated with the Brisband Street Main Street mixed-use development.**
- **Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.**
- **Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.**

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

. . .

Amendment Description:	Block and access standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.10) B.
Relationship to Frog Pond East and South Master Plan:	Reflects no specific block and access standards in the Master Plan beyond identifying framework streets.
Rationale for Amendment Text:	Provides reference to general citywide block and access standards for applicability to Frog Pond East and South.
Recent Edits:	None

2. **In the Frog Pond East and South Neighborhoods, or** if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use~~ the block and access standards in Section 4.124(~~.06~~**.09**) ~~as the applicable standards~~ **apply**.

. . .

(.14) *Main Entrance Standards:*

. . .

Amendment Description:	Removal of little utilized entrance distance from grade requirement
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.14) C.
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety.
Rationale for Amendment Text:	Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU.
Recent Edits:	None

~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

. . .

B. *Street-Facing Garage Walls:*

. . .

3. *Standards:*

Amendment Description:	Simplification of garage standards
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.15) B.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication.
Recent Edits:	None

~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door**.

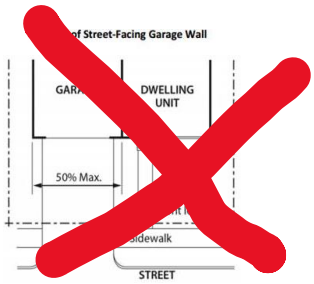
b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c. The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.


Street-Facing Garage Wall
DWELLING UNIT
50% Max.
Sidewalk
STREET

(.16) *Residential Design Standards:*

. . .

Amendment Description:	Applicability of existing residential design standards for RN zone
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.16)
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South.
Rationale for Amendment Text:	When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes.
Recent Edits:	Minor typographical edits.

B. *Applicability.* ~~These~~ **In Frog Pond West** standards **C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the standards in C. through G. do not apply. Rather, design standards in 4.113 (.14) apply to all public-facing facades in Frog Pond East and South.**

. . .

(.17) *Fences:*

Amendment Description:	Applicability of existing fence requirements
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.17)
Relationship to Frog Pond East and South Master Plan:	Consistent with specific fencing standards for Stafford Road and Advance Road.
Rationale for Amendment Text:	This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods.
Recent Edits:	None

A. ~~Within Frog Pond West, f~~Fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

. . .

Amendment Description:	Waivers for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.22) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval.
Rationale for Amendment Text:	Maintains the City's existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety.
Recent Edits:	Minor typographical edits

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South Neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20%.

Amendment Description:	Development Standards for the Commercial Main Street
Applicability:	Commercial Main Street Area of Frog Pond East
Impacted Code Section(s):	4.127 (.23) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street
Rationale for Amendment Text:	The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street.
Recent Edits:	• Eliminated a couple standards based on limited applicability in the context of the small size of the commercial main street. Many of the standards were adapted from the Town Center Zoning, and have less applicability in the limited footprint at play here. Simplified parking requirements, again to better fit the context of the expected development. Other minor edits.

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. *Applicability.* These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.

B. *Allowed Uses.* See Subsection (.02) above.

C. *Development Standards.* The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table 23A. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	**0 ft.**
Maximum	**20 ft.**
Side facing street on corner	
Minimum	**0 ft.**
Maximum	**10 ft.**
Side yard	
Minimum	**0 ft.**
Maximum	**10 ft.**
Rear setback	
Minimum	**0 ft.**
Building height (stories) [A]	
Minimum	**two**
Maximum	**four**
Ground floor height minimum	**12 ft.**
Building site coverage maximum	**90%**
Minimum landscaping	**10%**
Minimum building frontage [B]	
On SW Brisband Street	**70%**
On SW Stafford Road	**None**

On other streets	**None**

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.

[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D *Design Standards:*

1. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

2. *Building and Entry Placement.* Buildings shall meet the following standards:

a. Development shall meet the minimum building frontage standards in Table 23A.

b. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.

c. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.

d. The primary entrance shall orient to SW Brisband Street or SW Stafford Road.

f. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

3. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection Table 23A. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

4. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. *Parking Location and Landscape Design:*

a. Parking must be located to the rear of buildings.

7. *Building Design Standards:*

a. *General Provisions:*

i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.

ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.

iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. *Design Standards.* All buildings shall comply with the following design standards:

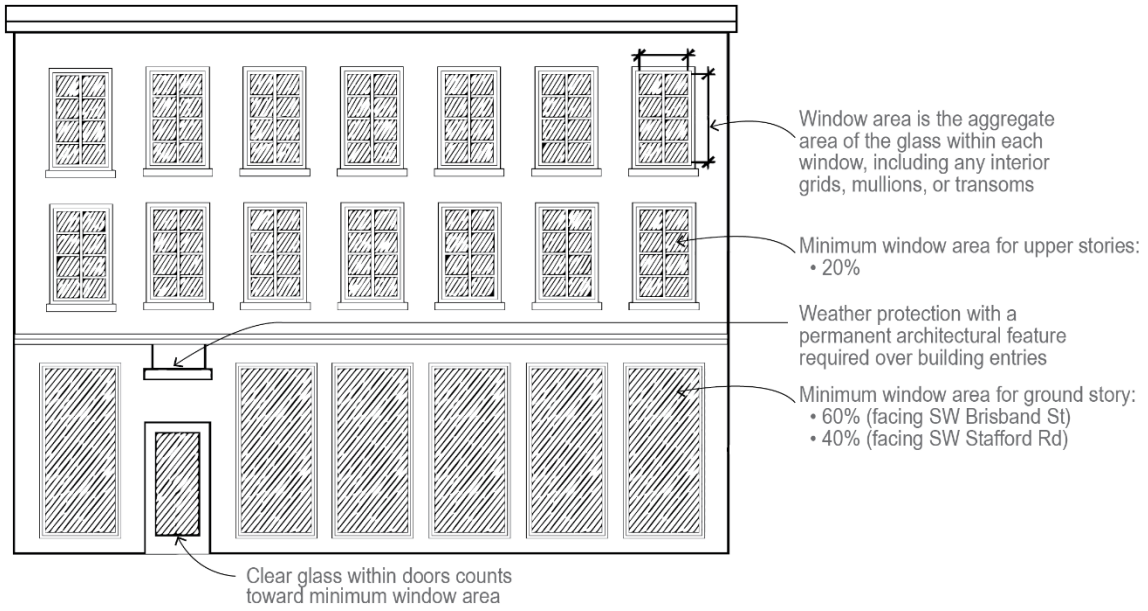
i. *Windows:*

- **Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:**

Ground Story facing SW Brisband Street	**60% of ground floor wall area**
Ground Story facing SW Stafford Road or SW 63rd Avenue	**40% of ground floor wall area**
Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue	**20% of facade**
Other facades	**No minimum**

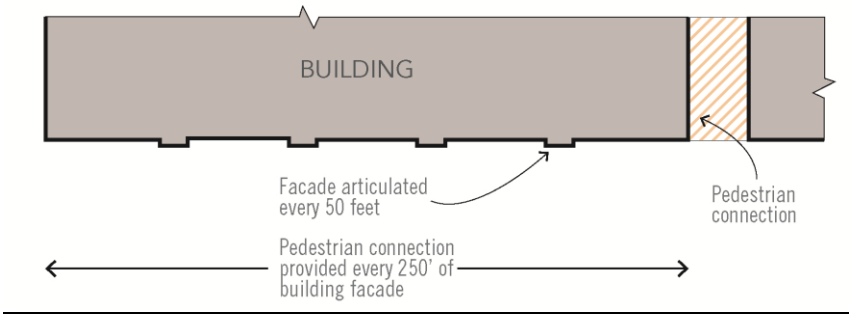
- **Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.**
- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement.**

Figure A-23. Window Placement and Percentage of Facade



ii. ***Building Facades:*** **Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.**

Figure B-23. Building Facade Articulation



iii. ***Weather Protection:*** **Building facades facing SW Brisband Street shall provide weather protection as follows:**

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

iv. ***Building Materials.*** **Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block**

where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. ***Roofs and roof lines.*** **Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.**

vi. ***Rooftop features/equipment screening:***

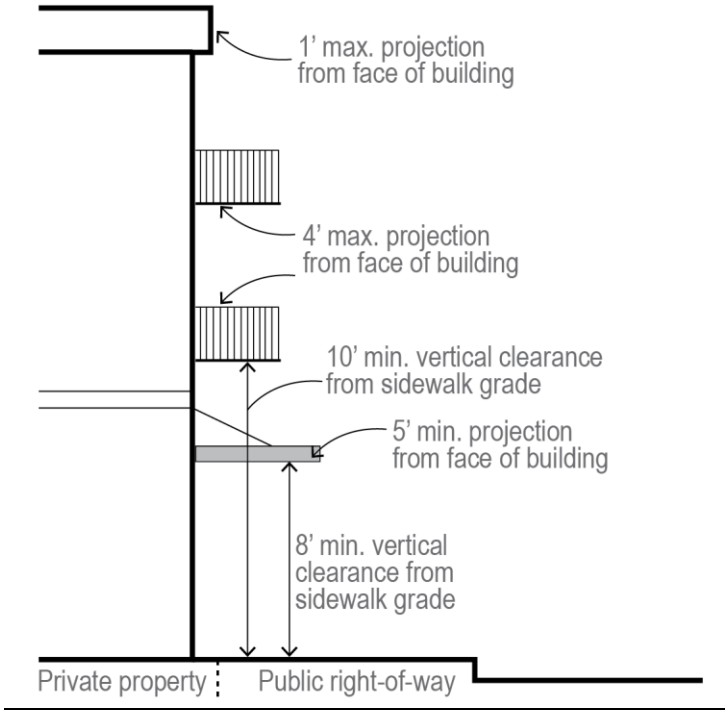
- **The following rooftop equipment does not require screening:**
  - **Solar panels, wind generators, and green roof features;**
  - **Equipment under two feet in height.**
- **Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.**
- **Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.**
- **All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from ground-level public view and from views from adjacent buildings.**
- **On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.**
- **Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.**
- **Required screening shall not be included in the building's maximum height calculation.**

vii. ***General Screening.*** **Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.**

viii. ***Building projections.*** **Building projections are allowed as follows (see Figure C-23):**

- **Architectural elements such as eaves and cornices may project up to one foot from the face of the building.**
- **Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.**

Figure C-23. Building Projections

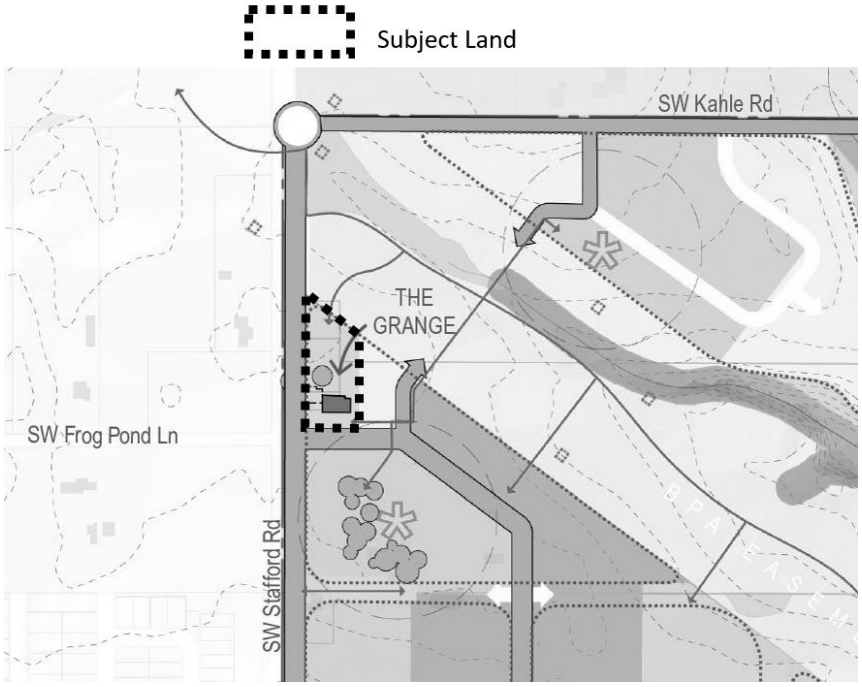


Amendment Description:	Specific Land Use Considerations for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.24) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas.
Rationale for Amendment Text:	Directly reflects the direction given in the Master Plan with identifying location description and map.
Recent Edits:	None

(.24) ***Special, Specific Land Use Considerations***

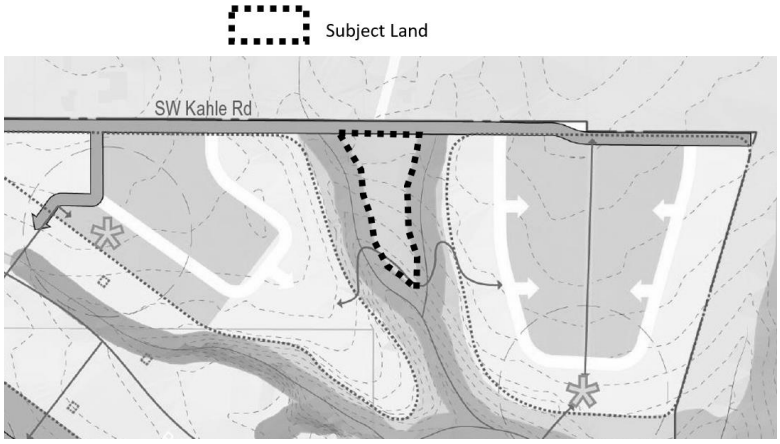
A. ***Frog Pond Grange Property.*** **This special consideration pertains to an area described as: the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. The Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open space. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

Figure A-24



B. ***Treed area on south side of SW Kahle Road.*** **This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.**

Figure B-24



Amendment Description:	Remove buffering language for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.176 (.04)
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, including multi-family, throughout the Master Plan, by not requiring screening between different unit types.
Rationale for Amendment Text:	Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language being deleted reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the current approach of integration of housing types.
Recent Edits:	None

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Amendment Description:	Deed restriction cannot restrict housing types allowed by zoning
Applicability:	Citywide
Impacted Code Section(s):	4.210 and 4.220
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, but not allowing any to be disallowed by private covenant or deed restriction.
Rationale for Amendment Text:	House Bill 2001 (2019) established that from January 1, 2020, private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. These edits reflects this law and further clarify that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants.
Recent Edits:	Minor edits.

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies;** the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential ~~subdivision or condominium development~~**land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall in all cases ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or,~~ violate established conditions of approval for the development**, or violate other statutes, rules, or standards the City has responsibility to enforce, including those related to not allowing deeds or covenants to limit housing types allowed by the City's zoning for a given property(ies).**

Amendment Description:	Clarify applicability of DRB Site Design Review for housing
Applicability:	Citywide
Impacted Code Section(s):	4.420
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	The amendments to this section clarify that residential structures reviewed under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this proposed change supports the change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards.
Recent Edits:	Minor edits to increase consistency of language.

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design are reviewed under the authority of the Planning Director as established is Section 4.030..**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
June 12, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Update on housing costs
- Follow Up on Complete Code Amendment Package

Housing Cost Information

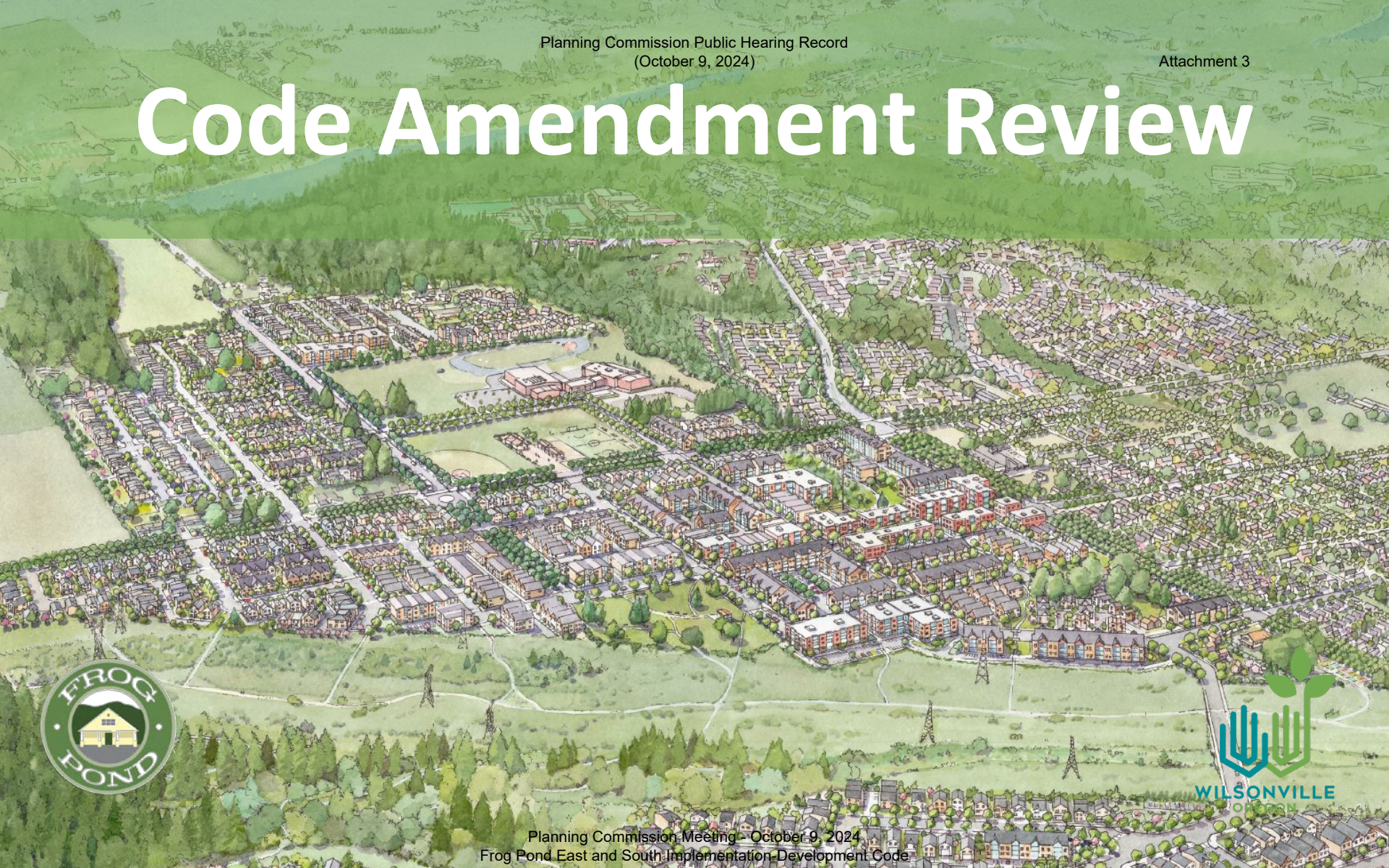
Master Plan Approach to Housing Affordability

- Require “targeted” unit types to provide lower-cost market options
  - Households making between $94,400-$141,600
- Remove regulatory barriers to development of below-market housing

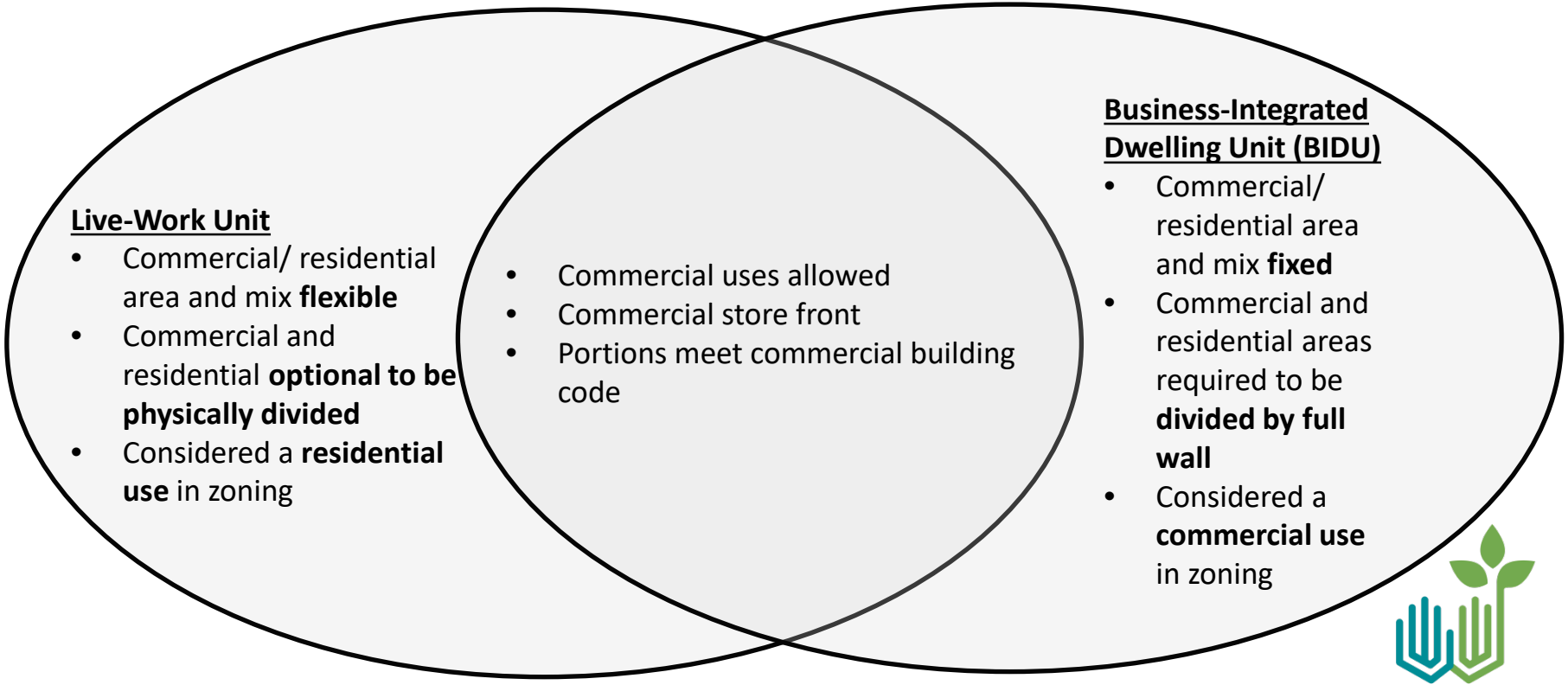
2024 Costs for Housing Types Expected in Frog Pond East and South

Type of Housing	Price (median sale, sale range, or rent) May 2024	Estimated annual income to afford type of housing
Single Family Detached 2800-3000 square feet	$697,500 (median sale)	188% MFI ($221,840)
Single Family Detached 1500 square feet	$492,000 (median sale)	135% MFI ($159,300)
3-story Townhouse	$402,000 (median sale)	112% MFI ($132,160)
Multi-family Condo	$275,000-$383,000 (sale range)	79%-107% MFI ($93,220-$126,260)
Detached ADU	$399,000-$430,000 (sale range)	111%-119% MFI ($130,980-$140,420)
Attached ADU*	$319,000-$344,000 (sale range)	89%-95% MFI ($105,020-$112,100)
Walk-up Apartments (recent construction)	$1723 (average monthly rent)	58% MFI ($68,440)
Elevator-served Apartments (Newer)	$1897 (average monthly rent)	64% MFI ($75,520)

Code Amendment Review



New Definitions for Live-Work Units



Updated Commercial Uses Allowed on Commercial Main Street

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.
2. Office, including medical facilities.
3. Personal and professional services.
4. Child and/or day care.
5. Food or Beverage service (e.g., restaurants, cafes, brewpubs, bars).
6. Community services and community centers.
7. Commercial recreation.
8. Religious institutions.
9. Business-Integrated Dwelling Units accessory to uses listed 1.- 8. above.

Refined Unit Minimums in Table 6B

- Refinement based on simplified method for assigning minimum required units to different Urban Forms
  - Prior, complicated based on assumptions about housing types
  - Updated, one assumed net density for each Urban Form Type

Urban Form Type	Prior Method Net Density (varied)	Updated Method Net Density
Urban Form Type 1	13.95 to 22 units/net acre Average 14.47 units/net acre	14.5 units/net acre
Urban Form Type 2	10.2 to 19.3 units/net acre Average 11.2 units/net acre	12.5 units/net acre
Urban Form Type 3	6.5 to 7.8 units/net acre Average 7 units/net acre	9 units/net acre

Main Street Gateway

Main Street Gateway	Intersection of SW Brisband St at SW Stafford Road	Opportunity for public art or other landmark. Generous pedestrian walkways providing access to Main Street. Buildings oriented toward streets. Sidewalk paving patterns for the Main Street can extend out to the curb along SW Stafford Road, marking pedestrian entry into the Main Street environment.

same consultants assisting on those projects were also working on the City's project, so all that data was becoming readily available and would be presented.

- Ms. Pearlman confirmed the City's mix of percentages for one-to-four person households had remained consistent since 2019. (Table 7) She agreed to check for data on the city's age ranges of one-to-two person households to see which populations were choosing to live in a larger house or apartment than what they might need. (Table 6)
- The link to the Story Map was in the packet and available on the City's website.
- Mapping how interest rates were affecting housing would be an interesting data point to add to the Housing Report.

3. Frog Pond East and South Implementation-Development Code (Pauly)

Dan Pauly, Planning Manager, presented the Staff report via PowerPoint, providing an update on housing cost data for Frog Pond East and South and the approach to have more affordable options, knowing the area would not start getting built until 2026-2027. He acknowledged there being typos in the Staff report, particularly regarding 2024 Costs for Housing Types; however, the numbers displayed on Slide 5 were correct.

- He also provided additional follow up on the 82-page Code amendment package, highlighting elements that were substantially new or that raised new policy concepts not discussed previously, [his words—easy] which included new definitions for live-work units and business-integrated dwelling units (BIDUs), an updated list of allowed commercial uses, refined unit minimums in Table 6B, and added gateway requirements at SW Brisbane and SW Stafford.
  - He noted there were eight allowed commercial uses, not nine as shown in the Code, due to a Scrivener error.

Discussion and feedback from the Planning Commission was as follows with responses by Staff to Commissioner questions as noted:

- Mr. Pauly explained the median sales price of single-family detached homes was developed by ECONorthwest using data from real estate listings, including a mix of new and existing homes. Newly constructed homes in Frog Pond East and South would be on the high end of the scale. The housing would be built for both immediate and long-term affordability.
- Mr. Pauly explained the live-work units and BIDUs were intended to be long-term, residential units for employees or providers. Developers would not convert the residential units to commercial units later. An internal connection between the commercial and residential areas would be required, so the residential areas could not be leased separately.
- The additional work on the allowed commercial uses was appreciated. The list of allowed commercial uses was ~~a~~ broader, more inclusive, and made sense.
  - Mr. Pauly recalled that drive-through restaurants were omitted from the list of allowable commercial uses, other uses excluded from the Town Center, included multi-family, playgrounds, public and private parks, food carts and food cart pods, which could be parked on the street temporarily or be a temporary use in the parking lot.
    - He confirmed businesses would be allowed to have walk-up windows under the Code.
  - Mr. Pauly explained "or similar uses" could be added, but he believed the list of allowable commercial uses was rather inclusive. If the list was inclusive enough for Town Center, it was

likely to be inclusive enough for this development, considering the limited commercial square footage in Frog Pond East and South.
    - Small businesses such as dog grooming and laundry mats would be allowed; likely falling under Personal and Professional Services.
- Mr. Pauly clarified that in Table 6B, the sum total of the minimum number of units was provided, but not the sums of the required middle housing, small units, mobility-ready units. The summation of the minimum units did add up to the minimum unit count for the entire project. Both the summations and findings would be provided during the adoption process. He noted for many smaller lots, the minimum would only be required if combined with a larger lot, so including an accurate sum might cause confusion.
    - Mr. Pauly confirmed the updated methodology for the unit minimums would help achieve the minimum 1,325 housing units in the development.
    - Commissioners were in favor of the consolidated and simplified methodology for calculating the minimum number of housing units.
- Commissioners supported adding the gateway marker at SW Brisbane and SW Stafford, suggesting that flexibility be given regarding the marker's dimensions.
    - Mr. Pauly confirmed the potential gateway marker was intended to be permanent, as the art would be substantial enough to not rotate as some smaller sculpture areas did in the city.
        - He confirmed the minimum height requirement for the gateway marker would be 20 ft, but that was subject to change and refinement. The idea was to provide potential clearance while also being substantial enough to be a true focal point.
- Mr. Pauly confirmed the Planning Commission's decision from last January to not recommend block-level variety was still in place, as block-level variety usually happened naturally without separate regulations. While multiple unit types might not occur within the block, another unit type would be located across the street.
- Graphics still needed to be added from Figure C-8 to Figure A-8 as discussed at the prior meeting to be a bit more prescriptive on the square pickets and thickness of the wall. (Page 58 of 82)
- Mr. Pauly confirmed this was the last time the Commission would review the proposed Development Code Amendments before the public hearing next month.

Commissioner Heberlein believed Staff had done a great job of trying to thread a very delicate needle of meeting expectations from both the Planning Commission and City Council, while also balancing developers' interests, desires, and needs, which was seen in the changes with the commercial center and adding flexibility for the work-live space. He thanked Staff for all the work they had done.

Mr. Pauly noted some items were still being refined, particularly with stormwater management and comments and concerns received both internally and externally, to make the Code was clear, objective, predictable, and workable, though he did not see the general approach shifting. Further comments were expected since the proposed Code amendments were posted on Let's Talk and would be sent out for comment prior to the public hearing; therefore, the Code would still have refinements.

Chair Karr called for public comment.

Mimi Dukas, AKS Engineering, representing West Hills, highlighted several areas of refinement still being worked through with Staff behind the scenes. West Hills wanted to ensure the planned densities

within the Master Plan could realistically be achieved while meeting stormwater standards and had done some work to see what stormwater improvements would look like for the Azar property, adding they wanted to have the right approach for stormwater, and that no additional requirements that would affect density.

- West Hills was also working through the challenges with Subdistrict 4 which included the Main Street. A sub district of that size typically required three different product types, but because commercial land was netted out of that area, only two product types might be required.
- The commercial component would be one of the trickiest pieces of real estate, as commercial real estate was very finicky, and wanted rooftops before any real customer base for that retail space was available; so the timing was somewhat the opposite of what was desired. With the live-work concept and the 50 percent retail frontage requirement, it was important to allow residential in the short term be able to convert it to commercial long term to allow some form of revenue short term until the retailers were ready. She did not believe Staff's proposed Code fully addressed this need and West Hills was still working through that component with Staff.
- She acknowledged the requirement for the gateway element in the roundabout area but expressed concern that the 20-ft height standard might be excessive.

Commissioner Semenova asked if Staff or the developers were gathering input about what worked and what did not from people in live-work units or were the floor plans already completed.

- Ms. Doukas replied the live-work unit concept was still tricky and had been tested out in a few different places and deferred to Dan Grimberg for a more complete answer, as West Hills had built many such unit types throughout Portland, which was probably the best test-case market. The live-work units were typically leased and filled store fronts in the short-term in areas like Witch Hazel and Hillsboro. Staff had concerns about these units tending to remain residential, resulting in scenarios like an insurance agent simply using the front office space while living in the house long-term. This development differed, as it involved substantial commercial construction costs for building out the units, creating higher motivation and market incentives to convert the units as quickly as possible to secure commercial rents. In the short-term, the residential use could act as a loss leader, providing some revenue.

Commissioner Willard noted the last time this was discussed, Ms. Dukas had concerns about not being able to meet the rules for middle housing, housing variety, or mobility-friendly units and asked if those details had been worked out with Staff.

- Ms. Doukas replied many discussions with Staff had taken place. Staff introduced some ability to blur across the districts for the mobility and small units if there was direct adjacency. The flexibility West Hills needed was now being provided by the adjacency requirement. Subdistrict 4 was the only area still being worked on.

Dan Grimberg, West Hills Development, expressed gratitude for the City's planning efforts and noted the efforts now needed to make the Code work. He noted variety requirements were unprecedented, but West Hills was trying to make it work. The company planned to build housing product that no one had ever constructed before, such as building ADUs on a widespread basis and mobility-friendly units in large numbers, all of which affected the value.

- He noted the concerns regarding the Stormwater Code, the lack of clear feedback from Staff on whether West Hills' submitted plans met the Code, and the Code's potential impact on development density and variety requirements. West Hills believed the plans met the Code

requirements. The Stormwater Code could significantly impact the density of development on the sites as well as the housing variety. Tables in the Code required a minimum number of certain unit types per subdistrict, which would all be impacted depending on the Stormwater Code interpretation.
    - The Planning Commission would be asked to approve the proposed Development Code on July 10 and he was concerned that the Code would be approved but might not be able to be implemented because of the Stormwater Code. He urged the Planning Commission to consider the issue with Staff to ensure it would work.
- Regarding live-work units, he emphasized the difficulty in establishing viable retail/commercial in the area along Main Street on Brisband. Initially, West Hills planned to develop that area of the Azar property first, but there was no market for it; the commercial/retail space was on the main floor of a four-story building and could remain vacant due to market conditions. These vacancies could prevent developers from constructing the significant number of elevator-served, residential units above, which provided the affordable and mobility-friendly housing units in the development.
- West Hills sought more flexibility to allow live-work units initially for small start-up businesses with residential components rather than the strict requirements for committed retail, which were not realistic. Experienced consultants had stated rents expected for that area would be $15 to $20 per square foot; however, $35 per square foot rent was required for a financially feasible project, which was the only way to get retail/commercial or residential units.
- He noted Portland had removed an active street-facing façade requirement from multi-family buildings due to marketability problems resulting in empty storefronts. Small businesses, big retail, and restaurants were struggling. West Hills asked for an understanding of the market's realities and allowing more flexible live-work options to make the project work.

Commissioner Willard sought clarification on West Hills' stormwater concerns and uncertainty about meeting the density. She recalled West Hills' planned density was significantly higher than that required and asked if the concern was about meeting West Hills' planned density or the Code's density requirements.

- Mr. Grimberg clarified only Subdistrict 4 may have exceeded the minimum density. The three-story walk-up apartments along Stafford Rd met all the design requirements and an alternate plan showed townhomes there. However, West Hills would not hit the minimums in the other districts.
    - Some tables changed last month due to concerns that the Stormwater Code would have a larger impact that originally planned, increasing the impact from the 5 to 7 percent range to a 10 percent range which required more density in the higher density urban form areas.
    - Different interpretations of the Stormwater Code could impact development. For example, the distributed pond approach could impact density by 10 to 15 percent, significantly impacting the project's feasibility and housing affordability.
    - West Hills believed a reasonable stormwater approach was needed to treat water without impacting the development area. Basic answers about the viability of the Stormwater Code and the live-work units were needed before the Development Code Amendments were adopted.

Commissioner Heberlein:

- Thanked Ms. Doukas and Mr. Grimberg for participating and providing valuable knowledge and information that helped him see a bigger picture and better perspective.

- Inquired if the concern about stormwater was more about the loss of value of the developable area or the unit requirements.
  - Mr. Grimberg replied it was both. Loss of value was big because the land cost was spread across all the homes and would affect house's selling price, so the fewer units, the more expensive the homes. The variety standards were also a concern. If the number of units were reduced while the minimum per unit type remained the same, it would not add up.
- Noted if the stormwater area was larger than expected, reducing the net developable area, then the number of overall required units would be reduced for all of the unit types. He asked if the math had been factored into addressing the developers' concerns. He understood the loss of value side, but was not clear about the other piece because reducing the net developable area would also reduce the required number of units of the different unit types.
  - Mr. Grimberg replied the ability to construct fewer units would allow West Hills to meet the Code, but that would not make a financially feasible development. West Hills wanted a successful community, but some of the Code components were affecting the financial feasibility, without which the development could not happen. Without flexibility on the live-work and help with the stormwater, he did not know what would happen.
- Confirmed with Staff that no discussion about a flexible time frame regarding the live-work units had occurred. He suggested a time-limited approach to allow flexibility with the live-work units in early years, particularly years one through five, and then allowing the provision to sunset within a defined period of time.
  - Ms. Bateschell noted the practical challenges of such an approach, particularly regarding resident rights. The suggested conversion would force residents to either create a commercial or retail workspace or be evicted. Additionally, the City had no control within that system once construction was completed and the live-work units were privately owned or managed.
    - Even from the initial concept plan, this particular area was planned as a commercial area and had now become mixed use buildings to integrate residential units into the Main Street. It would be designed to have a public realm frontage, but no requirements existed to actually have a work component within a live-work situation, so there was no guarantee the front space would be used for work. However, Staff could find out if other jurisdictions had any creative considerations that addressed the issue.
- Believed if the time frame for conversion was known up front, it would be less challenging than surprising residents that they had to move at the end. He encouraged Staff to explore other mechanisms to allow flexibility early on in the project.

Commissioner Willard expressed concern about the commercial requirement because a lot of commercial real estate was struggling, especially post-COVID.

Many services provided in-person previously were now being conducted virtually, so current knowledge about commercial real estate needed to be factored into the Code.

INFORMATIONAL

4. City Council Action Minutes (May 6, 17 & 20, 2024) (No staff presentation)
5. 2024 PC Work Program (No staff presentation)

CITY COUNCIL

MONDAY, MAY 20, 2024

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ 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:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐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)

Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.127. Residential Neighborhood (RN) Zone.

. . .

(.02) *Permitted uses:*

A. Open Space.

Amendment Description:	Updated residential permitted uses for RN Zone
Applicability:	The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Reflects the variety of residential unit types encouraged in the Master Plan
Rationale for Amendment Text:	Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area.
Recent Edits:	The entire list was recently changed significantly to switch from the list of individual unit type to the focus on the limitations.

B. **Residential dwelling units with the following limitations:**

1. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

2. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

3. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

4. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

5. Cluster Housing (Frog Pond West Master Plan) is limited to the Frog Pond West Neighborhood.

6. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

7. Only multi-family dwelling units in a mixed-use building are allowed in the Commercial Main Street area as described in Subsection (.07) A. 1. and shown in Figure A-7. Ground-floor units are required to be live-work and are limited to a maximum of 50% of the building frontage along SW Brisband Street, and shall be prioritized for placement adjacent to the green focal point required in Subsection (.09) C. 1. a. *(exact green focal point reference language may be modified)***.**

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

Amendment Description:	Define permitted uses for the Commercial Main Street in Frog Pond East
Applicability:	Commercial Main Street area of Frog Pond East
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Implements the Commercial Main Street requirement from the Master Plan
Rationale for Amendment Text:	The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement.
Recent Edits:	Updated references to description of Commercial Main Street area and inserted the 50% Brisband frontage requirement and that the remainder of the frontage can be live-work residential dwelling units.

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-7. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be live-work multi-family dwelling units consistent with B. 7. above.

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.

2. Office, including medical facilities.

3. Personal and professional services.

4. Child and/or day care.

5. Food service (e.g., restaurants, food carts, food cart pods).

6. Beverage service (e.g., cafes, brewpubs, bars).

7. Community services and community centers.

. . .

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

Amendment Description:	Clear and Objective Identification of the Subdistrict Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.05)
Relationship to Frog Pond East and South Master Plan:	Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.
Recent Edits:	A cleaner and more formatted map was inserted for the former placeholder map.

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, east of Subdistrict E2, and west of and abutting the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

G. Subdistrict S1. The area south of SW Advance Road, east of and abutting the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road, and west of and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

Amendment Description:	Clarification that certain existing code language relates only to Frog Pond West.
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.06) A.
Relationship to Frog Pond East and South Master Plan:	Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan.
Rationale for Amendment Text:	Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood.
Recent Edits:	None

(.06) *Minimum and Maximum Residential Lots **or Required Units and Housing Variety Standards**:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 6A. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

Amendment Description:	Minimum Unit Table
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area.
Rationale for Amendment Text:	Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan. The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed the Planning Commission and City Council in work sessions.
Recent Edits:	Slight rewording of introductory code text to increase clarity, updated calculations based on an updated assumption that net area will be 70% of gross area rather than 75% due to a higher assumption of land to be used for stormwater facilities.

C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units [B, C, E, F, H]
E1	107	27	7	14
E2	97	25	7	13
E3	120	30	8	15
E4 [H]	213			
E4 TL 1101 (portion) [I]	186	16	4	8
E4 TL 1200	26	7	2	4
E4 TL 1000	2	1	1 [J]	0
E5	244	61	16	31
E6	136	34	9	17
S1	26	7	2	4
S2 [E]	93			
S2 TL 1000 28050 SW 60th Ave	6	2	1	1
S2 TL 800 5890 SW Advance Rd	6	2	1	1
S2 TL 500 5780 SW Advance Rd	5	2	1	1 [J]
S2 TL 300 5738 SW Advance Rd	5	2	1	1 [J]
S2 TL 100 5696 SW Advance Rd	5	2	1 [J]	1 [J]
S2 TL 900	6	2	1	1
S2 TL 700	32	8	2	4
S2 TL 400	4	1	1	0
S2 TL 200	4	1	1	0
S2 TL 1100 28152 SW 60th Ave	6	2	1	1
S2 TL 1200	5	2	1	1 [J]

S2 TL 1300 28300 SW 60th Ave	9	3	1	2
S3 [E]	121			
S3 TL 1400 28424 SW 60th Ave	24	6	2	3
S3 TL 1500 28500 SW 60th Ave	24	6	2	3
S3 TL 1600	8	2	1	1
S3 TL 1800 28668 SW 60th Ave	9	3	1	2
S3 TL 1700 28580 SW 60th Ave	9	3	1	2
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	14	4	1	2
S4 [D]	167			
S4 TL 2600	58	15	4	8
S4 TL 2700 28901 SW 60th Ave	109	28	7	14

Notes: *(see following pages with explanatory information)*

Amendment Description:	Table 6B Note Re: Clarification that certain middle housing that is substantially the same a detached single-family homes does not count as middle housing for the purpose of Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note A.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement.
Rationale for Amendment Text:	The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family home and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units.
Recent Edits:	None

A **While all types of Cluster Housing, as defined in 4.001, are Middle Housing, certain Cluster Housing is not considered Middle Housing for the purpose of meeting the minimum variety standards in this table due to its similarity to traditionally-platted single-family homes. Cluster Housing is not considered Middle Housing for the purpose of meeting variety standards when a lot with Cluster Housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family home determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least two years after occupancy is granted for the unit.**

Amendment Description:	Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note B.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories.
Rationale for Amendment Text:	The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs.
Recent Edits:	None

B. A single unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

Amendment Description:	Table 6B Note Re: Defining Small Unit.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note C.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	"Small unit" is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a "small unit" the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production.
Recent Edits:	Revised the threshold to 1200 square feet from 1500 feet based on Planning Commission feedback and additional research on unit sizes produced in Wilsonville, primarily in Villebois and Frog Pond West.

C. Small units must be 1,200 square feet or less of Habitable Floor Area as defined in Section 4.001.

Amendment Description:	Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Notes D. E. and J.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area.
Recent Edits:	None

D. Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

E. Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

J. Only required if tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall be allowed concurrently or within 12 months.

Amendment Description:	Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note F.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units.
Recent Edits:	None

F. Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the unit would still meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.

Amendment Description:	Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note G. and H.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan.
Recent Edits:	Added the limited ability to blend either middle housing or small units in Note G with the provision that minimum number of unit types still needs to be met in each subdistrict.

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small unit requirement for a subdistrict may be partially or fully met by receiving a credit from the neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

3. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by receiving a credit from a neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

2. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

Amendment Description:	Table 6B Note Re: Clarification concerning geography in which minimums must be met
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note I.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently.
Recent Edits:	None

I. Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

Amendment Description:	Adjusting Table 6B minimums when the development does not include as much net area as assumed.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Supports housing variety implementation in Table 6B
Rationale for Amendment Text:	In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty.
Recent Edits:	None

1. As an alternative to Table 6B when the Net Development Area is less than 70% of the Gross Development Area, the applicant may adjust the minimum requirements in Table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 70% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

Amendment Description:	Establishing housing unit categories and types for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) D. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing.
Rationale for Amendment Text:	The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards
Recent Edits:	Reformatted to be clearer what is a category and what is a unit type.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Categories and Types

Multi-family Category
Multi-family Types: • **Elevator-served attached multi-family** • **Other attached multi-family (10 or more units per building)** • **Other attached multi-family (5-9 units per building)**
Middle Housing Category
Middle Housing Types: • **Townhouses and side by side duplex, triplex, quadplex** • **Stacked duplex, triplex, quadplex** • **Cluster housing, including cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units[A].** • **Cottage cluster**
Accessory Dwelling Units (ADUs) Category
ADU Types: • **All ADUs**
Other Detached Units Category
Other Detached Units Types: • **All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units[A] , and detached multi-family**

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as a detached unit on its own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family homes determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least 24 months after occupancy is granted for the unit.

Amendment Description:	Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) E. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs.
Rationale for Amendment Text:	The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan. The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot..
Recent Edits:	None

E. Unit Type Variety for East and South Neighborhoods:

1. *Required number of Unit Types in a Development.* To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.

2 Acres or less - 1 Unit Type Required

More than 2 acres up to 5 acre - 2 Unit Types Required

More than 5 acres - 3 Unit Types Required

2. *Maximum Net Area for A Single Unit Type.* These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example, for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. In Subdistrict E4, Net Development Area (parking, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

Amendment Description:	Ensuring Variety Standards Comply with State Middle Housing Law
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) F. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the State requirement to include middle housing.
Rationale for Amendment Text:	The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law.
Recent Edits:	None

F. Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at time of future building permit issuance or replat of individual lots.

Amendment Description:	Clear and Objective Identification of the Urban Form Type Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.07) all text is new, this Subsection was previously "Development Standards Generally" which language has now been consolidated into Subsection (.08)
Relationship to Frog Pond East and South Master Plan:	Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type.
Recent Edits:	A cleaner and more formatted map was inserted for the former placeholder map.

(.07) ***Frog Pond East and South Urban Form Types:***

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented, mixed-use commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by buildings being allowed to be larger, including full block width, with less setbacks than other residential Urban Form Types.

3. Urban Form Type 2: The purpose of this Urban Form Type is create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, encouraging shorter building height, and providing for larger setbacks.

B. Urban Form area boundary descriptions:

1. Subdistrict E1:

a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and connecting to the framework street crossing the BPA easement.

b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

c. Urban Form Type 3: The area of the Subdistrict west of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

a. Urban Form Type 2: A contiguous area of between 6 and 6.5 acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

b. Urban From Type 3: The far west and east area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

b. Urban Form Type 3: The surrounding area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the subdistrict and extending between 125 feet and 160 feet both north and south of Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

b. Urban Form Type 1:

- **The eastern half of the Subdistrict area north of the Commercial Main Street area.**
- **The eastern half of the Subdistrict area (east of the SROZ) south of the Commercial Main Street area extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured at the intersection of SW 63rd Avenue.**

c. Urban Form Type 2:

- **The western half of the Subdistrict area north of the Commercial Main Street area.**
- **The western half of the Subdistrict area south of the Commercial Main Street area and west of the SROZ.**
- **The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.**

5. Subdistrict E5:

a. Urban Form Type 1: the northern portion of the Subdistrict extending south to within approximately 250 feet of SW Advance Road and extending east to west across the entire subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.

b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area and north of SW Advance Road.

6. Subdistrict E6:

a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area, north of SW Advance Road and south of the BPA Easement.

7. Subdistrict S1:

a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.

8. Subdistrict S2:

a. Urban Form Type 2: The western portion of the Subdistrict, extending east of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.

b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

9. Subdistrict S3:

a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 feet east of SW 60th Avenue and is encouraged to be as close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: the western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet

ii. For the southern area of the Subdistrict: the western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 feet west of SW 60th Avenue and is encouraged to be as close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west from the Urban Form Type 1 boundary to approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 feet west of SW 60th Avenue and is encouraged to be as close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

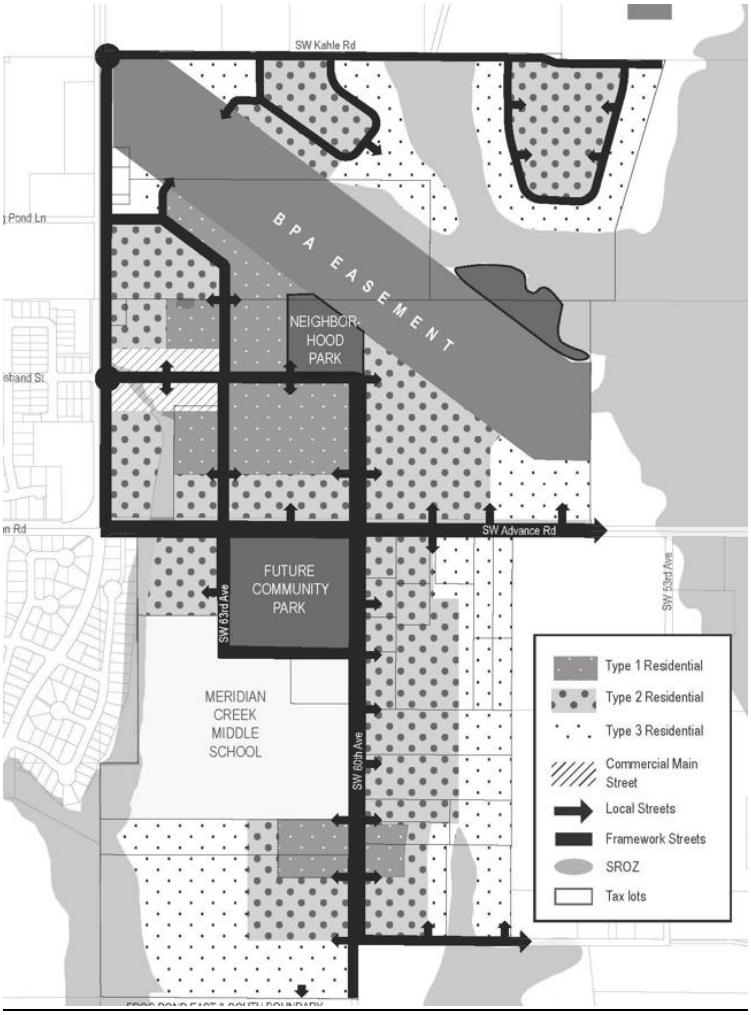


Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

Amendment Description:	Clarifications of existing Development Standards Language
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	This language includes technical edits to: • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South • Make language generally more clear and concise
Recent Edits:	None

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot d~~**D**evelopment shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards u~~**U**nless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table ~~2~~**8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

C. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 8A: Frog Pond West Neighborhood ~~Zone~~ Lot Development Standards										
Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

Amendment Description:	Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed.
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates generally to the acknowledgement of variety of housing allowed.
Rationale for Amendment Text:	Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed.
Recent Edits:	This is a new amendments recently added

E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

Amendment Description:	Limit of setbacks required for ADUs
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to removing barriers to ADUs and encouraging them as a desired unit type.
Rationale for Amendment Text:	Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size.
Recent Edits:	None

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

Amendment Description:	Tables 8B and 8C Development Standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include: • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexeties and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that because a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lotting patterns.
Recent Edits:	In Urban Form Type 3, when buildings are three stories require additional side yard setbacks in addition to previously drafted required additional front setbacks. The additional setbacks intend to help buffer taller buildings in an area designed to be primarily one and two story buildings and ensure adequate permeation of light and air. Added the requirement that for detached home lots 4000 square feet in size or more, the setbacks should be consistent with same sized lots in Frog Pond West.

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50-4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two building on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks to not apply to shared walls at property lines between townhouse units.

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

E. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.

2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.

3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to 3.5 feet for residential structures less than 70 feet wide, or (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.

I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

J. For lots 4,000 square feet in area or more with only units classified as "Other Detached Units" in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot, 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot, 8,000 square feet or more, standards for R-10 Large Lot.

Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets		
	Front Min. (ft.)[A]	**Front Max.[C] (ft.)**
• **Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A.** • **Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road** • **Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table**	**6[B]**	**10[D]**
• **Lot frontages along SW 60th Avenue** • **Lot frontages along SW 63rd Avenue south of SW Advance Road** • **Lot frontages along SW Stafford Road except the Brisband Main Street buildings** • **Lot frontages along SW Advance Road** • **Lot frontages along SW Kahle Road** • **Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue** • **Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension** • **Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table**	**10**	**25[E]**
• **Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table**	**10[E]**	**No max**

Notes:

A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence of the minimums in this table.

B. Where the minimum front setback is 6 feet it is intended to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.

E. In Urban Form 3, buildings or portions thereof greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.

E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

Amendment Description:	Clarification that existing language applies to Frog Pond West
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South.
Recent Edits:	None

1. Frog Pond West Neighborhood:

a. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

i. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

b. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

Amendment Description:	Fence treatments along Stafford and Advance Roads
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads.
Rationale for Amendment Text:	For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road.
Recent Edits:	The drawing for Stafford Road was revised to be more consistent with the specific "half the height of Frog Pond West" language in the Master Plan. The new treatment is half the height of both the brick and metal portion. An actual drawing with dimensions was added for Advance Road rather than the previous placeholding photo.

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

- **Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.**

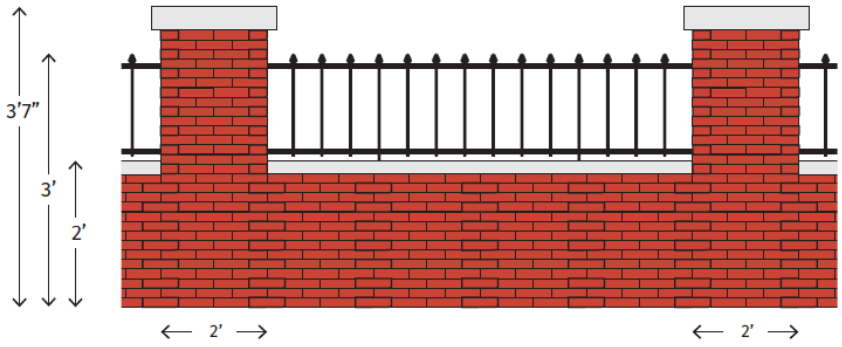


Figure A-8. 3 Foot Wall/Fence Along Stafford Road

- **Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access points shall have a black "iron style" gate matching the style shown in Figure B-8. below.**

Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

ii. Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

b. Special Design Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road special design standards in a. above:

i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

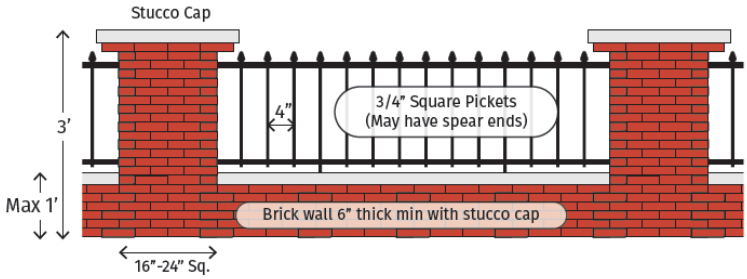


Figure C-8.

iii. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

Amendment Description:	Public Realm Elements
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) F. (new)
Relationship to Frog Pond East and South Master Plan:	Chapter 7 Public Realm
Rationale for Amendment Text:	The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan.
Recent Edits:	This entire subsection was recently added to incorporate the public realm requirements established in the Master Plan.

F. Public Realm Requirements for Frog Pond East and South Master Plan area

1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:

a. Active transportation connections shall be provided as shown in Figure 20.

b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.

c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.

d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.

e. Sign toppers or "sign caps" shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City's Public Works Standards.

Figure D-8. Frog Pond Street Sign Topper

(.09) *Open Space:*

. . .

Amendment Description:	Frog Pond East and South open space requirements, including green focal points.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.09)
Relationship to Frog Pond East and South Master Plan:	Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18.
Rationale for Amendment Text:	Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language is added.
Recent Edits:	None

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the required usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict, if Subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirements:

- **Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.**
- **Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.**
- **Subdistrict E4: A plaza space is to be integrated with the Brisband Street Main Street mixed-use development.**
- **Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.**
- **Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.**

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

. . .

Amendment Description:	Block and access standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.10) B.
Relationship to Frog Pond East and South Master Plan:	Reflects no specific block and access standards in the Master Plan beyond identifying framework streets.
Rationale for Amendment Text:	Provides reference to general citywide block and access standards for applicability to Frog Pond East and South.
Recent Edits:	None

2. **In the Frog Pond East and South Neighborhoods, or** if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use~~ the block and access standards in Section 4.124(~~.06~~**.09**) ~~as the applicable standards~~ **apply**.

. . .

(.14) *Main Entrance Standards:*

. . .

Amendment Description:	Removal of little utilized entrance distance from grade requirement
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.14) C.
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety.
Rationale for Amendment Text:	Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU.
Recent Edits:	None

~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

. . .

B. *Street-Facing Garage Walls:*

. . .

3. *Standards:*

Amendment Description:	Simplification of garage standards
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.15) B.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication.
Recent Edits:	None

~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door**.

b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c. The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Street-Facing Garage Wall
DWELLING UNIT
50% Max.
Sidewalk
STREET

(.16) *Residential Design Standards:*

. . .

Amendment Description:	Applicability of existing residential design standards for RN zone
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.16)
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South.
Rationale for Amendment Text:	When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes.
Recent Edits:	None

B. *Applicability.* ~~These~~ **In Frog Pond West these** standards **C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the standards in C. through G. do not apply. Rather, design standards in 4.113 (.14) apply to all public-facing facades in Frog Pond East and South.**

. . .

(.17) *Fences:*

Amendment Description:	Applicability of existing fence requirements
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.17)
Relationship to Frog Pond East and South Master Plan:	Consistent with specific fencing standards for Stafford Road and Advance Road.
Rationale for Amendment Text:	This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods.
Recent Edits:	None

A. ~~Within Frog Pond West, f~~Fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
3. Height transitions for fences shall occur at fence posts.

. . .

Amendment Description:	Waivers for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.22) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval.
Rationale for Amendment Text:	Maintains the City's existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety.
Recent Edits:	None

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20%.

Amendment Description:	Development Standards for the Commercial Main Street
Applicability:	Commercial Main Street Area of Frog Pond East
Impacted Code Section(s):	4.127 (.23) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street
Rationale for Amendment Text:	The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street.
Recent Edits:	• Refined references to allowed uses in Subsection (.02). • Removed frontage requirement for Stafford Road due to impact of round-a-bout placement at intersection with Brisband Street. • Removed ability of parking to be to the side of a building. • Increased the allowed distance between pedestrian connections from 250 to 300 feet to allow additional flexibility of building width based on actual block length between Stafford Road and SW 63rd Avenue. • Reduced the length of the building that must have weather coverage from 75% to 50% based on developer feedback.

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. *Applicability.* These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.

B. *Allowed Uses.* See Subsection (.02) above.

C. *Development Standards.* The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table 23A. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	**0 ft.**
Maximum	**20 ft.**
Side facing street on corner	
Minimum	**0 ft.**
Maximum	**10 ft.**
Side yard	
Minimum	**0 ft.**
Maximum	**10 ft.**
Rear setback	
Minimum	**0 ft.**
Building height (stories) [A]	
Minimum	**two**
Maximum	**four**

Ground floor height minimum	12 ft.
Building site coverage maximum	90%
Minimum landscaping	10%
Minimum building frontage [B]	
On SW Brisband Street	70%
On SW Stafford Road	None
On other streets	None

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.

[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D *Design Standards:*

1. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

2. *Building and Entry Placement.* Buildings shall meet the following standards:

   a. Development shall meet the minimum building frontage standards in Table 23A.

   b. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.

   c. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.

   d. If a parcel has frontage on more than one street, the primary building entrance is encouraged to orient to the street intersection. If the parcel has frontage on Brisband Street, the primary entrance shall orient to Brisband Street or to the intersection.

   e. Courtyards, plazas and similar entrance features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the primary building entrance. A direct pedestrian walkway not exceeding 20 feet in length shall be provided between the building entrance and the street property line.

   f. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

3. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection Table 8C. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

4. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a

building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. *Parking Location and Landscape Design:*

a. Parking for buildings adjacent to public street rights-of-way must be located to the rear of buildings.

b. Within off-street parking lots for the commercial uses, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pick up and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).

7. *Building Design Standards:*

a. *General Provisions:*

i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.

ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.

iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. *Design Standards.* All buildings shall comply with the following design standards:

i. *Windows:*

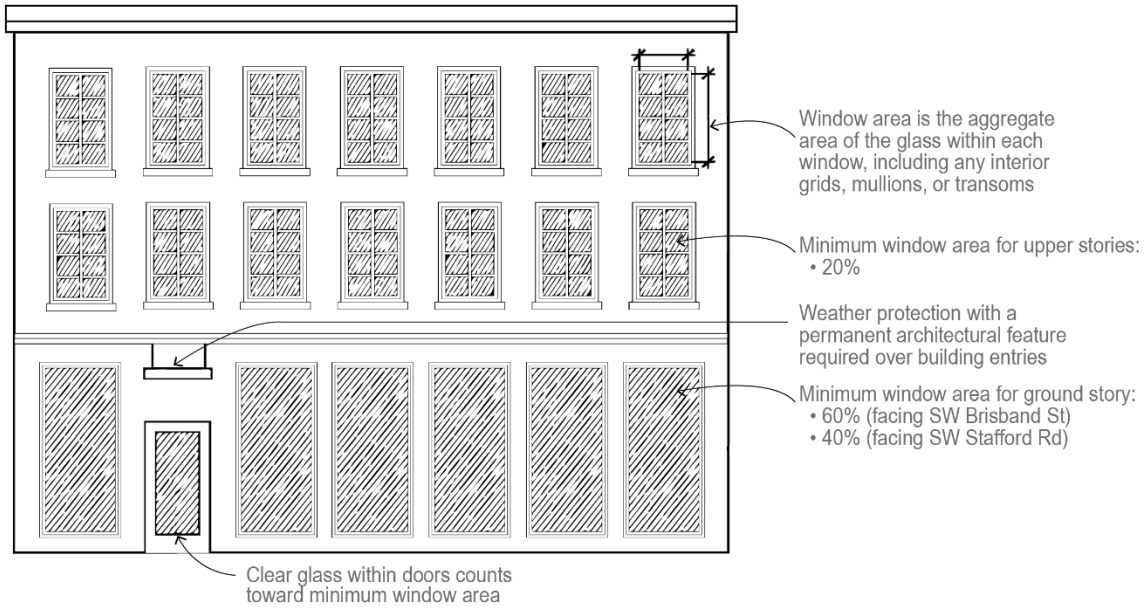
- **Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:**

Ground Story facing SW Brisband Street	**60% of ground floor wall area**
Ground Story facing SW Stafford Road or SW 63rd Avenue	**40% of ground floor wall area**
Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue	**20% of facade**
Other facades	**No minimum**

- **Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.**

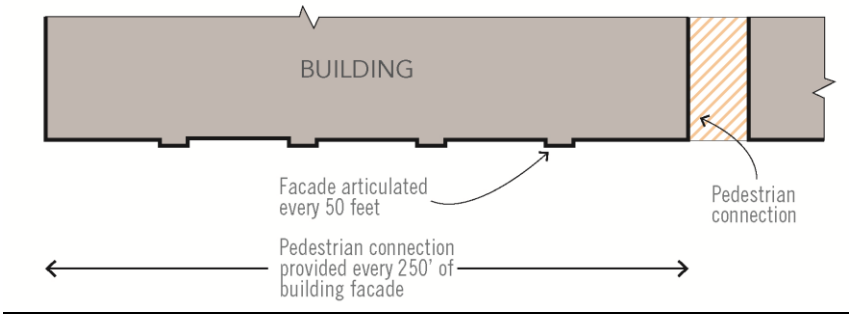
- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement.**

Figure A-23. Window Placement and Percentage of Facade



ii. ***Building Facades:*** **Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.**

Figure B-23. Building Facade Articulation



iii. ***Weather Protection:*** **Building facades facing SW Brisband Street shall provide weather protection as follows:**

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

iv. ***Building Materials.*** **Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block**

where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.

vi. *Rooftop features/equipment screening:*

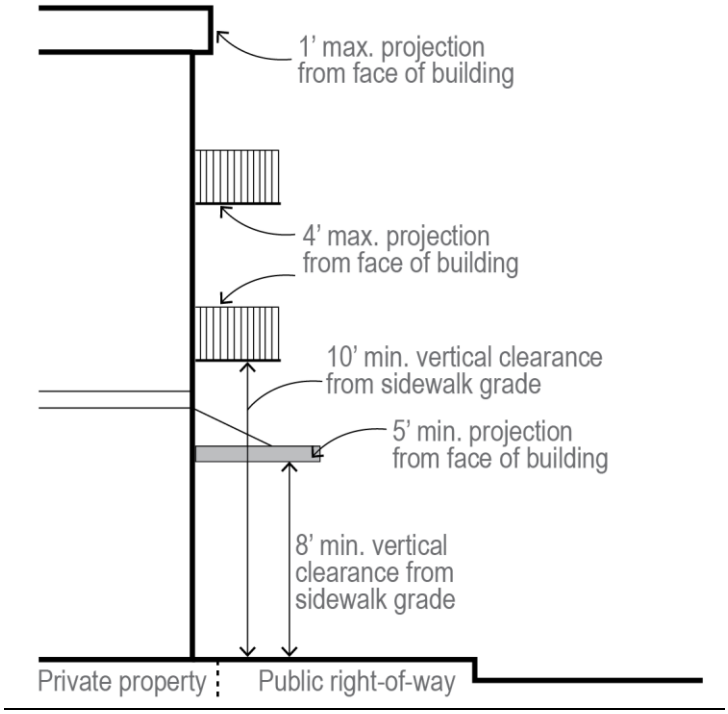
- The following rooftop equipment does not require screening:
  - Solar panels, wind generators, and green roof features;
  - Equipment under two feet in height.
- Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
- Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
- All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
- On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
- Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
- Required screening shall not be included in the building's maximum height calculation.

vii. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.

viii. *Building projections.* Building projections are allowed as follows (see Figure C-23):

- Architectural elements such as eaves and cornices may project up to one foot from the face of the building.
- Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.

Figure C-23. Building Projections

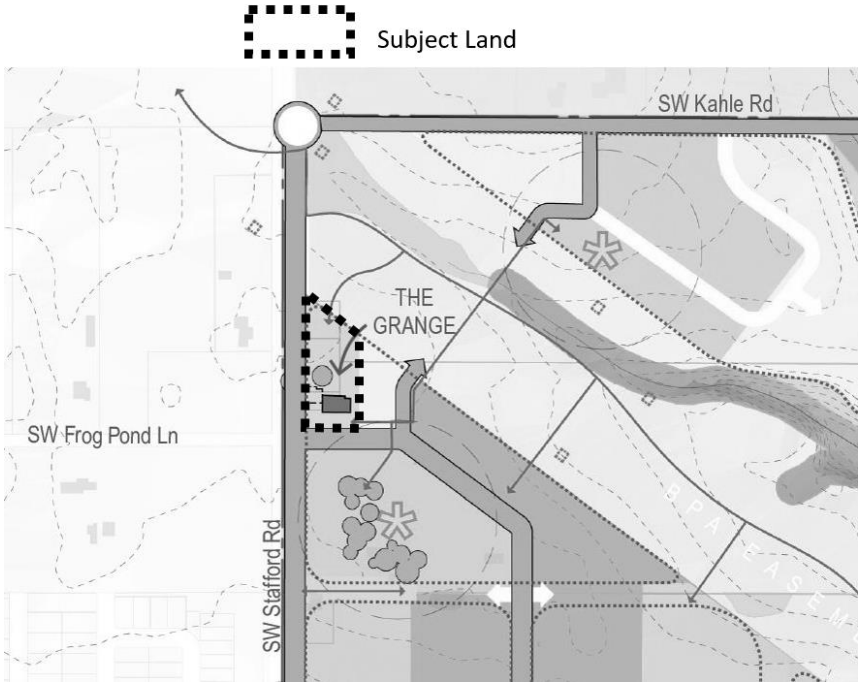


Amendment Description:	Specific Land Use Considerations for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.24) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas.
Rationale for Amendment Text:	Directly reflects the direction given in the Master Plan with identifying location description and map.
Recent Edits:	None

(.24) ***Special, Specific Land Use Considerations***

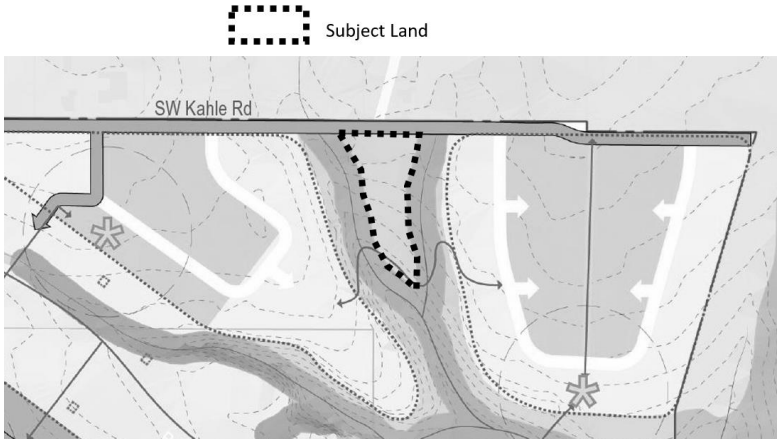
A. ***Frog Pond Grange Property.*** **This special consideration pertains to an areas described as: the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. the Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

Figure A-24



B. ***Treed area on south side of SW Kahle Road.*** **This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.**

Figure B-24



Section 4.001 Definitions

Amendment Description:	Mobility-ready Definition
Applicability:	Citywide, but primarily Frog Pond East and South at this time
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Mobility-ready units is one of the "target" unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South.
Rationale for Amendment Text:	The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars.
Recent Edits:	Refined to simplify reference to enabling ramp.

(.XXX) Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with minimal stairs with space to add a wheelchair accessible ramp.

Amendment Description:	Urban Form Type definitions
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Key definitions to implement the different residential urban forms identified in the Master Plan.
Rationale for Amendment Text:	Detailed definitions consistent with the language and intent in the Master Plan.
Recent Edits:	None

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land within the Residential Neighborhood (RN) Zone that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
May 20, 2024

WILSONVILLE
OREGON

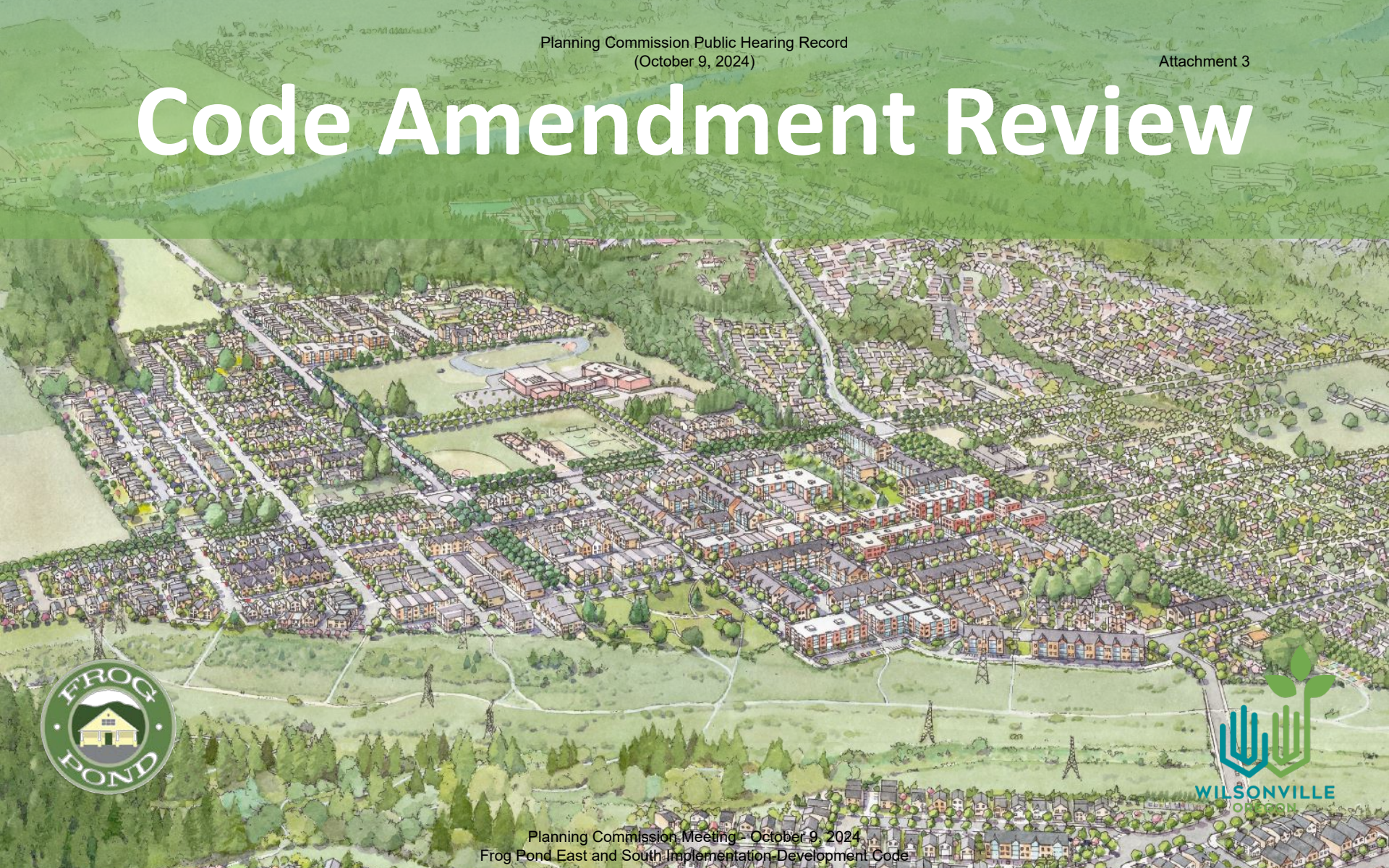
Tonight's Agenda

- Review of Frog Pond Zoning Code amendments
  - Section 4.127 Residential Neighborhood (RN) Zone

Review of Recent Work Sessions

- Citywide Code amendments
- Big picture of housing variety standards

Code Amendment Review



Housing Variety Implementation Highlights

- Establish geographies
- Minimums by geography
- Minimum of unit types
- Maximum amount of a single unit type
- Design standards that support

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units [B, C, E, F, H]
E1	107	27	7	14
E2	97	25	7	13
E3	120	30	8	15
E4 [H]	213			
E4 TL 1101 (portion) [I]	186	16	4	8
E4 TL 1200	26	7	2	4
E4 TL 1000	2	1	1 [J]	0

City Council Meeting Action Minutes
May 20, 2024

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville - Excused
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Amanda Guile-Hinman, City Attorney
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Dan Pauly, Planning Manager
Miranda Bateschell, Planning Director
Zoe Mombert, Assistant to the City Manager
Bill Evans, Communications & Marketing Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:04 p.m.
A. Housing Our Future	Staff sought direction from the Council as to what additional public outreach might be valuable to further inform the Housing Our Future project.
B. Frog Pond East and South Implementation Development Code	Council and staff continued ongoing dialogue to identify development code amendments to support planned residential growth in alignment with the Frog Pond East and South Master Plan and the Equitable Housing Strategic Plan.
REGULAR MEETING	
<u>Mayor's Business</u> A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
<u>Communications</u> A. Recognition of Sean Sype	Sean Sype was recognized for successfully pursuing legislation that allows Oregon jurisdictions to install cameras on school bus stop sign arms as a deterrent to drivers who don't stop for school buses as required by law. Measure 4147, co-sponsored by Representative Courtney Neron (House District 26), was adopted by the State legislature in March, and becomes effective in 2025.

B. Wilsonville High School Student Achievements	Student body co-president Venecia Gonzales shared with the Council a summary of student accolades and achievements. In addition the Wilsonville High Girls' Golf Team was recognized on the occasion of winning the 5A State Championship.
Consent Agenda A. **Resolution No. 3113** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Amend A Goods And Services Contract With Absco Alarms, Incorporated For The Security And Access Controls For The Public Works Complex (CIP # 8113). B. **Resolution No. 3141** A Resolution Of The City Of Wilsonville Adopting The FY 2024/25 Five-Year Action Plan And Annual One-Year Implementation Plan For The Wilsonville Tourism Development Strategy. C. Minutes of the April 15, 2024 City Council Meeting.	The Consent Agenda was approved 4-0.
New Business A. **Resolution No. 3146** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into A Disposition And Development Agreement With Palindrome Wilsonville Limited Partnership B. **Resolution No. 3147** A Resolution Of The City of Wilsonville Establishing A Systems Development Charges Deferral Program For Affordable Housing Projects On City-Owned Property.	Resolution No. 3146 was adopted 4-0. Resolution No. 3147 was adopted 3-1.
Continuing Business A. **Ordinance No. 891** An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Sections 2.310-2.319 Regarding Public Contracts	Ordinance No. 891 was adopted on second reading by a vote of 4-0.
Public Hearing A. None.	
City Manager's Business	Council was invited to the Grand Opening of the Korean War Memorial Interpretive Center on June 29, 2024.

	The Assistant City Manager reminded all about the upcoming election and shared there was an election drop box in the City Hall parking lot.
Legal Business	No report.
ADJOURN	8:55 p.m.

PLANNING COMMISSION

WEDNESDAY, MAY 8, 2024

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly) (90 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: May 8, 2024	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMISSION

This work session will (1) continue to answer Commissioners' questions raised in recent work sessions and (2) provide the Commission an opportunity to review the draft Development Code amendments in their entirety (Attachment 1) presented with explanatory information.

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. 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.

At this work session, staff will provide information to answer a couple of the Commission's questions raised in recent work sessions and receive feedback on the complete package of development code amendments.

Additional Information in Response to Questions
In addition to reviewing the draft Development Code amendments, staff wants to use time in this work session to respond to outstanding questions from the Commission related to the draft amendments, particularly regarding the appropriate percentage of mobility-ready units to require and the threshold for defining "small unit" for the variety standards.

What additional information is available to guide the determination of the percentage of mobility-friendly units to require?
In the previous work session, staff shared that the data on the percent of the population "with an ambulatory difficulty" nationwide varies, depending on the source, between 7 percent and 13 percent. According to among the most reliable sources with local data, the American Community Survey from the US Census Bureau, Wilsonville's estimated percentage is 5.8 percent with a margin of error of 1.3 percent. Applying the maximum margin of error puts it at 7.1 percent. Wilsonville's estimate compares to the Portland-Vancouver Metro Area with an estimate of 5.7% with a margin or error of 0.2 percent and the State of Oregon with an estimate of 7.1 percent with a margin of error of 0.1 percent.

A previous discussion point with Planning Commission was the understanding that mobility-ready units are not always matched to those that need them. Considering a good portion of mobility-ready units may be occupied by residents without mobility limitations, increasing the requirement to 10 percent could create a higher likelihood that a unit would be available to the residents that do have mobility limitations.

Under discussion in the last work session, for comparison, was the fact that Villebois has upwards of 16 percent mobility-ready units. However, most of that is met by elevator-served stacked apartments or condos and ground floor apartments, which are not likely to be as prevalent in Frog Pond East and South.

Staff's understanding of the status of the decision-making conversation is deciding between a 10 percent requirement or a larger number. In response to this conversation, staff stated in the prior work session a couple points. First, the requirement needs to be at a level that does not inadvertently drive unit type choice beyond the intent of the variety standards. If the

Frog Pond East and South Implementation-Development Code

requirement is too high, it will drive developers to choose development types, especially multi-family, that otherwise is not the intent of the Master Plan. While multi-family is allowed, the intent of the Master Plan is to require and encourage production of other types of target units, including middle housing and other smaller units that create more first-time ownership opportunities as well ownership opportunities for smaller households and individuals with limited mobility. Second, the requirement needs to not only be considered as it relates to the entire Master Plan area, but also for a variety of development project sizes and housing type mixes, many of which will not likely include multi-family.

Staff has done additional analysis of the minimum standard as shown in Table 6B "Minimum Number of Units in the Frog Pond East and South Sub-districts" in Subsection 4.127 (.06) of the draft Development Code Amendments. One finding to note is that the elevator-served multi-family, planned as part of the mixed-use development in the Commercial Main Street area, will provide a large number of mobility-ready units, at least 125. Because minimums in Table 6B are based on tax lots and subdistricts with limited ability to blend or average across these geographies to encourage variety throughout the plan area, only up to 39 of these 125 elevator-served units could be counted against the minimum mobility-ready unit requirement in Table 6B, leaving an "overage" of 86 units. These 86 "overage units" are equal to approximately 50 percent of the 160 total mobility-ready units required by Table 6B. As such, the actual minimum number of mobility-ready units, 246 units, is about 15 percent of an assumed moderate build out rather than the 10 percent used to establish the minimums in Table 6B. While the proposed 10 percent-based requirement assures a reasonable level of mobility-ready units throughout the plan area, the actual amount provided will be at least 50 percent higher with the "overage" concentrated in multi-family development.

Research and analysis continues regarding mobility-ready units, and any additional available information will be presented at the work session.

What additional information is available to guide the determination of definition of "small-unit" at 1200 or 1500 square feet?

As discussed during the last work session, Villebois is a good comparison for housing variety as it has overall a similar mix of units as proposed in Frog Pond East and South and a similar planning area as the full Frog Pond Area. Since the last work session, Staff reviewed building permit data of unit size from 2017 to 2020. This is a period with significant permitting for Villebois. During this time there were no units less than 1200 square feet permitted while 20% of the permitted units were between 1200 and 1500 square feet. What this analysis reinforced is the missing target unit type is really the *less than 1200 square feet units*. Based on this analysis, along with prior analysis and discussion, staff recommends the small unit requirements moves forward with 1200 square feet as the threshold. The 1200 to 1500 square foot units are likely to be produced without any code requirement, especially as town houses, as seen in Villebois where no small unit requirement existed. The intent of the "small unit" requirement, which is fairly minimal at five percent, was to target producing smaller units that otherwise may not be delivered by the market, but help meet specific affordability and

Frog Pond East and South Implementation-Development Code

demographic needs that were identified in the affordable housing analysis component of the Master Plan and other housing plan documents, including the Equitable Housing Strategic Plan.

Review of Proposed Development Code Amendments

Attachment 1 contains the current draft of all proposed Development Code, Chapter 4 of the City Code, amendments. Attachment 2 contains an amendment to the City's Nuisance Code, Chapter 6 of the City Code, regarding maintenance of side yards. Staff has included the information boxes for each amendment or group of amendments to help the Commission and interested parties navigate the amendment package. The example below includes an explanation of what each field in the box is intended to portray. 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 Commission 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.

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 Commission. Where there have not been edits, the field states "None".

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Discussion Questions:

- What, if any, additional questions does the Planning Commission have about the threshold size for "small unit" and the required percentage of "mobility-ready" units?
- What, if any, additional feedback does the Planning Commission have on specific Development Code and Nuisance Code Amendments?
- What, if any, additional explanation would the Planning Commission 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 in the coming months.

TIMELINE:
This is planned as the penultimate work session on the Development Code amendments to implement the Frog Pond East and South Master Plan. A final work session is planned for June, for the Commission's final review. A Planning Commission public hearing is subsequently planned for July, with a Council public hearing to follow.

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.

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 is preparing 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 (May 1, 2024)
2. Draft Nuisance Code Amendment Related to Side Yard Maintenance (April 29, 2024)

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Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

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Section 4.001 Definitions

Amendment Description:	Define Net Development Area. Applies Citywide.
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Net area is a component for implementation of variety standards called for in the Master Plan.
Rationale for Amendment Text:	The language builds on the existing definition of Gross Development Area, and identifies what specifically is excluded from the Gross Development Area to calculate the Net Development Area.
Recent Edits:	No substantive changes, but recently revised and reworded for additional clarity.

(.XXX) Development Area, Net: The portion of Gross Development Area that is not required open space in tracts, stormwater facilities in tracts, other similar common-use tracts, or public right-of-way. Net Development Area includes areas used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space, and landscaping and hardscape not otherwise excluded by this definition.

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Amendment Description:	Clean up and clarify definitions regarding lots, lot lines, and yards
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Ensures development standards such as setbacks function as intended in all development scenarios contemplated.
Rationale for Amendment Text:	To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change intended.
Recent Edits:	None

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts an alley or tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.**

(.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~, other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, the boundary line abutting the tract with a pathway.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street or private drive~~, other than an alley~~. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both equal length and same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.

(.XXX) Lot Line, Rear: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a corner lot.

(.XXX) Yard, Front: Any yard abutting a ~~street or private drive~~ **Front Lot Line**, unless one side is determined to meet the definition of a side yard, below. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a front yard.

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Amendment Description:	Define live-work
Applicability:	Citywide
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Clarifies allowance of live-work units as it relates to implementation of the Commercial Main Street.
Rationale for Amendment Text:	Establishes a clear definition for this type of use allowed in the Frog Pond East Commercial Main Street and elsewhere in the City. The definition is adapted from one from Oregon City with feedback from City staff that have worked with approval of other live-work units in Villebois and Town Center.
Recent Edits:	Entire definition recently added.

(.XXX) Live-Work: *(this definition is still under refinement and will be shared either at the work session or in a subsequent work session).*

Amendment Description:	Mobility-ready Definition
Applicability:	Citywide, but primarily Frog Pond East and South at this time
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Mobility-ready units is one of the "target" unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South.
Rationale for Amendment Text:	The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars.
Recent Edits:	Refined to simplify reference to enabling ramp.

(.XXX) Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with minimal stairs with space to add a wheelchair accessible ramp.

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Amendment Description:	Urban Form Type definitions
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.001 Definitions
Relationship to Frog Pond East and South Master Plan:	Key definitions to implement the different residential urban forms identified in the Master Plan.
Rationale for Amendment Text:	Detailed definitions consistent with the language and intent in the Master Plan.
Recent Edits:	None

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land within the Residential Neighborhood (RN) Zone that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

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Amendment Description:	Administrative review of multi-family structures
Applicability:	Citywide
Impacted Code Section(s):	4.030
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area.
Rationale for Amendment Text:	The language intends to provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures subject to clear and objective standards, rather than subject to Site Design Review like commercial and industrial buildings. Multi-family buildings with seven or more units will require Class II Administrative Review, which requires public notice. The new process for multi-family applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.
Recent Edits:	None

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site**

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Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which is subject to review by the Development Review Board.

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Section 4.113. Standards Applying to Residential Developments in any Zone.

Amendment Description:	Clarify exceptions to open space requirements for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	Supports the broader code amendments allowing multi-family development to be reviewed similar to middle housing and detached single-family homes, which in turn supports the variety of housing throughout Frog Pond East and South called for in the Master Plan.
Rationale for Amendment Text:	These code edits avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear than no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.
Recent Edits:	None

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

   a. Subdivisions.

   b. Planned Developments.

   c. Multi-family Development**, except as noted in 2. c. below.**

2. These standards do not apply to the following:

   a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

   b. Middle Housing Land Divisions.

   c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are otherwise met in the subdivision, as acknowledged in a prior land use approval.

. . .

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D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

. . .

Amendment Description:	Clarify stormwater facilities in the right-of-way do not count as required open space
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.01)
Relationship to Frog Pond East and South Master Plan:	None, except that it will ensure required open space planned is provided consistent with this citywide update.
Rationale for Amendment Text:	Minor edit to be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.
Recent Edits:	None

c. Non-fenced vegetated stormwater features **outside the public right-of-way.**

. . .

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.02)
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for purposes of constructing an ADU. The language also applies to other setbacks, including front and side. However, side setbacks are generally already 10-feet or less, and ADUs have historically not been built frequently in front yards.
Recent Edits:	None

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.

. . .

B. *For lots not exceeding 10,000 square feet:*

. . .

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

. . .

Amendment Description:	Remove redundant parking standards reference
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing parking language removed and replaced with stormwater standards.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The language is redundant.
Recent Edits:	None

Amendment Description:	Establish residential stormwater design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.05) existing language replaced in its entirety.
Relationship to Frog Pond East and South Master Plan:	Consistent with the stormwater component of the Master Plan and the assumption of land area dedicated to stormwater in the calculations for minimum unit and variety requirements (in 4.127 (.06) Table 6B).
Rationale for Amendment Text:	The language aims to clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on City's stormwater policy and how it interacts with residential development. This does not represent a change to the City's current policies as implemented through the Public Works standards.
Recent Edits:	Minor edits for readability and correcting references.

(.05) ~~*Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155~~ ***Residential Stormwater Design Standards:***

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.

B. *Low Impact Development.* All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

***C. Sizing.* Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.**

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D. ***Locating.*** **Stormwater management facilities are required to be integrated with development. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.**

1. **High Priority:**
    a. **Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;**
    b. **Curb extensions on local streets and other local street curb areas greater than 6 feet in width;**
    c. **Unpaved areas within five feet of an alley curb;**
    d. **Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;**
    e. **Edges and buffers around parks and open space; and**
    f. **Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).**
2. **Lower priority:**
    a. **Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and**
    b. **Separate landscape tracts for stormwater facilities.**

E. ***Conflicting Uses Prioritized Over Stormwater Management Facilities.*** **The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. if a feasible alternative location for the conflicting use is not available.**

1. **Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;**
2. **Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;**
3. **Fire hydrants and FDCs;**
4. **Manholes, clean outs, pedestals, and vaults for public and franchise utilities;**
5. **Pedestrian walkways and bicycle paths;**
6. **Public Utility Easements for gas, electricity, and communication; and**
7. **Minimum area of usable open space required under Subsection (.01) above. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).**

F. ***Typically Prohibited Design Elements.*** **The following design elements are prohibited as part of stormwater facilities as barrier to integrated design unless their inclusion is approved by the City Engineer, or their authorized representative, as part of a waiver request;**

1. Fences.

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2. Retaining walls over two feet in height.

G. *Standards for Waivers to the Standards of this Subsection.* The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being provided in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.

2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).

3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.

(.07) *Fences:*

. . .

Amendment Description:	Special requirements for narrow fenced areas.
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.07)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan.
Rationale for Amendment Text:	This language, together with new language in Chapter 6, nuisances, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance.
Recent Edits:	Recently added based on discussion with and feedback from the City Council.

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

. . .

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Amendment Description:	Removing additional barriers to ADU development
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.10)
Relationship to Frog Pond East and South Master Plan:	Frog Pond East and South included ADU-focused work to better facilitate construction of these units that can provide a lower cost housing alternative throughout the city. The Master Plan work included identification of specific code edits that can further remove barriers to ADU development. Removing these barriers, together with variety requirements in Frog Pond East and South, will very likely result in ADU development at a higher level than elsewhere in the City.
Rationale for Amendment Text:	The specific changes to remove barriers to ADU development identified as part of the Frog Pond East and South Master Plan include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from minimum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.
Recent Edits:	None

(.10) *Accessory Dwelling Units:*

A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.

B. *Standards:*

1. Number Allowed.

   a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.

   b. For all other dwelling units: None.

2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.

3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.

4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximum** ~~setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes~~.

5. *Design Standards:*

   a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.

      i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

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b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.

i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry respectively.

c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADU review process is the same as for single-family units and middle housing.**

7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.

8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.

9. Reserved.

10. Accessory dwelling units may be short-term rentals, but the owner/local operator must maintain an active business license with the City of Wilsonville for a short-term rental business and pay all applicable lodging and other taxes.

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(.14) Design Standards for Detached Single-family and Middle Housing.

Amendment Description:	Clarify applicability of certain residential design standards by zone
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) A.
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The minor edits provide more clarity to where alternative design standards are provided and thus the citywide standards do not apply. This includes being clear of all the standards that do apply in Frog Pond East and South.
Recent Edits:	Minor edits for readability and clarity.

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the** Residential Neighborhood Zone, as these zones**/areas** have their own variety standards, except that the standards do apply to middle housing development with multiple detached units on a single lot for which the standards of these zones do not address.

2. The entry orientation ~~and window standards~~ for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

. . .

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D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

. . .

Amendment Description:	Clarify measurement of garage doors
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14)
Relationship to Frog Pond East and South Master Plan:	None, but ensures consistency in implementing similar standards throughout the City, including Frog Pond East and South.
Rationale for Amendment Text:	These minor edits provides consistency with similar proposed amendments in the RN Zone (Section 4.127) text.
Recent Edits:	Recently edited to ensure consistency throughout the code

3. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

. . .

F. Standards applicable to Cottage Clusters.

. . .

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

. . .

d. *Garages and carports.*

. . .

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width **as measured from the interior of the garage door frame**.

G. Standards applicable to Cluster Housing besides Cottage Clusters.

. . .

4. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

. . .

Frog Pond East and South Implementation-Development Code

Amendment Description:	Clarify process for alternative discretionary review of residential design standards
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.14) J.
Relationship to Frog Pond East and South Master Plan:	Consistent with language in the RN Zone (4.127) related to the Master Plan language regarding alternative discretionary review.
Rationale for Amendment Text:	Minor edits provide clarity for process to require alternative discretionary review of residential design standards.
Recent Edits:	None

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request **a waiver as part of** Site Design Review by the Development Review Board of a proposed design. In addition to the **waiver criteria in Sections 4.118 and 4.140 and applicable** Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types~~.~~**; and**

4. **The request remains substantially consistent with any legislative master plan the property is included within.**

Frog Pond East and South Implementation-Development Code

Amendment Description:	Design standards for multi-family housing
Applicability:	Citywide
Impacted Code Section(s):	4.113 (.15) (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan.
Rationale for Amendment Text:	The detailed design standards allow for the administrative review of multi-family development consistent with how other residential development is reviewed. The standards below were adapted by expert consultants from the design standards for buildings of similar bulk in the City's existing design standards, particularly townhouses. In addition, consideration was given for typical larger parking areas for multi-family development.
Recent Edits:	Clarification of applicability, particularly related to mixed-use buildings and the Village and Town Center zones.

(.15) ***Design Standards for Multi-Family Housing:***

A. ***Purpose and Intent.*** **The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.**

B. ***Applicability.*** **These standards apply to all multi-family development except for the following:**

1. Mixed-use buildings that include both commercial and multi-family residential components.

2. Multi-family buildings in the Village and Town Center Zones which are subject to zone-specific standards in either Section 4.125 or 4.132.

C. ***Entrance Orientation*****.**

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.

a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and

b. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street; or

iii. Open onto a porch. The porch must:

a. Be at least 25 square feet in area; and

b. Have at least one entrance facing the street or have a roof.

Frog Pond East and South Implementation-Development Code

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:

a. The courtyard must be at least 15 feet in width;

b. The courtyard must abut a street; and

c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

D. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

E. *Articulation.*

1. *Minimum Articulation.* All public-facing façades shall incorporate a selection of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements from this list that will be required is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.

a. Varying rooflines.

b. Offsets of at least 12 inches.

c. Balconies.

d. Projections of at least 12 inches and width of at least three feet.

e. Porches.

f. Entrances that are recessed at least 24 inches or covered.

g. Dormers at least three feet wide.

2. *Articulation Element Variety.* Different articulation design elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection E.1. above, the same element but at least 50 percent larger; or varying rooflines that are vertically offset by at least three feet.

a. Where two to four elements are required on a façade by E.1., at least two different elements shall be used.

b. Where more than four elements are required on a façade by E.1., at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.

1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.

3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

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G. ***Off-Street Parking Location and Design.*** **The following standards are intended to support a pedestrian-friendly street environment and to minimize the visual impacts of parking areas and garages.**

1. **Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane of the building closest to the street and a street property line (except alleys).**
2. **Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.**
3. **Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.**
4. **Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).**
5. **If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.**
6. **Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.**

Frog Pond East and South Implementation-Development Code

Amendment Description:	Clarify that residential design standards are among the standards subject to waivers
Applicability:	Citywide
Impacted Code Section(s):	4.118
Relationship to Frog Pond East and South Master Plan:	Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	Residential design standards did not exist in the way they do now when this code language in Section 4.118 was created. This provides clarity that an applicant can apply for a waiver for residential design standards.
Recent Edits:	None

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

Frog Pond East and South Implementation-Development Code

Amendment Description:	Consistent setback allowance for ADUs
Applicability:	Citywide
Impacted Code Section(s):	4.120 and 4.123
Relationship to Frog Pond East and South Master Plan:	Supports the Master Plan direction of removing barriers to development of ADUs.
Rationale for Amendment Text:	Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for the purposes of constructing an ADU.
Recent Edits:	None

Section 4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Frog Pond East and South Implementation-Development Code

Section 4.127. Residential Neighborhood (RN) Zone.

. . .

(.02) *Permitted uses:*

A. Open Space.

Amendment Description:	Updated residential permitted uses for RN Zone
Applicability:	The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Reflects the variety of residential unit types encouraged in the Master Plan
Rationale for Amendment Text:	Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area.
Recent Edits:	The entire list was recently changed significantly to switch from the list of individual unit type to the focus on the limitations.

B. **Residential dwelling units with the following limitations:**

1. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

2. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

3. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

4. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

5. Cluster Housing (Frog Pond West Master Plan) is limited to the Frog Pond West Neighborhood.

6. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

7. Only multi-family dwelling units in a mixed-use building are allowed in the Commercial Main Street area as described in Subsection (.07) A. 1. and shown in Figure A-7. Ground-floor units are required to be live-work and are limited to a maximum of 50% of the building frontage along SW Brisband Street, and shall be prioritized for placement adjacent to the green focal point required in Subsection (.09) C. 1. a. *(exact green focal point reference language may be modified)***.**

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Define permitted uses for the Commercial Main Street in Frog Pond East
Applicability:	Commercial Main Street area of Frog Pond East
Impacted Code Section(s):	4.127 (.02)
Relationship to Frog Pond East and South Master Plan:	Implements the Commercial Main Street requirement from the Master Plan
Rationale for Amendment Text:	The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement.
Recent Edits:	Updated references to description of Commercial Main Street area and inserted the 50% Brisband frontage requirement and that the remainder of the frontage can be live-work residential dwelling units.

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-7. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be live-work multi-family dwelling units consistent with B. 7. above.

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.

2. Office, including medical facilities.

3. Personal and professional services.

4. Child and/or day care.

5. Food service (e.g., restaurants, food carts, food cart pods).

6. Beverage service (e.g., cafes, brewpubs, bars).

7. Community services and community centers.

. . .

Frog Pond East and South Implementation-Development Code

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

Amendment Description:	Clear and Objective Identification of the Subdistrict Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.05)
Relationship to Frog Pond East and South Master Plan:	Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts.
Recent Edits:	A cleaner and more formatted map was inserted for the former placeholder map.

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, east of Subdistrict E2, and west of and abutting the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

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G. Subdistrict S1. The area south of SW Advance Road, east of and abutting the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road, and west of and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

Amendment Description:	Clarification that certain existing code language relates only to Frog Pond West.
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.06) A.
Relationship to Frog Pond East and South Master Plan:	Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan.
Rationale for Amendment Text:	Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood.
Recent Edits:	None

(.06) *Minimum and Maximum Residential Lots **or Required Units and Housing Variety Standards**:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 6A. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

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a. Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

b. For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

c. These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Minimum Unit Table
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area.
Rationale for Amendment Text:	Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan. The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least. Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed the Planning Commission and City Council in work sessions.
Recent Edits:	Slight rewording of introductory code text to increase clarity, updated calculations based on an updated assumption that net area will be 70% of gross area rather than 75% due to a higher assumption of land to be used for stormwater facilities.

C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.

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Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A, B, G]	Minimum Number of Small Units [B, C, D, G]	Minimum Number of Mobility-Ready Units[B, C, E, F, H]
E1	107	27	7	14
E2	97	25	7	13
E3	120	30	8	15
E4 [H]	213			
E4 TL 1101 (portion) [I]	186	16	4	8
E4 TL 1200	26	7	2	4
E4 TL 1000	2	1	1[J]	0
E5	244	61	16	31
E6	136	34	9	17
S1	26	7	2	4
S2[E]	93			
S2 TL 1000 28050 SW 60th Ave	6	2	1	1
S2 TL 800 5890 SW Advance Rd	6	2	1	1
S2 TL 500 5780 SW Advance Rd	5	2	1	1[J]
S2 TL 300 5738 SW Advance Rd	5	2	1	1[J]
S2 TL 100 5696 SW Advance Rd	5	2	1[J]	1[J]
S2 TL 900	6	2	1	1
S2 TL 700	32	8	2	4
S2 TL 400	4	1	1	0
S2 TL 200	4	1	1	0
S2 TL 1100 28152 SW 60th Ave	6	2	1	1
S2 TL 1200	5	2	1	1[J]

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S2 TL 1300 28300 SW 60th Ave	9	3	1	2
S3 [E]	121			
S3 TL 1400 28424 SW 60th Ave	24	6	2	3
S3 TL 1500 28500 SW 60th Ave	24	6	2	3
S3 TL 1600	8	2	1	1
S3 TL 1800 28668 SW 60th Ave	9	3	1	2
S3 TL 1700 28580 SW 60th Ave	9	3	1	2
S3 TL 1900 5899 SW Kruse Rd	33	9	3	5
S3 TL 2000 5691 SW Kruse Rd	14	4	1	2
S4 [D]	167			
S4 TL 2600	58	15	4	8
S4 TL 2700 28901 SW 60th Ave	109	28	7	14

Notes: *(see following pages with explanatory information)*

Frog Pond East and South Implementation-Development Code

Amendment Description:	Table 6B Note Re: Clarification that certain middle housing that is substantially the same a detached single-family homes does not count as middle housing for the purpose of Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note A.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement.
Rationale for Amendment Text:	The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family home and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units.
Recent Edits:	None

A **While all types of Cluster Housing, as defined in 4.001, are Middle Housing, certain Cluster Housing is not considered Middle Housing for the purpose of meeting the minimum variety standards in this table due to its similarity to traditionally-platted single-family homes. Cluster Housing is not considered Middle Housing for the purpose of meeting variety standards when a lot with Cluster Housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family home determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least two years after occupancy is granted for the unit.**

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Amendment Description:	Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note B.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories.
Rationale for Amendment Text:	The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs.
Recent Edits:	None

B. A single unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

Amendment Description:	Table 6B Note Re: Defining Small Unit.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note C.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	"Small unit" is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a "small unit" the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production.
Recent Edits:	Revised the threshold to 1200 square feet from 1500 feet based on Planning Commission feedback and additional research on unit sizes produced in Wilsonville, primarily in Villebois and Frog Pond West.

C. Small units must be 1,200 square feet or less of Habitable Floor Area as defined in Section 4.001.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Notes D. E. and J.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types.
Rationale for Amendment Text:	The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area.
Recent Edits:	None

D. **Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres**

E. **Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres**

J. **Only required if tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall be allowed concurrently or within 12 months.**

Amendment Description:	Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note F.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types
Rationale for Amendment Text:	Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units.
Recent Edits:	None

F. **Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the unit would still meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.**

Frog Pond East and South Implementation-Development Code

Amendment Description:	Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note G. and H.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan.
Recent Edits:	Added the limited ability to blend either middle housing or small units in Note G with the provision that minimum number of unit types still needs to be met in each subdistrict.

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small unit requirement for a subdistrict may be partially or fully met by receiving a credit from the neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

3. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by receiving a credit from a neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

2. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Table 6B Note Re: Clarification concerning geography in which minimums must be met
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C. Table 6B Note I.
Relationship to Frog Pond East and South Master Plan:	Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types.
Rationale for Amendment Text:	This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently.
Recent Edits:	None

I. Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Adjusting Table 6B minimums when the development does not include as much net area as assumed.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) C.
Relationship to Frog Pond East and South Master Plan:	Supports housing variety implementation in Table 6B
Rationale for Amendment Text:	In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty.
Recent Edits:	None

1. As an alternative to Table 6B when the Net Development Area is less than 70% of the Gross Development Area, the applicant may adjust the minimum requirements in Table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 70% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Establishing housing unit categories and types for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) D. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing.
Rationale for Amendment Text:	The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards
Recent Edits:	Reformatted to be clearer what is a category and what is a unit type.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Categories and Types

Multi-family Category
Multi-family Types: • **Elevator-served attached multi-family** • **Other attached multi-family (10 or more units per building)** • **Other attached multi-family (5-9 units per building)**
Middle Housing Category
Middle Housing Types: • **Townhouses and side by side duplex, triplex, quadplex** • **Stacked duplex, triplex, quadplex** • **Cluster housing, including cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units[A].** • **Cottage cluster**
Accessory Dwelling Units (ADUs) Category
ADU Types: • **All ADUs**
Other Detached Units Category
Other Detached Units Types: • **All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units[A] , and detached multi-family**

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as a detached unit on its own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for a detached single-family homes determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least 24 months after occupancy is granted for the unit.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) E. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs.
Rationale for Amendment Text:	The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan. The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot..
Recent Edits:	None

E. Unit Type Variety for East and South Neighborhoods:

1. *Required number of Unit Types in a Development.* To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.

2 Acres or less - 1 Unit Type Required

More than 2 acres up to 5 acre - 2 Unit Types Required

More than 5 acres - 3 Unit Types Required

2. *Maximum Net Area for A Single Unit Type.* These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example, for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

Frog Pond East and South Implementation-Development Code

3. In Subdistrict E4, Net Development Area (parking, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Ensuring Variety Standards Comply with State Middle Housing Law
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.06) F. (new)
Relationship to Frog Pond East and South Master Plan:	Relates to the State requirement to include middle housing.
Rationale for Amendment Text:	The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law.
Recent Edits:	None

F. Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at time of future building permit issuance or replat of individual lots.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Clear and Objective Identification of the Urban Form Type Boundaries
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.07) all text is new, this Subsection was previously "Development Standards Generally" which language has now been consolidated into Subsection (.08)
Relationship to Frog Pond East and South Master Plan:	Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards.
Rationale for Amendment Text:	Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type.
Recent Edits:	A cleaner and more formatted map was inserted for the former placeholder map.

(.07) ***Frog Pond East and South Urban Form Types:***

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented, mixed-use commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by buildings being allowed to be larger, including full block width, with less setbacks than other residential Urban Form Types.

3. Urban Form Type 2: The purpose of this Urban Form Type is create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, encouraging shorter building height, and providing for larger setbacks.

B. Urban Form area boundary descriptions:

1. Subdistrict E1:

a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and connecting to the framework street crossing the BPA easement.

Frog Pond East and South Implementation-Development Code

b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

c. Urban Form Type 3: The area of the Subdistrict west of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

a. Urban Form Type 2: A contiguous area of between 6 and 6.5 acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

b. Urban From Type 3: The far west and east area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

b. Urban Form Type 3: The surrounding area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the subdistrict and extending between 125 feet and 160 feet both north and south of Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

b. Urban Form Type 1:

- **The eastern half of the Subdistrict area north of the Commercial Main Street area.**
- **The eastern half of the Subdistrict area (east of the SROZ) south of the Commercial Main Street area extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured at the intersection of SW 63rd Avenue.**

c. Urban Form Type 2:

- **The western half of the Subdistrict area north of the Commercial Main Street area.**
- **The western half of the Subdistrict area south of the Commercial Main Street area and west of the SROZ.**
- **The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.**

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5. Subdistrict E5:

a. Urban Form Type 1: the northern portion of the Subdistrict extending south to within approximately 250 feet of SW Advance Road and extending east to west across the entire subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.

b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area and north of SW Advance Road.

6. Subdistrict E6:

a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area, north of SW Advance Road and south of the BPA Easement.

7. Subdistrict S1:

a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.

8. Subdistrict S2:

a. Urban Form Type 2: The western portion of the Subdistrict, extending east of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.

b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

9. Subdistrict S3:

a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 feet east of SW 60th Avenue and is encouraged to be as close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

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b. Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: the western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet

ii. For the southern area of the Subdistrict: the western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 feet west of SW 60th Avenue and is encouraged to be as close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be as close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west from the Urban Form Type 1 boundary to approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 feet west of SW 60th Avenue and is encouraged to be as close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

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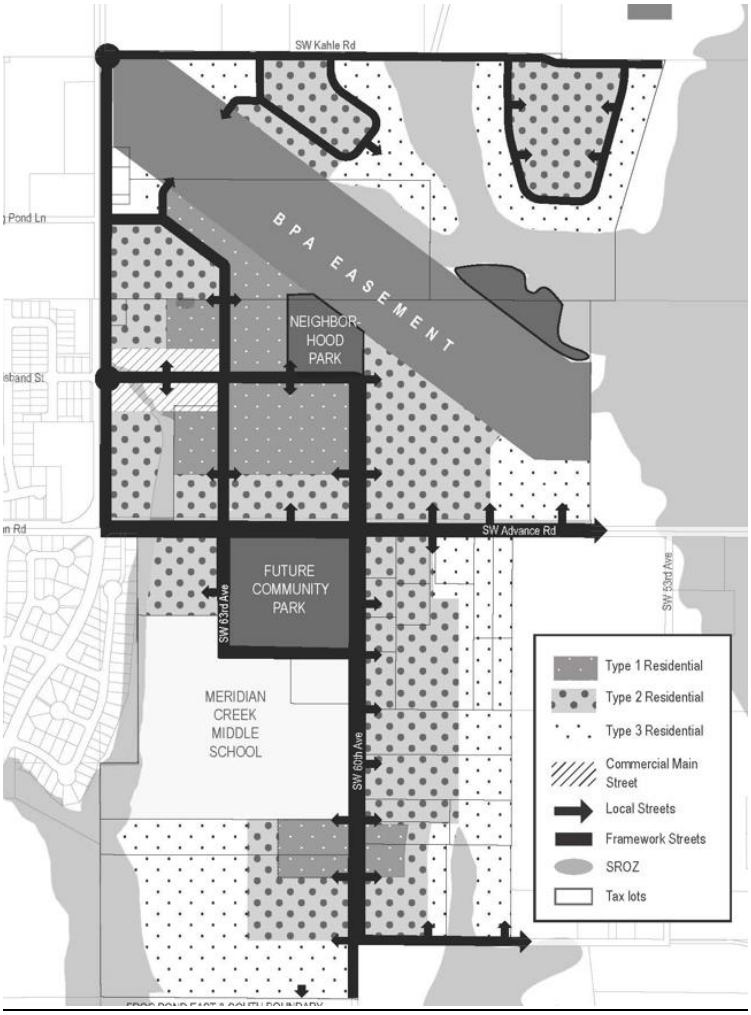

Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

Amendment Description:	Clarifications of existing Development Standards Language
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	This language includes technical edits to: • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South • Make language generally more clear and concise
Recent Edits:	None

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot d~~**D**evelopment shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards u~~**U**nless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table ~~2~~**8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

C. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

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Table 8A: Frog Pond West Neighborhood ~~Zone~~ Lot Development Standards										
Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

Amendment Description:	Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed.
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates generally to the acknowledgement of variety of housing allowed.
Rationale for Amendment Text:	Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed.
Recent Edits:	This is a new amendments recently added

E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

Frog Pond East and South Implementation-Development Code

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

Amendment Description:	Limit of setbacks required for ADUs
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to removing barriers to ADUs and encouraging them as a desired unit type.
Rationale for Amendment Text:	Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size.
Recent Edits:	None

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Tables 8B and 8C Development Standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08)
Relationship to Frog Pond East and South Master Plan:	Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations.
Rationale for Amendment Text:	Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include: • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexeties and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that because a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lotting patterns.
Recent Edits:	In Urban Form Type 3, when buildings are three stories require additional side yard setbacks in addition to previously drafted required additional front setbacks. The additional setbacks intend to help buffer taller buildings in an area designed to be primarily one and two story buildings and ensure adequate permeation of light and air. Added the requirement that for detached home lots 4000 square feet in size or more, the setbacks should be consistent with same sized lots in Frog Pond West.

Frog Pond East and South Implementation-Development Code

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.	10	50-4 story	See Table 8C.	None	10	[E]	5[F]	Double the min. side yard setback that would be required for the larger of the two building on its own lot.	80 except for detached homes on lots with an area 4,000 square feet or greater.[J]
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face.[G]	10		5[F]		
Urban Form Type 3		15			100	15[I]		5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks to not apply to shared walls at property lines between townhouse units.

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

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D. **For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.**

E. **Setbacks for residential garages are as follows:**

1. Front (street loaded): minimum 20 feet.

2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.

3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. **For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to 3.5 feet for residential structures less than 70 feet wide, or (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.**

G. **For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.**

I. **The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.**

J. **For lots 4,000 square feet in area or more with only units classified as "Other Detached Units" in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot, 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot, 8,000 square feet or more, standards for R-10 Large Lot.**

Frog Pond East and South Implementation-Development Code

Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets		
	Front Min. (ft.)[A]	**Front Max.[C] (ft.)**
• **Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A.** • **Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road** • **Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table**	**6[B]**	**10[D]**
• **Lot frontages along SW 60th Avenue** • **Lot frontages along SW 63rd Avenue south of SW Advance Road** • **Lot frontages along SW Stafford Road except the Brisband Main Street buildings** • **Lot frontages along SW Advance Road** • **Lot frontages along SW Kahle Road** • **Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue** • **Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension** • **Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table**	**10**	**25[E]**
• **Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table**	**10[E]**	**No max**

Notes:

A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence of the minimums in this table.

B. Where the minimum front setback is 6 feet it is intended to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.

E. In Urban Form 3, buildings or portions thereof greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.

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E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

Amendment Description:	Clarification that existing language applies to Frog Pond West
Applicability:	Frog Pond West
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South.
Recent Edits:	None

1. Frog Pond West Neighborhood:

a. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

i. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

b. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Fence treatments along Stafford and Advance Roads
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) E.
Relationship to Frog Pond East and South Master Plan:	The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads.
Rationale for Amendment Text:	For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road.
Recent Edits:	The drawing for Stafford Road was revised to be more consistent with the specific "half the height of Frog Pond West" language in the Master Plan. The new treatment is half the height of both the brick and metal portion. An actual drawing with dimensions was added for Advance Road rather than the previous placeholding photo.

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

- **Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.**

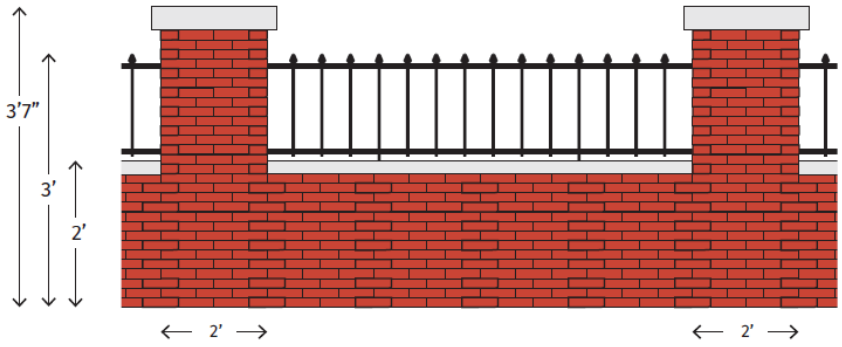

Figure A-8. 3 Foot Wall/Fence Along Stafford Road

Frog Pond East and South Implementation-Development Code

- **Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access points shall have a black "iron style" gate matching the style shown in Figure B-8. below.**

Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

ii. Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

b. Special Design Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road special design standards in a. above:

i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

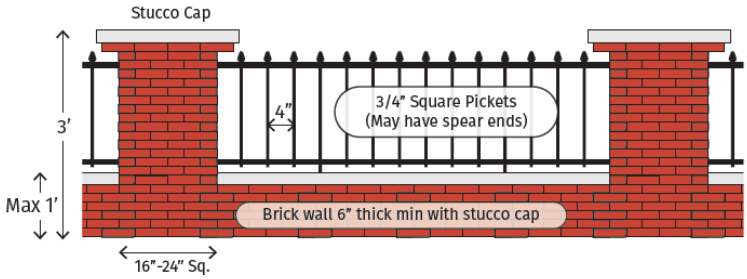

Figure C-8.

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iii. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Public Realm Elements
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.08) F. (new)
Relationship to Frog Pond East and South Master Plan:	Chapter 7 Public Realm
Rationale for Amendment Text:	The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan.
Recent Edits:	This entire subsection was recently added to incorporate the public realm requirements established in the Master Plan.

F. Public Realm Requirements for Frog Pond East and South Master Plan area

1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:

a. Active transportation connections shall be provided as shown in Figure 20.

b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.

c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.

d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.

e. Sign toppers or "sign caps" shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City's Public Works Standards.

Figure D-8. Frog Pond Street Sign Topper

Frog Pond East and South Implementation-Development Code

(.09) *Open Space:*

. . .

Amendment Description:	Frog Pond East and South open space requirements, including green focal points.
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.09)
Relationship to Frog Pond East and South Master Plan:	Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18.
Rationale for Amendment Text:	Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language is added.
Recent Edits:	None

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the required usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict, if Subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirements:

- **Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.**
- **Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.**
- **Subdistrict E4: A plaza space is to be integrated with the Brisband Street Main Street mixed-use development.**
- **Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.**
- **Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.**

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

Frog Pond East and South Implementation-Development Code

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

. . .

Amendment Description:	Block and access standards for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.10) B.
Relationship to Frog Pond East and South Master Plan:	Reflects no specific block and access standards in the Master Plan beyond identifying framework streets.
Rationale for Amendment Text:	Provides reference to general citywide block and access standards for applicability to Frog Pond East and South.
Recent Edits:	None

2. **In the Frog Pond East and South Neighborhoods, or** if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use~~ the block and access standards in Section 4.124(~~.06~~**.09**) ~~as the applicable standards~~ **apply**.

. . .

(.14) *Main Entrance Standards:*

. . .

Amendment Description:	Removal of little utilized entrance distance from grade requirement
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.14) C.
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety.
Rationale for Amendment Text:	Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU.
Recent Edits:	None

~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

Frog Pond East and South Implementation-Development Code

(.15) *Garage Standards:*

. . .

B. *Street-Facing Garage Walls:*

. . .

3. *Standards:*

Amendment Description:	Simplification of garage standards
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.15) B.
Relationship to Frog Pond East and South Master Plan:	None
Rationale for Amendment Text:	The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication.
Recent Edits:	None

~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door**.

b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c. The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

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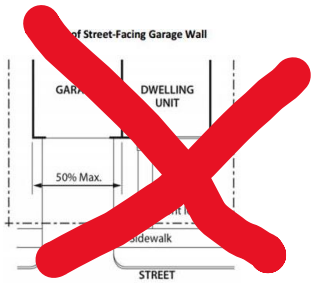

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(.16) *Residential Design Standards:*

. . .

Amendment Description:	Applicability of existing residential design standards for RN zone
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.16)
Relationship to Frog Pond East and South Master Plan:	Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South.
Rationale for Amendment Text:	When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes.
Recent Edits:	None

B. *Applicability.* ~~These~~ **In Frog Pond West these** standards **C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the standards in C. through G. do not apply. Rather, design standards in 4.113 (.14) apply to all public-facing facades in Frog Pond East and South.**

. . .

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(.17) *Fences:*

Amendment Description:	Applicability of existing fence requirements
Applicability:	Frog Pond West and Frog Pond East and South
Impacted Code Section(s):	4.127 (.17)
Relationship to Frog Pond East and South Master Plan:	Consistent with specific fencing standards for Stafford Road and Advance Road.
Rationale for Amendment Text:	This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods.
Recent Edits:	None

A. ~~Within Frog Pond West, f~~Fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

. . .

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Amendment Description:	Waivers for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.22) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval.
Rationale for Amendment Text:	Maintains the City's existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety.
Recent Edits:	None

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20%.

Frog Pond East and South Implementation-Development Code

Amendment Description:	Development Standards for the Commercial Main Street
Applicability:	Commercial Main Street Area of Frog Pond East
Impacted Code Section(s):	4.127 (.23) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street
Rationale for Amendment Text:	The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street.
Recent Edits:	• Refined references to allowed uses in Subsection (.02). • Removed frontage requirement for Stafford Road due to impact of round-a-bout placement at intersection with Brisband Street. • Removed ability of parking to be to the side of a building. • Increased the allowed distance between pedestrian connections from 250 to 300 feet to allow additional flexibility of building width based on actual block length between Stafford Road and SW 63rd Avenue. • Reduced the length of the building that must have weather coverage from 75% to 50% based on developer feedback.

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. *Applicability.* These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.

B. *Allowed Uses.* See Subsection (.02) above.

C. *Development Standards.* The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table 23A. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	**0 ft.**
Maximum	**20 ft.**
Side facing street on corner	
Minimum	**0 ft.**
Maximum	**10 ft.**
Side yard	
Minimum	**0 ft.**
Maximum	**10 ft.**
Rear setback	
Minimum	**0 ft.**
Building height (stories) [A]	
Minimum	**two**
Maximum	**four**

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Ground floor height minimum	**12 ft.**
Building site coverage maximum	**90%**
Minimum landscaping	**10%**
Minimum building frontage [B]	
On SW Brisband Street	**70%**
On SW Stafford Road	**None**
On other streets	**None**

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.

[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D *Design Standards:*

1. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

2. *Building and Entry Placement.* Buildings shall meet the following standards:

a. Development shall meet the minimum building frontage standards in Table 23A.

b. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.

c. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.

d. If a parcel has frontage on more than one street, the primary building entrance is encouraged to orient to the street intersection. If the parcel has frontage on Brisband Street, the primary entrance shall orient to Brisband Street or to the intersection.

e. Courtyards, plazas and similar entrance features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the primary building entrance. A direct pedestrian walkway not exceeding 20 feet in length shall be provided between the building entrance and the street property line.

f. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

3. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection Table 8C. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

4. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a

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building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. *Parking Location and Landscape Design:*

a. Parking for buildings adjacent to public street rights-of-way must be located to the rear of buildings.

b. Within off-street parking lots for the commercial uses, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pick up and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).

7. *Building Design Standards:*

a. *General Provisions:*

i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.

ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.

iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. *Design Standards.* All buildings shall comply with the following design standards:

i. *Windows:*

- **Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:**

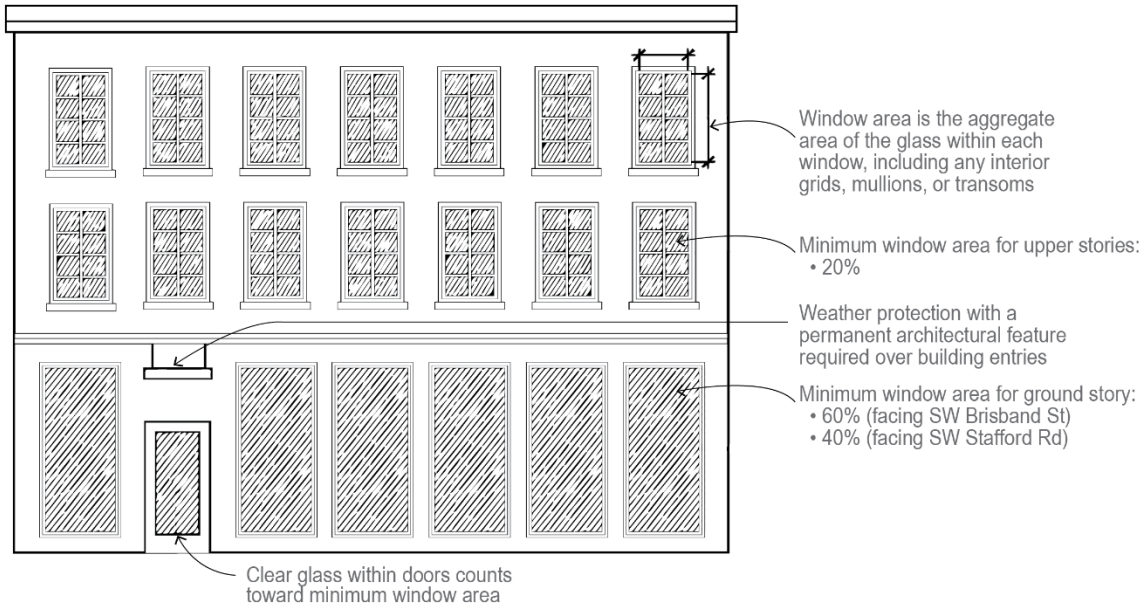
Ground Story facing SW Brisband Street	**60% of ground floor wall area**
Ground Story facing SW Stafford Road or SW 63rd Avenue	**40% of ground floor wall area**
Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue	**20% of facade**
Other facades	**No minimum**

- **Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.**

Frog Pond East and South Implementation-Development Code

- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement.**

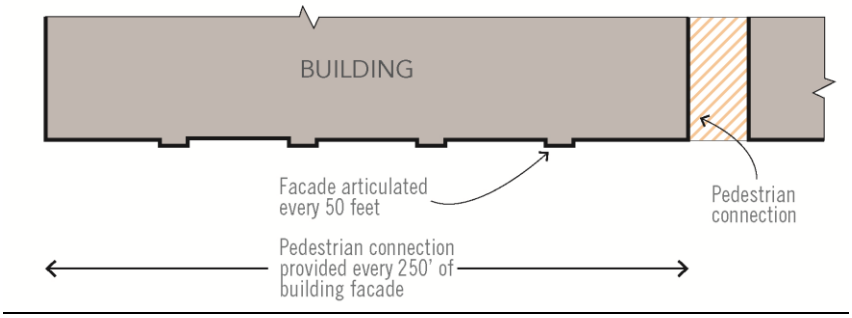
Figure A-23. Window Placement and Percentage of Facade



Frog Pond East and South Implementation-Development Code

ii. ***Building Facades:*** **Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.**

Figure B-23. Building Facade Articulation



iii. ***Weather Protection:*** **Building facades facing SW Brisband Street shall provide weather protection as follows:**

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

iv. ***Building Materials.*** **Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block**

Frog Pond East and South Implementation-Development Code

where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. ***Roofs and roof lines.*** **Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.**

vi. ***Rooftop features/equipment screening:***

- **The following rooftop equipment does not require screening:**
  - **Solar panels, wind generators, and green roof features;**
  - **Equipment under two feet in height.**
- **Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.**
- **Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.**
- **All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.**
- **On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.**
- **Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.**
- **Required screening shall not be included in the building's maximum height calculation.**

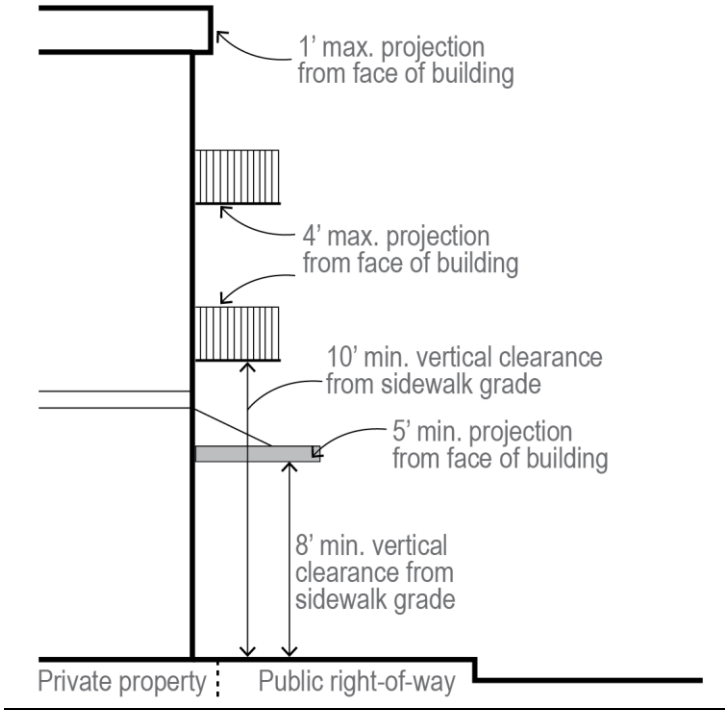
vii. ***General Screening.*** **Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.**

viii. ***Building projections.*** **Building projections are allowed as follows (see Figure C-23):**

- **Architectural elements such as eaves and cornices may project up to one foot from the face of the building.**
- **Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.**

Frog Pond East and South Implementation-Development Code

Figure C-23. Building Projections

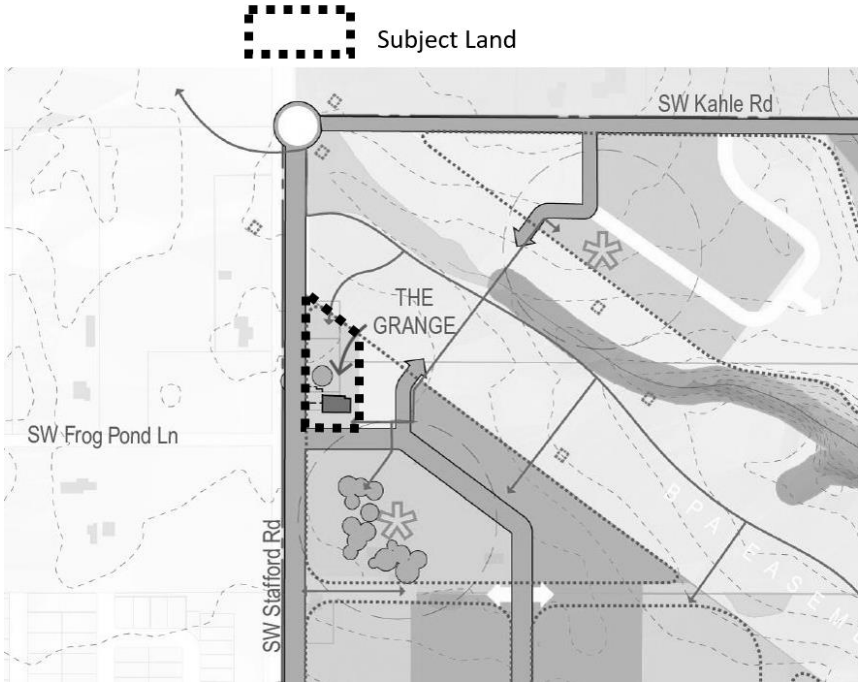


Amendment Description:	Specific Land Use Considerations for Frog Pond East and South
Applicability:	Frog Pond East and South
Impacted Code Section(s):	4.127 (.24) (new)
Relationship to Frog Pond East and South Master Plan:	Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas.
Rationale for Amendment Text:	Directly reflects the direction given in the Master Plan with identifying location description and map.
Recent Edits:	None

(.24) ***Special, Specific Land Use Considerations***

A. ***Frog Pond Grange Property.*** **This special consideration pertains to an areas described as: the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. the Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

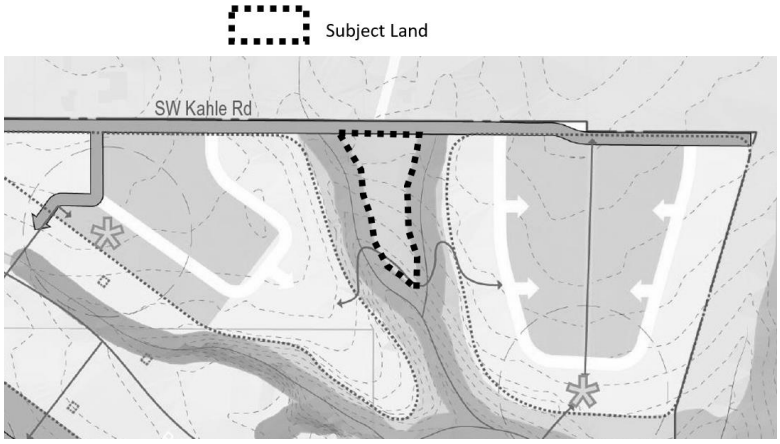
Figure A-24



Frog Pond East and South Implementation-Development Code

B. ***Treed area on south side of SW Kahle Road.*** **This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.**

Figure B-24



Frog Pond East and South Implementation-Development Code

Amendment Description:	Remove buffering language for multi-family development
Applicability:	Citywide
Impacted Code Section(s):	4.176 (.04)
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, including multi-family, throughout the Master Plan, by not requiring screening between different unit types.
Rationale for Amendment Text:	Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language being deleted reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the current approach of integration of housing types.
Recent Edits:	None

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Frog Pond East and South Implementation-Development Code

Amendment Description:	Deed restriction cannot restrict housing types allowed by zoning
Applicability:	Citywide
Impacted Code Section(s):	4.210 and 4.220
Relationship to Frog Pond East and South Master Plan:	Supports the mix of residential types called for in the Master Plan, but not allowing any to be disallowed by private covenant or deed restriction.
Rationale for Amendment Text:	House Bill 2001 (2019) established that from January 1, 2020 private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. These edits reflects this law and further clarifies that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants.
Recent Edits:	None

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies;** the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential ~~subdivision or condominium development~~**land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall in all cases ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or,~~ violate established conditions of approval for the development**, or violate other statutes, rules, or standards the City has responsibility to enforce, including those related to not allowing deeds or covenants to limit housing types allowed by the City's zoning for a given property(s).**

Frog Pond East and South Implementation-Development Code

Amendment Description:	Clarify applicability of DRB Site Design Review for housing
Applicability:	Citywide
Impacted Code Section(s):	4.420
Relationship to Frog Pond East and South Master Plan:	Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. Supports the allowance for alternative discretionary review called for in the Master Plan.
Rationale for Amendment Text:	The amendments to this section clarify that residential structures reviewed under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this proposed change supports the change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards.
Recent Edits:	None

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design Review can be reviewed by the Planning Director as established in Section 4.030.**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

Frog Pond East and South Implementation-Development Code

Note: The following Development Code language is included for context and reflects what is included in the Development Code amendment package.

4.113 Residential Development in Any Zone

(.07) *Fences:*

. . .

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

Amendment Description:	Special nuisance regulations for narrow side yards
Applicability:	Citywide, including existing development
Impacted Code Section(s):	6.221 (new)
Relationship to Frog Pond East and South Master Plan:	Accommodates a variety of housing configurations as called for in the Master Plan and associated side yard configurations.
Rationale for Amendment Text:	This language, together with new language in Chapter 4, Subsection 4.113 (.07), above, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance, and if maintenance does not have happen there is a specific code provision to address the issue.
Recent Edits:	Recently added based on discussion with and feedback from the City Council.

6.221. Maintenance of Side Yards in Residential Areas

(1) In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Sections 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of vegetation, rubbish, junk, and any other material that would prevent the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.

Frog Pond East and South Implementation-Development Code

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
May 8, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Follow Up Information-variety standards
- Review of Code Amendments in Their Entirety

Follow Up Information

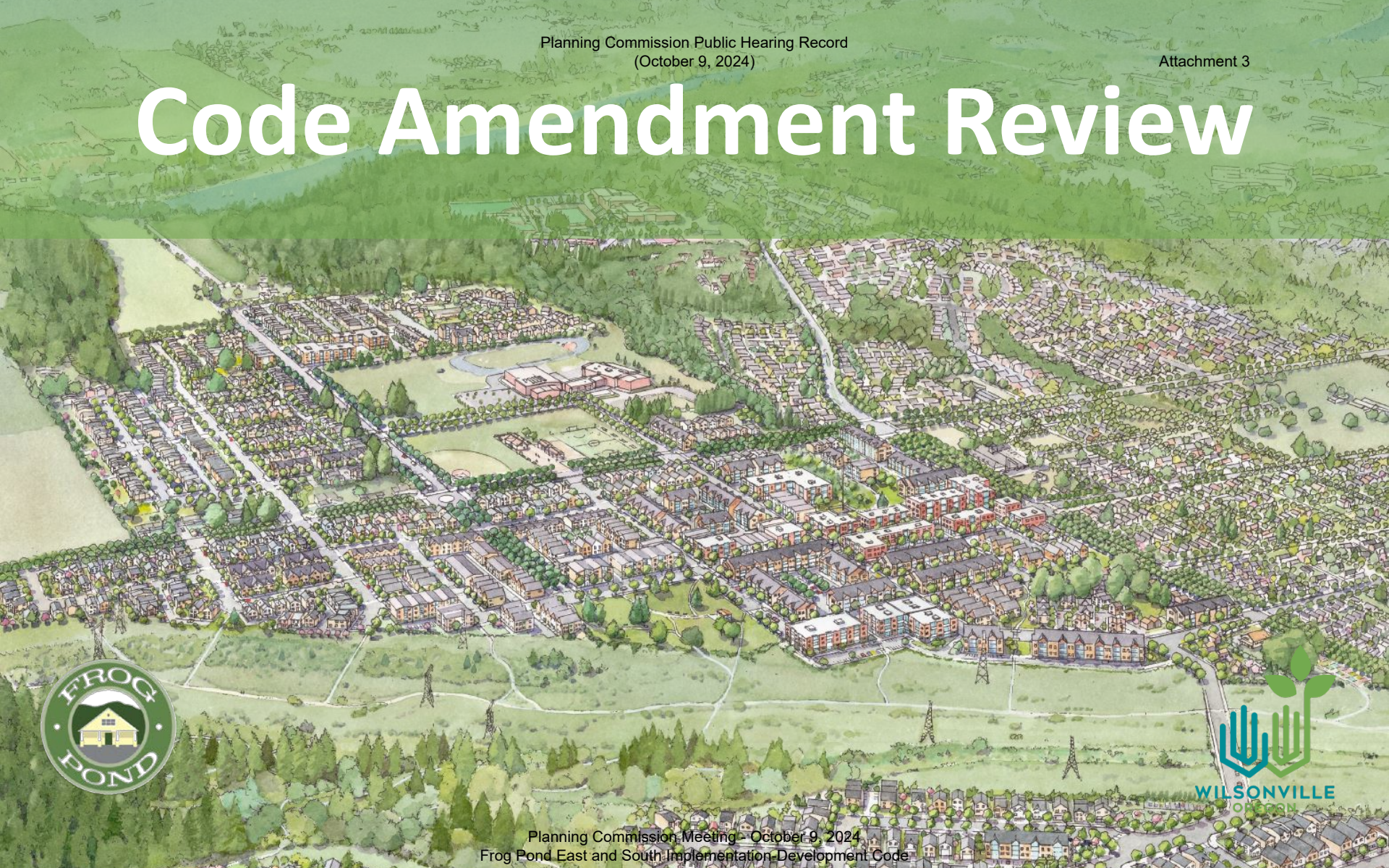
Mobility-Friendly Units

	Minimum Total Number of Units (from Table 6B)	Assumed Total Units for Calculating Target Unit Minimum (125% of Minimum Total)	Minimum Number of Mobility-Ready Units (from Table 6B)	Percent of Total (Estimated)
Code Min.	1325	1625	160	9.8%
Actual Min. with Main Street Mixed Use "Overage"	1325	1625	246	15.1%

Small Unit Threshold

- 2017-2020 Permit Data
  - 20% 1200-1500 square foot units
  - No units less than 1200 square feet

Code Amendment Review



PLANNING COMMISSION MEETING MINUTES

Draft PC Minutes were reviewed and approved as corrected at the June 12, 2024 PC Meeting.

May 8, 2024 at 6:00 PM

City Hall Council Chambers & Remote Video Conferencing

CALL TO ORDER - ROLL CALL

A regular meeting of the Wilsonville Planning Commission was held at City Hall beginning at 6:00 p.m. on Wednesday, May 8, 2024. Chair Andrew Karr called the meeting to order at 6:00 p.m., followed by roll call. Those present:

Planning Commission:	Andrew Karr, Ron Heberlein, Nicole Hendrix, Matt Constantine, Sam Scull, and Yana Semenova. Jennifer Willard was absent.
City Staff:	Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, and Mandi Simmons.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN INPUT

This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

1. Consideration of the April 10, 2024 Planning Commission Minutes

The April 10, 2024 Planning Commission Minutes were accepted as presented.

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, presented the Staff report via PowerPoint, providing the follow-up information requested by the Planning Commission on the Variety Standards, particularly with regard to thresholds for the number of mobility-ready units and size for small units. Staff continued to recommend a minimum 10 percent for mobile-friendly units, anticipating vertical mixed-use could lead to up to 15 percent, and setting 1,200 sq ft as the minimum threshold to ensure construction of smaller unit types.

- Referencing the meeting packet, he also reviewed the proposed Development Code Amendments....

Feedback from the Planning Commission and responses by Staff to Commissioner questions were as noted:

Mobility-Ready units

- Once adopted into Code, the 10% requirement would be final. However, construction in Frog Pond would not begin until the Boeckman Creek Sewer Interceptor was built, which was still a couple years away. The City was planning Residential Code updates to implement any recommendations from the Housing Production Strategy, especially if the Housing Our Future project identified specific needs or provided more data, which would be an opportunity to make any changes consistent with any findings from the project prior to any construction at Frog Pond.
- Given that exceeding the 10% requirement was realistic at buildout, the 10% Code minimum was acceptable.
- Being able to have enough mobility-ready units was everyone's concern. Mr. Pauly articulated some negatives as that percentage increased, and the economic feasibility of the units was also a consideration.

Small Unit Threshold

- The data analysis information was good to have and revealed the missing unit type. The Commission wanted to make homes more affordable, which was a challenge in Wilsonville. Staff's assessment and willingness to reassess their position was appreciated.
- Five percent of the units in Frog Pond East and South would equate to about 75 small unit-type homes.
- The lower 1200 ft threshold would provide the variety the Planning Commission wanted.

The Planning Commission supported Staff's recommendations for a 10 percent minimum for mobile-ready units and a small unit threshold of 1,200 sq ft.

Code Amendment Review

- Mr. Pauly explained many footnotes were important to policy, and while Footnote A for Table 6B, which established the minimum unit types, was long, it referred to the definition of detached duplex or cluster housing, allowing two detached units ~~to be built~~ on the same lot. (Page 34 of 80)
  - In Frog Pond West, on lots of 8,000 sq ft or larger, developers sometimes built two houses intended for 4,000 sq ft lots on a single lot through a middle land division process. To an observer, these homes appeared identical to any other detached homes. Footnote A addressed concerns about developers counting such units as middle housing, so that each unit would be a detached single-family home on its own lot.
  - To qualify as middle housing units, a unique configuration was required, such as not having street frontage, to distinguish cluster housing, for example, from detached single-family homes and meet the intent of the standards.
- A detached single-family home and a small home of 1,200 sq ft or less would not qualify as middle housing if both homes were facing the street. If one unit qualified as an Accessory Dwelling Unit

(ADU), then half of the parcel could count as another unit type. ADU sized units would count as middle housing, but a small home **would not**.

- Seeing previously discussed items coming to fruition in a document was appreciated as were the references to removing redundancies and cleaning up the document.
- Mr. Pauly explained the Urban Form section described the range of urban forms. If Form Types 1 and 3 were mentioned, one could assume something in between existed. Referencing Type 2 had made the document a bit long, but if mentioning Type 2 would provide more certainty and clarity, it could be added. (Page 5 of 80)
- The definition of "multi-family" was revised during the recent Middle Housing Code work was done. No changes to the definition were proposed because the section was more about defining the review process than defining "multi-family." (Page 6 of 80)
- Mr. Pauly acknowledged Page 34 was complex, so he would try to reword it. He was having other Staff review the document as well, and he would ask for their feedback. (Page 34 of 80)
- Mr. Pauly was not sure why the notes about square pickets and the brick wall being six inches thick with a stucco cap were different on Pages 57 and 58. He suggested adding the language to Page 57 to ensure the wall appearance remained consistent.
- Use of the words "Board" or "Planning Director" covered every potential review process, making interchangeable use of the words "Board" and "City" acceptable. (Page 78 of 80)
- Section (D).2.c addressed concerns from the Fred Meyer development, where main entrances were required to be street-facing, but none of the actual business entrances faced the street, as all street-facing entrances were blocked off with no access. The amendment aimed to prevent this in Frog Pond by requiring the primary entrance to be street-facing, which was also consistent with the Master Plan's requirements for dwellings. This was reinforced by similar language throughout the Zone and Residential Design Standards that mirror the idea of the main entrance facing the street. (Page 69 of 80)
  - At the Fred Meyer development, Boones Ferry Road's design with no on-street parking and most pedestrian activity on the interior led to street entrances getting blocked off. In Frog Pond, Brisband St had on-street parking and was designed to have more pedestrian traffic. Additionally, the street-facing requirement was only for the side facing Brisband St, so some tenant spaces might not go all the way through the building and have a back hallway.
  - The risk for street-facing entrances being blocked off was not as high in Frog Pond as Fred Meyer, and the requirement was consistent for all development types to orient toward the street rather than parking.
- The requirement in Section (D).7.b.i for 60 percent of the ground floor wall area to be windows aimed to create the appearance of a store front, making the building look like a commercial business rather than a residential building. While this requirement would provide light into the unit, its primary intent was to provide a streetscape, urban design element, contributing to the look and feel of the pedestrian and commercial area. (Page 70 of 80)
  - Miranda Bateschell, Planning Director added part of the reason for the requirement was Brisband St was a main street. The glazing on the windows created interaction between the interior frontages and sidewalk activity in the pedestrian realm. The glazing standards, particularly for the ground story facing SW Brisband Street was adapted from the Town Center Code, which would also apply to the main street in Town Center.
  - Glazing standards for Old Town Square, which included the Fred Meyer development, were intended to prevent street-facing windows from having film or other blocking features, but

enforcement was difficult due to the orientation of the tenant spaces. For example, bathrooms at the back of tenant spaces required window tinting. Although these Standards did not go into such detail, generally, window tinting could be applied to the interior but not the exterior, similar to how interiors signs were exempt from sign regulations. Even with tinting regulated, the reflectivity of windows would remain consistent, maintaining a uniform look. However, businesses could still apply similar film on the inside, compromising visibility from both sides.

- Mr. Pauly noted the question was how much the City should regulate. Staff had been aiming to be consistent with similar development elsewhere. If the City had such a requirement, consistency would be recommended, but even in Town Center, interior windows were not regulated.
- Ms. Bateschell clarified any glazing requirements would be limited to commercial storefronts, providing more flexibility and privacy for residential or live-work units, especially during non-business hours. If the Planning Commission wanted to consider amending this section, Staff could double-check the provisions, especially in relation to the main street of Town Center, as the regulation may have been in the design standards table but not carried over to the window façades table.
    - As far as live-work units, Town Center was very unique, depending on the sub-district. Retail on the ground floor of every building or even every street was not required. The only location requiring an active ground floor frontage was on the main street itself, so in certain areas of the Town Center ground floor units were likely. Along the main street and at the intersection with Courtside Dr, active ground floor spaces would not be primarily residential. She could not remember if live-work spaces were restricted, but she did know an active space along the main street was required. Both live-work and purely residential spaces on the ground floor in some of the Town Center buildings would be seen.

- Mr. Pauly confirmed the Planning Commission would continue to review the Development Standards at the June meeting before holding the public hearing. He would highlight changes in the next revision for easier differentiation so Commissioners would not have to re-read the entire document.
- Mr. Pauly highlighted key new or notable changes in the Development Code as follows:
    - Blending minimum requirements for housing types over sub-district boundary lines was initially discussed for mobility-ready units, where an excess in one sub-district could be counted as a credit to a neighboring sub-district that may not have enough as long as the units were on the sub-district borders. After a lot of discussion, Staff was recommending the concept be extended further to allow blending for either middle housing or small units, but not both, to allow similar flexibility for those unit types. If, for example, middle housing standards were not met in one sub-district and the builder controlled both sides of the boundary line, the line could be a bit wider to build middle housing on the other side of the street. The credits needed to be used immediately adjacent to the boundary line and could not be used on the other side of the sub-district.
        - Several requirements still needed to be met, including having three types of housing units in each sub-district. For example, a sub-district could have three different configurations of multi-family units and meet the middle housing requirement right over the sub-district line.
        - The credits could really come into play in two scenarios. Sub-district E4 in Frog Pond East was at the corner of Stafford and Advance Rds. where West Hills had shown scenarios with primarily multi-family units in the sub-district. In that case, middle housing requirements

could be met right over the border on the northern side in Sub-district E5. ~~, next door to the north.~~

- Another scenario was at the boundaries between Sub-districts South 2 and South 3, where a variety of 2- to 5-acre properties were located. If a developer gets an interest in a 3- or 4-acre property on both sides of the sub-district line, housing types could be blended a bit at the sub-district line, which seemed like a reasonable flexibility to allow in that situation.
- Builders could not borrow credits from another builder. Credits were intended for use when the Stage 1 area, or proposed development, already crossed sub-district lines. Flexibility would be allowed during Stage 1 planning, when looking at the entire area being planned for development, but credits would be limited to the boundary area or either side of the street.

- Mr. Pauly said he would have to consider if the Code allowed for rolling surplus credits across multiple sub-districts, or daisy-chaining credits, to meet housing type requirements.
  - Commissioner Heberlein believed as long as the overall requirements were being met, a bit of shift in a given development seemed reasonable.
- Narrow Side Yards. In Villebois, several scenarios involving 3-ft or 4-ft side yards provided no access, essentially becoming dead ends. These yards were not usable and were located on the inactive side of the house. Consequently, no motivation to maintain them existed, leading to the accumulation of junk and overgrown blackberries. Staff deliberated the details of fence placement and whether to allow fences in these situations, considering fences could be erected anywhere at any time because permits were not required. Staff did not encourage allowing fences in such situations because even if a fence was not allowed, enforcement would be an ongoing issue if the area appeared to be a natural location for a fence. (Note E, Page 14 of 80)
  - The primary issue involved the maintenance of these narrow side yards. One approach considered preventing side yards from being so narrow. However, practical reasons existed for having narrow side yards. Often, narrow side yards resulted in one side being active, with an easement over a portion of the neighbor's property to use as an active side. The neighbor, in turn, had an easement over the other side. This arrangement was not always feasible due to the orientation of the houses, which sometimes resulted in two inactive sides facing each other.
  - In some cases, fencing these areas was unavoidable due to the orientation of buildings and efficient land use. When building detached homes, increasing the space between buildings was undesirable because the land could be used for additional housing, so the issue became how to encourage or require maintenance of these areas.
  - Practical reasons for having narrow side yards existed, and the issue came down to encouraging or requiring maintenance. Common sense suggested if people used the area, maintenance would be more likely to occur. The Development Code applied citywide and suggested narrow areas should have a gate or some form of passage to the rear yard or alley, increasing usability and preventing the yards from becoming forgotten dead ends. The Code also addressed the issue of blocking the passageway with junk or large plants, such as placing an arborvitae in narrow side yards.
  - Adding language to the Nuisance Ordinance, which generally fell outside the Planning Commission's purview, to include typical nuisances like junk and weeds blocking passage was recommended to allow enforcement under the Nuisance Ordinance.

  - The Building Code required side yards to be a minimum of 3.5 ft. The economics usually did not work out for more narrow side yards because the wall and eave would have to be fireproofed, substantially increasing construction costs.
  - A 3.5 ft side yard required a gate or some other opening to access the area. A string of detached houses with 3.5 ft side yards were likely to have active and inactive side yards.
- Controlled maintenance and management of side yards were the responsibility of the HOA under its covenants, conditions, and restrictions (CC&Rs). Under the Nuisance Ordinance, the HOA had more active patrols and stricter rules than the City, so active HOAs usually addressed those issues. However, the City had tall grass regulations, and if the condition was severe enough and a complaint was filed, the Code could be enforced. The main difference was an HOA could force a resident to mow when the lawn an inch tall, while the City would not enforce mowing until the grass was 2-ft tall, dried out, and a fire hazard.
  - The Code itself would dictate the maximum gap between the houses and the setback for the fence before moving on to the Nuisance Code or an HOA's CC&R role. Most side yards, particularly between townhouses, had shared maintenance and shared access, but a few exceptions brought up the need to address when additional action could be taken.
- Mr. Pauly clarified the Nuisance Code addressed a level of severity. For example, an old microwave being put out before being taken ~~take~~ to the next large debris day at Public Services would probably be okay as long as the HOA did not object, but a large pile blocking the entire side yard or weeds growing over the fence causing rats to run through the neighbor's yard would be actionable.
  - The Nuisance Code addressed issues such as fire hazards and garbage piles attracting varmints. Other factors could trigger the severity of the Nuisance Code violation, such as items blocking one of the required passageways.
  - Examples of why side yard maintenance should be addressed in the Code included trees planted in a side yard that had grown into the neighbor's yard, creating a nuisance or weeds overgrowing a fence otherwise would not be severe enough to warrant action. The most important part was to increase the use of side yards so that it was maintained, which would take care of the issue. City Council supported adding the provision to the Nuisance Code.
- Drawings of the fences had been updated. Prior drawings had shown just a brick wall, but now the walls were shorter with the metal on top along Stafford Rd. (Figure A-8.3) Each dimension was now half of what was required along Boeckman Rd. The other fence design along Advance Rd had less brick, mirroring units in Villebois. (Figure C-8) (Pages 57 & 58 of 80)
- The public realm elements were completely new. The Master Plan contained quite a bit of detail, so the Master Plan was referenced rather than restating it in the Development Code. (Page 60 of 80)
- Commercial Main Street had been updated to define and clarify that 50 percent of Brisband St frontage was required to be commercial use to ensure getting the commercial units called for in the Master Plan.
- The section of allowed residential unit types was changed significantly to state all unit types were allowed but also show the limitations to that broad allowance. This approach made more sense than listing all allowed units. The proposed change would create variety by allowing specific unit types, which would then be guided by the Variety Standards.
- Mr. Pauly confirmed the Planning Commission would broadly discuss housing next month and also review the annual housing report, carrying forward themes on how housing functioned and what

that meant as far as the housing that would actually be produced. Additional details could be discussed as well as any updates of the Code as Staff continued to refine it in the coming weeks.

- Changing the design of the fence along Stafford Rd to no longer be all brick would not increase traffic noise for units along Stafford Rd, as the design included a travel lane followed by a wide planter, a 12-ft sidewalk, a setback to the wall, and then another setback before the unit. Units on Stafford Rd would have quite a large distance between the traffic and the front door of the unit, unlike units on smaller streets like Barber Street, which would be right on the street.
  - Regarding front yard fences, the 2-ft wall with the metal on top was substantial. Having just a brick wall would totally close off the front yard, leading to questions of why the unit should face Stafford Rd. The units on Stafford Rd would be at least 30 ft from the travel lane.

Chair Karr called for public comment.

Dan Grimberg, West Hills Land Development, thanked the Commissioners for their efforts, acknowledging the complexity of the Code they were tasked with understanding and noting his long-term involvement in the development industry.

- He expressed concern about the inflexibility of the current Code, emphasizing the development world required adaptability due to changing economic conditions, market demands, and consumer preferences. Developers managed numerous factors to build products to meet public and market needs. A lot of work went into determining what would sell and what the public and market wanted.
- He warned excessive requirements in the Code left little room for flexibility, which was problematic for long-term planning as conditions would inevitably change. He noted the difficulty of amending the Code and obtaining adjustments or variances, which could add uncertainty and risk for developers. A developer had opportunities across the market they were in and where to their risk capital, so all these factors were considered. West Hills maintained contact with builders, did land development, sold lots, and built houses, doing it all, depending on the conditions at the time. He urged the Commissioners to consider how flexibility would be implemented.
- He provided four examples illustrating West Hills' concerns about flexibility as follows:
  - Table 6B identified the minimum number of units required in each sub-district. After working on the issue for about a year-and-a-half, concerns about the numbers still existed. The plan for Sub-district E5, previously shown to the Planning Commission as an example of what could be done with the 80-acre Azar property, probably the largest to be developed in Frog Pond East and Frog Pond South, met the previous requirement of 214 units. At yesterday's meeting, Mimi Doukas of AKS Engineering noticed the minimum units for the sub-district had increased to 244 units, but with the mix in the area, room for 30 more units was not available. He emphasized the issue was still under discussion and hoped for a satisfactory resolution, but noted the change was related to Stormwater Code, increasing the impact on buildable land from five percent to ten percent and therefore increasing the required density on the higher density sub-district. (Page 32 of 80)
  - Regarding mobility-ready units, West Hills wanted to provide housing to an existing market, but no real concrete numbers for people with limited mobility were available. The current Code's requirement for fully accessible units on one floor was overly restrictive. He suggested considering a more flexible approach focused on visitability, such as requiring only a bedroom

on the main floor. He questioned the need for such stringent requirements, given the lack of concrete numbers indicating demand for fully accessible units.

- The definition of a small unit was questionable, noting the average unit West Hills built was approximately 2,000 sq ft. He believed any unit smaller than 2,000 sq ft was a small unit. Instead of using the lack of 1,200 sq ft homes in Villebois to suggest the existence of a market gap needing to be filled, he contended that particular market did not exist. If the market existed, the home would be built. The project needed to be financially feasible, but the Planning Commission was directing unit types for a very hypothetical market. Another factor was small units on lots had a very high cost per square foot, negatively affecting marketability and possibly explaining why those unit types were not selling or being built.
- Regarding the requirement for 50 percent of street-facing façades to be dedicated retail space, a recent study conducted for the City indicated the retail market was very weak. Not only would the requirement affect willingness to build the retail space, but the apartment units, which would serve the mobility and small unit issue because of elevator service, would not be built. He proposed allowing live-work units to count toward the retail requirement. He explained live-work units could be built to appear as retail spaces, with appropriate design elements such as 12-foot plate lines, glazing requirements, and street-facing access. This approach would provide the necessary activity on the street while avoiding vacant retail spaces. Additionally, the vertical housing tax credit, which counted live-work units toward retail requirements and provided a partial property tax abatement for 10 years, further supported his proposal.

- The noted the City of Portland passed a regulatory relief package in December to spur housing development by removing certain Code requirements impeding housing production, including the active-use requirement for multi-family buildings. Buildings requiring retail on the main floor had see-through glass, so the spaces were vacant after the retail market went bad. He noted the retail market was very fickle, noting a restaurant he frequently ate lunch at near his office in downtown Portland recently closed down. In the uptown shopping center off Burnside, one of the best retail locations in Portland, the deli, liquor store, pharmacy, real estate office, and ice cream shop all went out in the past year. Putting retail on the bottom floor would not guarantee success.

Mr. Pauly confirmed if stormwater retention facilities were larger than anticipated, the minimum unit requirements could be recalculated using the method outlined in Code Section 4.127 (.06) C. He noted he had previously mentioned the numbers in Table 6B would be refined, aligned, and better proportioned as better projections of units per acre and layout plans were received. Staff was still working through the numbers, which would probably change a bit more. Only buildable land was being used in the calculations, with land used for streets, stormwater facilities, and open spaces excluded. A requirement reduction was available and could be calculated if the net was less than 75 percent of gross. He believed West Hills and Staff would eventually be more aligned and reach an agreement.

Mr. Grimberg acknowledged reducing the minimum number of units would allow them to meet the Code, but the reduction was a killer financially because density was needed to spread and reduce costs and make money. The primary goal was not to decrease the number of units, as they aimed to create a thriving community and density was crucial to making the financial formula work. He confirmed the main concern was the stormwater facility requirements eating into the buildable area, rather than the minimum number of units. He noted AKS had studied the issue and estimated the Stormwater Code

recently presented by the City created a 10 percent density reduction. An example using simple arithmetic assumed 350 lots were owned. Losing 10 percent more than anticipated resulted in over 30 lots being lost. If a lot was worth $200,000, a $6 million loss would be created, leading to serious concerns.

Mr. Pauly clarified other code regarding stormwater, not under the Planning Commission's purview, was also at work. For example, Public Works Standards could result in the same concerns and issues even without the Stormwater Code. The proposed Stormwater Code was meant to elevate the issue to everyone involved in the design process as the subdivision and all of its components were being designed.

Ms. Bateschell added many conversations had looked at recent developments, including Frog Pond West, in terms of land consumption for stormwater facilities consistent with Public Works Standards and the Code. Calculations indicated about seven to eight percent of land was being consumed for stormwater facilities, partly explaining the reason for modifying the assumption behind the numbers. Originally five percent of the gross development acreage had been used, but the number was now rounded up to ten percent, slightly higher than the seven to eight percent, to be conservative and make sure to account for more extensive stormwater facilities, which was partly why number changes were still being seen. The process was still being worked through to make sure the assumptions were good.

Mr. Pauly noted in subsequent calculations for unit allocations, the ten percent assumption was used because the additional information received was more accurate.

INFORMATIONAL

3. City Council Action Minutes (April 1, 3, & 15, 2024) (No staff presentation)

4. 2024 PC Work Program (No staff presentation)

There were no comments.

ADJOURN

Commissioner Hendrix moved to adjourn the regular meeting of the Wilsonville Planning Commission at 7:31 p.m. Commissioner Scull seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant

CITY COUNCIL

MONDAY, MAY 6, 2024

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: May 6, 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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** The Planning Commission held a number of work sessions starting in January 2023. The Commission's input and guidance are reflected in the draft Development Code amendments.
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write Development Code standards consistent with the Master Plan. This effort has been ongoing since early 2023. This work session will continue the conversation from the City Council work session on April 15 concerning narrow side yards. In addition, staff will share information about the draft variety standards recommended by the Council and Planning Commission, and how they compare to Villebois and other new urban areas in the region.

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. 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 the community's expectations.

Side Yards

During the April 15 work session, City Staff received direction to bring forward proposed language regarding narrow side yards at a future work session. As stated in the previous work session, these narrow-fenced areas will occur due to setbacks and a desire to screen and secure areas. A couple of citywide code provisions can limit the concerns articulated by Council. First, as reflected in the proposed language below, the City can require that whenever a side yard area less than five-feet wide is enclosed by fencing, a gate or gates will allow through access to a rear yard or alley. The notion is that through-access will increase usability, and if there is use, there is a greater tendency to maintain to allow for the use. Second, as written below, the City can add specific language to the nuisance language in Chapter 6 of the City Code to state side yards are to be kept clear of vegetation, rubbish, junk, and other materials that would prevent the required through-access. Together this language can, with minimal additional regulation, meaningfully address the concerns about use and maintenance of side yards.

Proposed language for Subsection 4.113 (.07) *Fences in Residential Areas*

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

Proposed Language for New Section 6.221

6.221. Maintenance of Side Yards in Residential Areas

(1) In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Section 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of vegetation, rubbish, junk, and any other material that would prevent the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.

Housing Variety

In addition to the discussion about side yard usability and maintenance, in this work session Staff will share some additional information about the proposed housing variety standards for Frog Pond East and South, including providing a comparison to Villebois and other new urban areas.

A key component of the Frog Pond East and South regulatory approach is housing variety, as reflected in the adopted Master Plan. As a refresher, this policy choice came from community input, the Planning Commission, and City Council in an effort to have a wide variety of housing types, including affordable options, integrated throughout the Master Plan area. Key housing variety concepts from the Master Plan guiding the draft Code amendments include:

- Setting a maximum amount of any one type of housing unit.
- Setting minimums for certain target unit types consistent with the Affordable Housing Analysis completed as part of the Master Plan. These "target" units include:
    - Middle housing,
    - Small units, and
    - Mobility-ready units that can accommodate individuals with limited mobility.
- Establishing the minimums and maximums at smaller geographies (subdistricts and tax lots) to encourage variety of units throughout the Master Plan area.

While the draft Development Code breaks out the housing unit and variety requirements by subdistrict and tax lot in a table, known as "Table 6B", Planning Commission requested a summation of these requirements to better understand the total housing production numbers for the Master Plan area. Staff wanted to share with Council as well to aid in understanding the intent and expected outcome of the proposed regulations.

As a reminder, the target unit type (middle housing, small units, and mobility-ready units) minimums are not based on a percentage of the minimum total number of units, but a percentage of an assumed middle of the road scenario (125% of minimum total number of units). This projection is based on the preferred development scenario in the Master Plan and what developers are more likely to propose for development. Minimum density (total number of units) establishes the floor for housing production in an area and development typically exceeds these minimum densities. So, to achieve the Council's desired share of target unit types, the percentages need to be applied to projected development rather than the minimum development threshold.

Based on prior work sessions with the City Council and Planning Commission, the desired percentages for target unit types are as follows: middle housing minimum of 20%, small housing unit minimum of 5%, and mobility-ready units minimum of 10% (subject to change based on additional feedback). In the table below, these minimums are presented as the minimum number of housing units (rather than percentages) for each of those target unit types based on the middle of the road scenario (125% of minimum total number of units). A column is added in the table to

the right of the minimum total number of housing units required column to show the numbers used for calculating the target minimums (125% of total minimum). Note, that the target unit type numbers were calculated based on individual subdistricts and tax lots, so due to rounding for each of these smaller geographies the numbers do not calculate as a perfect percentage of the summed numbers for East, South, and the total Master Plan area. Also, the 125 mixed use housing units on the Brisband Main Street in East are included in the total, but not used for calculating the minimum of the target unit types.

Table summing housing unit requirements for East, South, and the total Master Plan area.

Area	Minimum Total Number of Units (from Table 6B)	Assumed Total Units for Calculating Target Unit Minimums (125% of Minimum Total)	Minimum Number of Middle Housing Units (from Table 6B)	Minimum Number of Small Units (from Table 6B)	Minimum Number of Mobility-Ready Units (from Table 6B)
East	918	1116 (991 excluding 125 mixed-use units)	201	54	102
South	407	509	112	37	58
Total	1325	1625 (1500 excluding 125 mixed use units)	313	91	160

How do the proposed variety standards for target unit types compare to the rest of Wilsonville and Villebois?

Based on Planning Commission requests, Staff took a detailed look at how the proposed variety standards for Frog Pond East and South compare to Villebois. Of 2,593 built or approved units in Villebois 1,538 (59%) are detached single-family homes, 524 (20%) are townhomes (which meet the middle housing definition), and 531 (20%) are apartments, condos, and similar. This multi-family number includes some ADU-sized units over garages and a smaller three-unit condo building that would meet the definition of a triplex (middle housing). The overall variety proposed in Frog Pond East and South is consistent, both in terms of amount of single-family detached and middle housing, with what has been built in Villebois. Of note, just over 20% of the units in Villebois are middle housing, particularly townhouses, consistent with the proposed 20% requirement in Frog Pond East and South. Also, interestingly 59% of units in Villebois are detached homes, which roughly aligns with the proposal that not more than 60% of land be used for the development of a single housing type (anticipated to be single-family detached units).

Staff also did try to approximate the number of Villebois units that would meet the mobility-ready definition, though the data is not as complete as for middle housing and single-family. Mobility-ready units, including elevator-served apartments and condos as well as ground floor

apartments, total 421 units, or approximately 16% of total Villebois units. This does not include any primary suite-on-main homes, which do exist in Villebois. Frog Pond East and South does not require and will not likely have as many multi-family units, so the percentage of elevator-served, mobility-ready apartment units would not likely be as high.

Like mobility-ready units, the data on unit size is limited. However, it is estimated that a combination of multi-family units and smaller townhouses exceeds 5% of the Villebois units.

How do the proposed variety standards for target unit types compare to neighboring suburban growth areas?

Staff also looked at how the proposed variety standards align with adopted or proposed standards in other areas in the region recently added to the urban growth boundary (UGB). This includes Cooper Mountain North in Beaverton and Witch Hazel Village South in Hillsboro, added to the UGB in 2018 at the same time as Frog Pond East and South, as well as River Terrace 2.0 in Tigard, added to the UGB in 2023. The location of these recent UGB additions can be seen in Attachment 1. While each jurisdiction has taken its own unique approach, the main concepts of housing variety are consistent with the Frog Pond East and South Master Plan and draft Development Code:

- All plans assume a mix of housing types, including middle housing consistent with House Bill 2001.
- All plans speak about avoiding housing type separation and having block to block variety as well as design standards allowing a variety of housing types to be integrated cohesively.
- Cooper Mountain's proposed code includes a requirement that a minimum percentage of units not be single-detached homes. Of note, the Cooper Mountain proposal does not include multi-family, so this 30% proposal is middle housing.
- Cooper Mountain's proposed code also requires two or three different types of non single-family detached homes based on development size, similar to Wilsonville's number of housing types requirement.
- River Terrace 2.0 discusses feathering out, similar to the transect created by the different Urban Form Types in Frog Pond East and South. Different block-level urban forms are discussed in relation to the transect or feathering out.

Discussion Questions
The following would be helpful feedback from the City Council at this work session:

- What, if any, additional feedback does the City Council have on standards for narrow side yards?

- How does the additional information regarding Villebois and other jurisdictions impact your input on the draft variety standards, is there increased confidence or additional modifications to propose?

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

TIMELINE:
After final work sessions in May and 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. However, 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 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 considered to meet the same intent.

ATTACHMENT:
1. Map showing location of referenced recent UGB additions (April 3, 2024)

Witch Hazel South, Hillsboro

Cooper Mountain, Beaverton

River Terrace 2.0, Tigard

Frog Pond East & South, Wilsonville

Legend

Year | Acres added to UGB

2023	494	1997	15
2018	2,210	1996	2
2017	83	1995	77
2014	1,181	1993	71
2013	42	1992	336
2011	2,017	1991	13
2008	14	1990	7
2007	4	1989	24
2006	2	1988	78
2005	578	1987	675
2004	1,930	1986	87
2003	1	1985	83
2002	19,160	1984	43
2001	140	1983	1,625
2000	314	1982	236
1999	437	1981	112
1998	3,207	1980	2,890

Est. 1979 | 227,415
Removed from UGB [Year removed]
Urban growth boundary
County boundary

Metro

Urban growth boundary expansion history

Attachment 1 Map showing location of different recent UGB additions referenced Frog Pond East and South Work Session May 6, 2024

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
May 6, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Proposed narrow side yards code text
- Addition information about housing variety in Frog Pond East and South

Narrow Side Yards
Usability and Maintenance

Proposed Code Text

Proposed text for Subsection 4.113 (.07) *Fences in Residential Areas*

When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

Proposed text for new Section 6.221 *Maintenance of Side Yards in Residential Areas*

In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Section 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of vegetation, rubbish, junk, and any other material that would prevent the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.

Housing Variety Additional Information

Housing Variety

- Master Plan policy choice to have a wide variety of housing throughout the plan area
  - Maximum of any one type of housing unit
  - Minimum amount of target housing unit types
    - Middle housing
    - Small units
    - Mobility-ready units
  - Establish standards at smaller geographies

Additional Information to Share

- Summation of variety requirements
- Comparison to Villebois
- Comparison to other recent UGB additions in Portland region

Summation of Unit Requirements

Area	Minimum Total Number of Units (from Table 6B)	Assumed Total Units for Calculating Target Unit Minimum (125% of Minimum Total)	Minimum Number of Middle Housing Units (from Table 6B)	Minimum Number of Small Units (from Table 6B)	Minimum Number of Mobility-Ready Units (from Table 6B)
East	918	1116 (991 excluding 125 mixed-use units)	201	54	102
South	407	509	112	37	58
Total	**1325**	**1625 (1500 excluding 125 mixed use units)**	**313**	**91**	**160**

Comparing Frog Pond East and South with Villebois

	Total Units	Middle Housing	Mobility-Ready	Detached single-family
Villebois built/approved	2593	524 (20.2%) Townhouses	421+ (16%+)	1538 (59.3%)
Frog Pond East and South	1325 min. 1625 assumed	313 (19.3%) min.	160 (9.8%) min. by code 246 (15.1%) actual min.	792 (48.7%) estimated max.

Comparison to Other UGB Expansion Areas

- All plans include a housing mix/middle housing
- All plans avoid type separation and encourage block-level mix of housing types
- Some have 30+% middle housing
- Some require multiple housing types in development
- Some use a “transect” concept

Discussion

City Council Meeting Action Minutes
May 6, 2024

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell – Excused

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Zoe Mombert, Assistant to the City Manager
Dan Pauly, Planning Manager
Kimberly Rybold, Senior Planner
Miranda Bateschell, Planning Director
Stephanie Davidson, Assistant City Attorney
Bill Evans, Communications & Marketing Manager
Chris Neamtzu, Community Development Director
Zach Weigel, City Engineer

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:03 p.m.
A. Frog Pond East and South Development Code	Staff sought additional input from Council to inform development code amendments consistent with the Frog Pond East and South Master Plan.
B. IGA with Metro for Wilsonville Industrial Land Readiness Project	Council was informed of Resolution No. 3139, which authorizes the City Manager to execute an intergovernmental agreement (IGA) with Metro for the Wilsonville Industrial Land Readiness Project.
REGULAR MEETING	
<u>Mayor's Business</u> A. State of the City Address	The Mayor presented the 2024 State of the City Adress.
<u>Communications</u> A. Senator Aaron Woods B. Representative Courtney Neron	Both Senator Woods and Representative Neron spoke about several legislative issues in which they collaborated with the City
C. Tualatin Valley Fire & Rescue State of the District	The Tualatin Valley Fire and Rescue Government Affairs Division Chief provided the agencies 2024 State of the District Address.

Consent Agenda A. **Resolution No. 3132** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Aaken Corporation To Construct Street Lighting LED Conversion – Phase 3 Project (CIP #4722) B. **Resolution No. 3134** A Resolution To Allocate Community Enhancement Funds For Fiscal Year 2024/2025. C. **Resolution No. 3135** A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With Absco Solutions For Updating Card Access And Security Cameras At The SMART Administration Facility. D. **Resolution No. 3136** A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute An Intergovernmental Agreement With Clackamas County To Build Fiber Infrastructure To The Elligsen And C Level Reservoirs. E. **Resolution No. 3137** A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The I-5 Pedestrian Bridge Project. F. **Resolution No. 3139** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Intergovernmental Agreement With Metro For The Wilsonville Industrial Land Readiness Project. G. **Resolution No. 3140** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Intergovernmental Agreement With The City Of Portland For Local Improvement District Services.	The Consent Agenda was approved 4-0.
New Business A. None.	

Continuing Business A. None.	
Public Hearing A. **Ordinance No. 891** An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Sections 2.310-2.319 Regarding Public Contracts.	After a public hearing was conducted, Ordinance No. 891 was approved on first reading by a vote of 4-0.
City Manager's Business	The City Manager shared news of a pending $550,000 grant from the Land and Water Conservation Fund, procured by the City's Parks and Recreation staff, which is to be used for the purchase and installation of new play equipment at lower Memorial Park.
Legal Business	The City Attorney updated the Council on a collaboration with non-profits Wilsonville Community Sharing and Heart of the City to successfully procure more than $500,000 over two years from Clackamas County Health, Housing and Human Services to fund programs that provide hotel vouchers and other supportive services to aid people experiencing homelessness. Council moved to adopt an order establishing the procedure that City Council would follow of appeal proceeding for anticipated appeal of Development Review Board Resolution No. 432 to City Council as distributed. Passed 4-0.
ADJOURN	10:00 p.m.

CITY COUNCIL

MONDAY, APRIL 15, 2024

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: April 15, 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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ 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 Development Code amendments.
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. As the project moves towards adoption this summer, the work session will provide Council the opportunity to ask any additional outstanding questions on proposed Code amendments not specific to Frog Pond zoning (Section 4.127). This work session will also discuss updates to design standards for Frog Pond East and South since the Council's December work sessions, including addressing Council concerns about usability and maintenance of narrow side yards.

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. 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.

While a good portion of the implementing development code language is within Section 4.127, which is the Frog Pond-specific zoning language, other code sections are also impacted. Many of the code amendments in these other sections will apply throughout the City. Attachments 1 and 2 contain these "other" code amendments which reflect feedback to date from both the Planning Commission and City Council. These amendments have come before the Council in work sessions in pieces over the last year plus. **These amendments focus on removing barriers to the development of a variety of housing, especially those housing types that can provide lower-cost housing opportunities, including for ownership.** This work session gives the Council an opportunity to review these "other" code amendments in whole and ask any additional questions or provide any additional input prior to these amendments being finalized for the adoption hearing before Council (see Attachments 1 and 2).

This is the final work session planned to focus on these "other" code amendments prior to the public hearing. The final work session for the project will focus on the Frog Pond-specific Section 4.127.

Highlights of the proposed "other" code amendments are as follows:

- Establishing clear and objective design standards for multi-family residential development and allowing the review of multi-family buildings, based on the new design standards, through the administrative review process consistent with other residential building types including detached single-family and middle housing.
- Removing additional regulatory barriers to development of Accessory Development Units (ADUs) following recommendations from the Frog Pond East and South Master Plan. Changes include allowing ADUs for all townhouses, not just those with larger lots; exempting ADUs from maximum lot coverage, one of the most common barriers to their development; and removing any additional review process making the ADU review process the same as detached single-family or middle housing.
- Prohibiting deed restrictions and private covenants, such as subdivision covenants, conditions, and restrictions (CC&Rs), from limiting housing types allowed by zoning. This reflects State law adopted during the 2019 legislative session as part of House Bill 2001.
- Establishing Residential Stormwater Design Standards to reflect current City policy and practice, to provide additional clarity to development partners as they design residential projects.

In addition, to the "other" code amendments, this work session will update the Council on refinements to design standards specific to Frog Pond East and South that have occurred since Council's December work session on the standards. The updated design standards are in Table 8B from Subsection 4.127 (.08), along with related footnotes, with the refinements highlighted in yellow (Attachment 3). These refinements are based on feedback from the Council, as well as the Planning Commission, development partners, and City staff. The specific refinements are as follows:

- Adding language regarding the required lot size in Frog Pond East and South. This update reflects input from the Council and Planning Commission that there is a minimum lot size, it is just defined by building and lot standards rather than having an independent defined value.
- Refining the maximum height to allow four-story buildings in Urban Form Type 1, and three-story buildings in Urban Form Types 2 and 3. In addition, slightly increased maximum height (in feet) to allow flexibility for taller floor heights. A new footnote clarifies that while three-story buildings are allowed in Urban Form Type 3, they have an additional required setback to better blend with what is planned as primarily a one and two-story area.
- Slightly increasing the allowed building width for Urban Form Types 2 and 3 to allow additional flexibility for building design. The increase is, respectively, from 120 to 125 feet, and from 90 to 100 feet.
- For Urban Form Type 2, adding the ability to use additional building articulation in lieu of minimum building width in Urban Form Type 2. Building width between articulations would still be limited to 125 feet with the articulation being allowed instead of building separation. This provision is primarily anticipated to apply to multi-family buildings, but could be used for townhouse buildings as well.
- Establishing five feet as the minimum side yard setback in all Urban Form Types, with special provisions for reduced side yard setbacks relative to building width in Urban Form Types 1 and 2.
- Removing footnotes about special fence or side yard maintenance requirements for small areas specific to Frog Pond East and South. See additional discussion below.
- Establishing 80 percent as the maximum lot coverage for Frog Pond East and South. Based on prior feedback and for simplicity and consistency with other residential zones in the City, staff have proposed maintaining the use of lot coverage rather than Floor-to-Area Ratio (FAR). 80 percent provides a clear backstop while not standing as a barrier to development of desired housing types.

Finally, Council has previously expressed concerns about fenced narrow side yards and their usability and maintenance. While these fenced areas will occur due to setbacks and a desire to screen and secure areas, staff does have a couple citywide recommendations that can limit the concerns. First, require that whenever a side yard area less than five-feet wide is enclosed by fencing, a gate or gates will allow through access to a rear yard or alley. The notion is that through-access will increase usability, and if there is use there is a greater tendency to maintain to allow for the use. Second, add specific language to the nuisance language in Chapter 6 of the City Code that side yards are to be kept clear of vegetation, rubbish, junk, and other materials

that would prevent the required through-access. Together this language can, with minimal additional regulation, meaningfully address the concerns about use and maintenance of side yards expressed by Council.

Discussion Questions
The following would be helpful feedback from the City Council at this work session:

- What, if any, additional questions, comments, or input does the Council have on proposed "other" Development Code amendments in Attachments 1 and 2 prior to them being finalized for adoption?

- What feedback does the Council have on the refinements to the proposed design standards for Frog Pond East and South in Attachment 3?

EXPECTED RESULTS:
Feedback from meeting will guide completion of a package of Development Code amendments for adoption.

TIMELINE:
A final work session to discuss other Frog Pond-specific amendment in Section 4.127 and provide follow up from this work session is planned for May. A Planning Commission public hearing is subsequently planned for June, with a Council public hearing in July.

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.

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 considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:

1. Draft Development Code Amendments, except for Sections 4.113 and 4.127, with Supporting Information (March 18, 2024)
2. Draft Development Code Amendments, Sections 4.113, Standards Applying to Residential Development in Any Zone, with Supporting Information (March 18, 2024)
3. Updated Table 8B of the proposed Development Code Amendments and related footnotes (April 3, 2024)

Attachment 1 Frog Pond East and South City Council Work Session April 15, 2024 Draft Development Code Amendments Except for 4.113 and 4.127

Removed language ~~struckthrough~~. Added language **bold underlined.**

1. Define Net Development Area

Intent: To clearly define net development area as it relates to standards for Frog Pond East and South.
Applicability: Citywide, but primarily applicable to Frog Pond East and South at this time.
Additional Explanation: The Development Code currently defines "Gross Development Area", but not "Net Development Area". The proposal is to define net by defining what is removed from gross to get to net. The Net Development Area is proposed as an important measure in determining compliance with Frog Pond East and South variety standards.

4.001 Definitions

(.XXX) Development Area, Net: For residential development, the portion of Gross Development Area that is used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space and landscaping, and hardscape not otherwise excluded as follows: required open space in tracts, stormwater facilities in tracts, other similar common-use tracts, and public right-of-way.

2. Clean up and clarify definitions regarding lots, lot lines, and yards

Intent: To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change intended.
Applicability: Citywide
Additional Explanation: none

4.001 Definitions

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts an alley or tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive.**

(.XXX) Lot, Through: **A lot with two non-intersecting lot lines each abutting a street or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bound on two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~,~~ ~~other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, the boundary line abutting the tract with the pathway.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street or private drive~~, other than an alley~~. **In the case of a Through Lot, the shortest lot line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both equal length and same street classification, the boundary line indicated as the front on a final plat.** ~~A private drive bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.~~

(.XXX) Lot Line, Rear: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a **C**orner **L**ot.

(.XXX) Yard, Front: Any yard abutting a ~~street or private drive~~ **Front Lot Line**, unless one side is determined to meet the definition of a side yard, below. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a front yard.

3. Clarify which type of residential structures can be approved through a Class I Administrative Review and which are a Class II Administrative Review.

Intent: Provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures rather than subject to Site Design Review like commercial and industrial buildings. Of note, and as previously guided by the Planning Commission and Council, only smaller multi-family buildings similar in size to middle housing (five or six unit) are proposed to not require public notice. Multi-family buildings with

seven or more units would require Class II Administrative Review as drafted, which requires public notice.

Applicability: Citywide

Additional Explanation: The new process applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and**

other common improvements, which is subject to review by the Development Review Board.

4. Clarify that all residential building types, including multi-family (apartments) are not subject to DRB review under Site Design Review

Intent: Provide clarity that review of residential structures under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this draft amendment supports the proposed change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards.
Applicability: Citywide
Additional Explanation: none

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. An applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by**

the Board through Site Design Review, or FDP in the Village Zone.

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design Review reviewed by the Planning Director as established in Section 4.030.**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

5. Clarify that residential design standards are among the architectural design standards subject to waiver

Intent: Residential design standards did not exist in the way they do now when this code language was created. This provides clarity that an applicant can apply for a waiver for residential design standards. This is not a policy change.
Applicability: Citywide
Additional Explanation: none

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

6. Clarify, providing consistency across the City, that ADUs are subject to 10 foot setbacks rather than larger setbacks

Intent: To ensure setbacks allowed for ADUs is consistent across the City and removing additional barriers to their development.
Applicability: Citywide
Additional Explanation: none

Attachment 1 Frog Pond East and South City Council Work Session April 15, 2024 Draft Development Code Amendments Except for 4.113 and 4.127

Section 4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setbacks for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

7. Remove buffering language between multi-family and other residential development

Intent: Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the Master Plan policy directive and current approach of integration of housing types.
Applicability: Citywide
Additional Explanation: While screening of multi-family development is not required, screening applying more broadly to parking lots still applies.

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

8. Add language that no new deed restrictions shall restrict housing types

Intent: House Bill 2001 (2019) established that from January 1, 2020 private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. This language reflects this law and further clarifies that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants.
Applicability: Citywide
Additional Explanation: none

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions **or covenants** in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies**~~, the Board may limit the content that will be accepted within proposed deed restrictions or covenants~~. In adopting conditions of approval for a residential ~~subdivision or condominium development~~ **land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall in all cases ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or,~~ violate established conditions of approval for the development**, or violate other statutes, rules, or standards the City has responsibility to enforce, including deeds or covenants that would limit housing types allowed by the City's zoning for a given property(s).**

Section 4.113. Standards Applying to Residential Developments in any Zone.

Areas with change highlighted. Removed language ~~struckthrough~~. Added language **bold underlined.**

1. Clarify exceptions to Open Space Requirements for multi-family development

Intent: To avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear than no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.
Applicability: Citywide
Additional Explanation: None

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development**, except as noted in 2. c. below.**

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are otherwise met in the subdivision, as acknowledged in a prior land use approval.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an

open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.
   a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ
   b. New natural/wildlife habitat areas

2. Minor clarification that stormwater facilities in the right-of-way do not count as required open space.

Intent: Be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.
Applicability: Citywide
Additional Explanation: none

   c. Non-fenced vegetated stormwater features **outside the public right-of-way**
   d. Play areas and play structures
   e. Open grass area for recreational play
   f. Swimming and wading areas
   g. Other areas similar to a. through f. that are [publicly] accessible
   h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.
   a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.
   b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

    a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

    b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

3. Clarify, providing consistency across the City, that ADUs are subject to 10 foot setbacks rather than larger setbacks

Intent: To ensure setbacks allowed for ADUs is consistent across the City and removing additional barriers to their development.
Applicability: Citywide
Additional Explanation: none

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

1. Minimum front yard setback: 20 feet.

2. Minimum side yard setback: Ten feet. In the case of a corner lot less than 100 feet in width, abutting more than one street or tract with a private drive, the side yard on the street or private drive side of such lot shall be not less than 20 percent of the width of the lot, but not less than ten feet.

3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.

4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
5. Minimum setback to garage door or carport entry: 20 feet. Except, however, in the case of an alley where garages or carports may be located no less than four feet from the property line adjoining the alley.
6. Minimum rear yard setback: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.
7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.
8. Townhouse Setbacks: No setback is required along property lines where townhouses are attached.

B. *For lots not exceeding 10,000 square feet:*

1. Minimum front yard setback: 15 feet, with open porches allowed to extend to within ten feet of the property line.
2. Minimum side yard setback: One story: five feet; Two or more stories: seven feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten feet.
3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.
4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
5. Minimum setback to garage door or carport entry: 20 feet. Wall above the garage door may project to within 15 feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four feet from the property line adjoining the alley.
6. Minimum rear yard setback: One story: 15 feet. Two or more stories: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.
7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

8. Townhouse Setbacks: No setback is required along property lines where townhouses are attached.

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.

B. To provide buffering of low density developments by requiring the placement of buildings more than two stories in height away from the property lines abutting a low density zone.

C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River from greater encroachments than would occur if developed conventionally.

(.04) *Residential uses for treatment or training:*

A. Residential Homes, as defined in Section 4.001, shall be permitted in any location where a single-family dwelling is permitted.

B. Residential Facilities, as defined in Section 4.001, shall be permitted in any location where multiple-family dwelling units are permitted.

4. Remove duplicative reference to parking standards

Intent: Remove the unnecessarily duplicative reference to 4.155 in subsection (.05) (see below), as applicable standards in Section 4.155 would apply regardless of reference.
Applicability: Citywide
Additional Explanation: None

5. Establish residential stormwater design standards in the Development Code

Intent: To clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on City's stormwater policy and how it interacts with residential development. This does not represent a change to the City's current policies as implemented through the Public Works standards, but rather provides clarification at the early end of development review.
Applicability: Citywide
Additional Explanation: As the City has moved to low-impact development stormwater infrastructure the facilities have more interaction with other uses of land and it makes sense to acknowledge them in the Development Code to ensure they are clearly among the considerations as designers look to allocate land to different uses within a residential development.

(.05) ~~*Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155~~ ***Residential Stormwater Design Standards:***

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.

B. *Low Impact Development*. All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

C. *Stormwater facility sizing.* Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.

D. *Areas where stormwater management facilities are required to be integrated.* Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:

a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;

b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;

c. Unpaved areas within five feet of an alley curb;

d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;

e. Edges and buffers around parks and open space; and

f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).

2. Lower priority:

a. **Landscaped areas within five feet of building foundations, not including detached single-family homes, middle housing and their accessory structures; and**

b. **Separate landscape tracts for stormwater facilities.**

E. *Conflicting Uses Prioritized Over Stormwater Management Facilities.* The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. when a feasible alternative location for the conflicting use is not available.

1. **Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;**
2. **Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;**
3. **Fire hydrants and FDCs;**
4. **Manholes, clean outs, pedestals and vaults for public and franchise utilities;**
5. **Pedestrian walkways and bicycle paths;**
6. **Public Utility Easements for gas, electricity, and communication; and**
7. **Minimum area of usable open space required under Subsection (.01) above. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space, etc.).**

F. *Typically Prohibited Design Elements.* The following design elements are a barrier to integrated design and prohibited as part of stormwater facilities unless their inclusion is approved by the City Engineer, or authorized representative, as part of a waiver request;

1. **Fences.**
2. **Retaining walls over two feet in height.**

G. *Standards for Waivers to the Standards of this Subsection.* The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being available in the record to support the following findings:

1. **To the extent practicable, the design continues to provide for decentralized treatment and flow control.**
2. **If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).**
3. **If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.**

(.06) *Signs.* Signs shall be governed by the provisions of Sections 4.156.01—4.156.11.

(.07) *Fences:*

A. The maximum height of a sight-obscuring fence located in the required front yard of a residential development shall not exceed four feet.

B. The maximum height of a sight-obscuring fence located in the side yard of a residential lot shall not exceed four feet forward of the building line and shall not exceed six feet in height in the rear yard, except as approved by the Development Review Board. Except, however, that a fence in the side yard of residential corner lot may be up to six feet in height, unless a greater restriction is imposed by the Development Review Board acting on an application. A fence of up to six feet in height may be constructed with no setback along the side, the rear, and in the front yard of a residential lot adjoining the rear of a corner lot as shown in the attached Figure.

C. Notwithstanding the provisions of Section 4.122(10)(a) and (b), the Development Review Board may require such fencing as shall be deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

D. Fences in residential zones shall not include barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flakeboard.

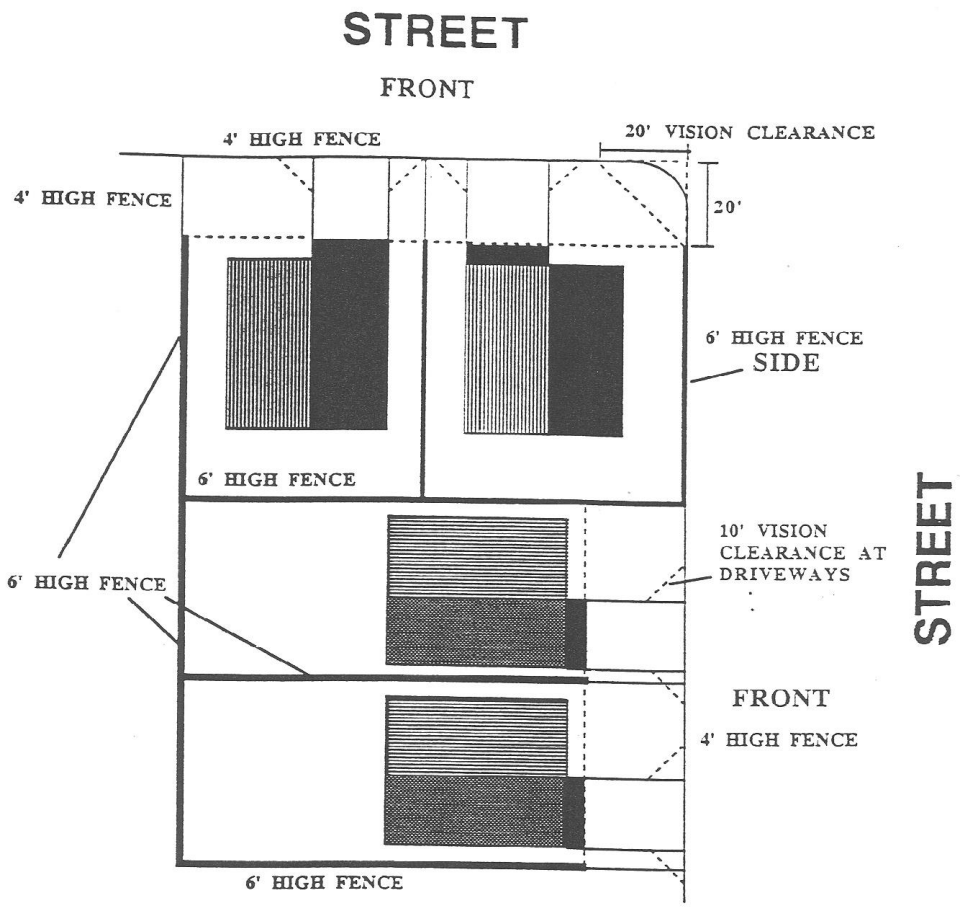


Figure 1 Fence Standards for Residential Development

(.08) *Corner Vision.* Vision clearance shall be provided as specified in Section 4.177, or such additional requirements as specified by the City Engineer.

(.09) *Prohibited Uses:*

A. Uses of structures and land not specifically permitted in the applicable zoning districts.

B. The use of a trailer, travel trailer or mobile coach as a residence, except as specifically permitted in an approved RV park.

C. Outdoor advertising displays, advertising signs, or advertising structures except as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10.

6. Remove additional regulatory barriers to development of Accessory Dwelling Units (ADUs)

Intent: To remove additional barriers to the development of ADUs, as identified in the Frog Pond East and South ADU-focused work, and to better facilitate construction of these units that can provide a

lower cost housing alternative throughout the City. The specific changes include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from minimum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.
Applicability: Citywide
Additional Explanation: Removing these barriers, together with the housing variety requirement in Frog Pond East and South, will make ADU development more feasible and likely to be built than elsewhere in the City.

(.10) *Accessory Dwelling Units:*

A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.

B. *Standards:*

1. Number Allowed.

a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.

b. For all other dwelling units: None.

2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.

3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.

4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximum** ~~setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes~~.

5. *Design Standards:*

a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.

i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.

i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or

masonry may be used to match wood, stucco, or masonry respectively.

c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADU review process is the same as for single-family units and middle housing.**

7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.

8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.

9. Reserved.

10. Accessory dwelling units may be short-term rentals, but the owner/local operator must maintain an active business license with the City of Wilsonville for a short-term rental business and pay all applicable lodging and other taxes.

Note: No proposed amendments to Subsections (.11) through (.13), they are excluded from this document for brevity

. . .

7. Clarify applicability of certain residential design standards by zone

Intent: Provide clarity that when certain area-specific design standards apply, the general citywide design standards do not apply, avoiding having conflicting standards. The language specifically clarifies that certain citywide standards, such as façade variety, apply in Frog Pond East and South but not Frog Pond West.
Applicability: Citywide
Additional Explanation: None

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the** Residential Neighborhood Zone, as these zones**/areas** have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address.

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

Note: No proposed amendments to Subsections (.14) B. through I., they are excluded from this document for brevity

. . .

8. Clarify role of Master Plan for optional discretionary review by the Development Review Board in lieu of meeting residential design standards.

Intent: Clarify that when optional review is requested in an area covered by a legislative master plan, such as Frog Pond East and South, the review must consider consistency with the master plan.
Applicability: Citywide
Additional Explanation: None

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request

would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types~~.~~ **and**

4. The request remains substantially consistent with any legislative master plan the property is included within.

9. Establish clear and objective design standards for multi-family housing

Intent: Currently, citywide, both detached single-family structures and middle housing have clear and objective design standards applied during administrative review of their building design. Multi-family does not currently have these design standards. This establishes design standards for multi-family buildings based on middle housing standards, especially townhouse buildings which can be a similar bulk. Specific attention is also paid to parking orientation. With these new standards in place multi-family structures can be reviewed administratively consistent with other residential building types in the City.
Applicability: Citywide
Additional Explanation: Special attention is given to apply similar design standards as other type of housing to allow for enhanced compatibility of different residential building types within an area with housing variety.

(.15) *Design Standards for Multi-Family Housing:*

A. *Purpose and Intent.* The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.

B. *Entrance Orientation*.

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.

a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and

b. The entrance must either:

i. Face the street;

ii. Be at an angle of up to 45 degrees from the street; or

iii. Open onto a porch. The porch must:

a. Be at least 25 square feet in area; and
b. Have at least one entrance facing the street or have a roof.

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:
a. The courtyard must be at least 15 feet in width;
b. The courtyard must abut a street; and
c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

C. ***Windows***. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

D. ***Articulation.***

1. ***Minimum Articulation.*** All public-facing façades shall incorporate one or more of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.
a. Varying rooflines.
b. Offsets of at least 12 inches.
c. Balconies.
d. Projections of at least 12 inches and width of at least three feet.
e. Porches.
f. Entrances that are recessed at least 24 inches or covered.
g. Dormers at least three feet wide.

2. ***Articulation Element Variety.*** Different articulation elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection D.1. above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.
a. Where two to four elements are required on a façade, at least two different elements shall be used.
b. Where more than four elements are required on a façade, at least three different elements shall be used.

F. ***Pedestrian Access and Circulation***. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.

1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other

common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.

3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

F. *Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimizing the visual impacts of parking areas and garages.

1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane of the building closest to the street and a street property line (except alleys).

2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.

3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.

4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).

5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.

6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements and the other development standards in this subsection.	10	50-4 story	See Table 8C.	None[K]	10	[GE]	5[F]	Double the min. side yard setback that would be required for the larger of the two building on its own lot	80
Urban Form Type 2		15	40, 3-story[H]		125 except that buildings over 100 feet cannot occupy entire block face.[G] [I]	10		5[F]		
Urban Form Type 3		15			100[I]	15[I]		5		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks do not apply to shared walls at property lines between townhouse units

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

E. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.
2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.
3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. For Urban Form Type 1 and 2, side setbacks may be reduced as follows: (1) down to 3.5 feet for residential structures less than 70 feet wide (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.

H. In Urban Form Type 3, buildings greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.

I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

K. Except as limited to meet connectivity and block length standards.

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
April 15, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Review Development Code proposed to apply to all residential areas in the City
- Review refinements to Frog Pond East and South Development Standards
- Narrow side yards usability and maintenance

Amendments to Apply to All Residential Areas in City

Citywide Proposals to Highlight

- Multi-family housing design standards and administrative review process
- Removing barriers to Accessory Dwelling Unit (ADU) development
- Prevent new private covenants from limiting housing types
- Establish stormwater design standards

Multi-Family Review Process

Current	Proposed
DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space • **Architecture design of buildings** • **Design of all landscaping**	DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space **Staff (Administrative Review):** • **Architecture design of buildings** • **Design of landscaping not part of required open space**

Multi-Family Review Process

- Class I for buildings with up to 6 units
  - No notice to neighbors or public
  - Same as detached homes and middle housing
- Class II for buildings with over 6 units
  - Notice to neighbors and public

Multi-Family Design Standards

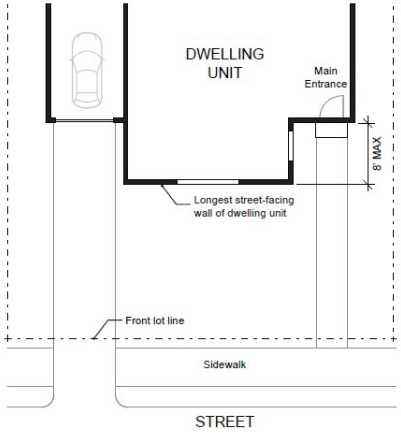
How Determined?

- Adapted middle housing standards where they work for multi-family (e.g., townhouse articulation)
- Added new standards specific to multi-family development (e.g., parking area standards, pedestrian circulation)

WILSONVILLE
OREGON

Multi-Family Design Standards

- Highlights
  - Main entry orientation
  - Min. window coverage
  - Façade articulation
  - Pedestrian connectivity
  - Parking to side or rear and screened



Citywide Changes for ADUs

- Allow ADUs for all townhouses
- Remove additional review process for ADUs
- Special exemptions for lot coverage and setbacks

Restrictive Covenants

- Reflects State law
- CC&R's and similar cannot limit housing types beyond what zoning does

Stormwater Design Standards

- Clear Purpose statement
- Low-impact development required
- Encourage minimizing impervious surfaces
- Set clear location prioritization
- Identify conflicting design elements and uses
- Establishing the review authority for waivers

Development Standards Refinements

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards										
Land Use Map Designation	Lot size requirements	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements and the other development standards in this subsection.	10	50, 4-story	See Table 8C.	None	10	GE	5 F	Double the min. side yard setback that would be required for the larger of the two building on its own lot	80
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face. [I]	10		5 F		
Urban Form Type 3		15			100	15[A]		5		

Draft Standards Table Refinements

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Urban Form Type 3		15			100	15[A]		5		

Adding language regarding required lot size

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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Urban Form Type 3		15			100	15[A]		5		

Adjusting maximum height

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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Urban Form Type 3		15			100	15[A]		5		

Simplify side setback standards

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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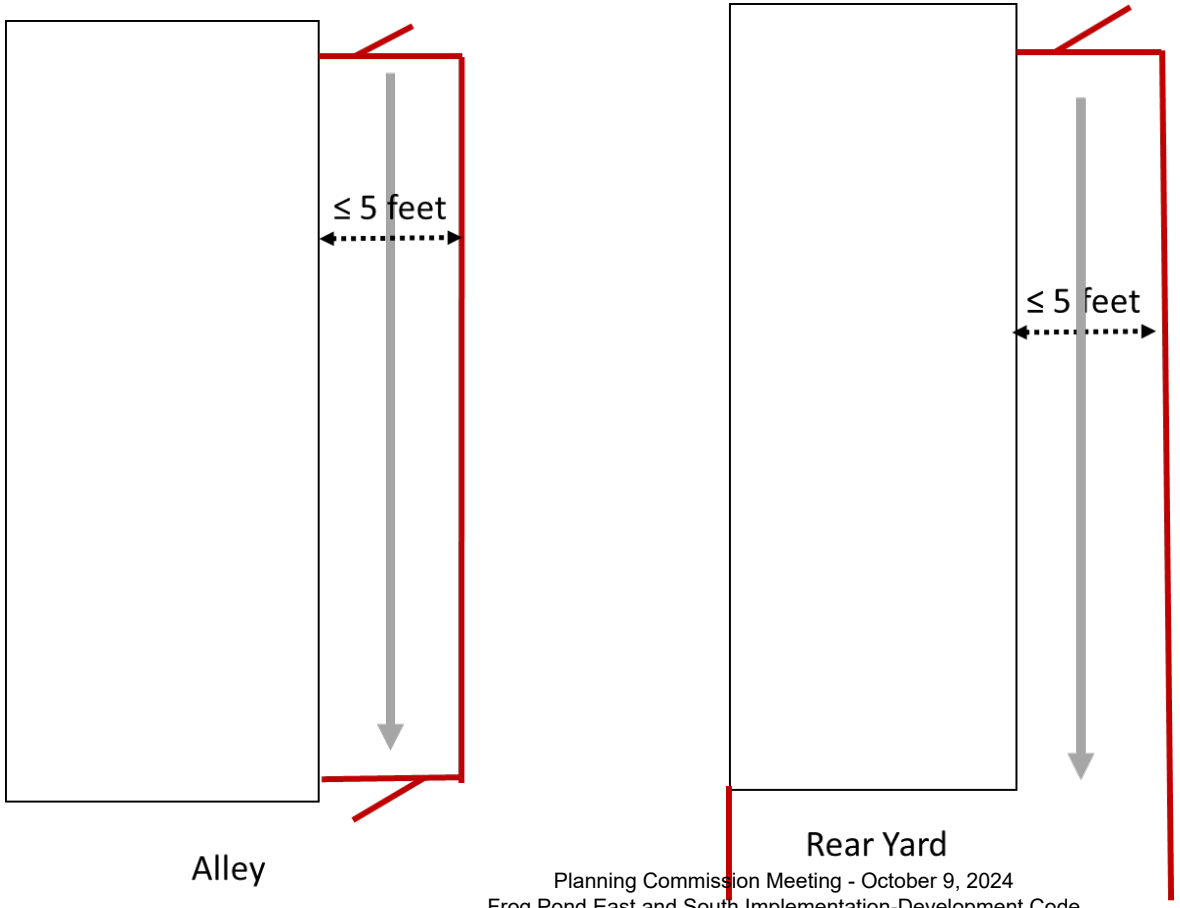
Urban Form Type 2		15			feet cannot occupy entire block face. [I]			5 F		
Urban Form Type 3		15			100	15[A]		5		

Establish 80% as maximum lot coverage

Narrow Side Yard Usability and Maintenance

Narrow Side Yards



Questions for City Council

- Additional questions, comments, or input on proposed citywide standards?
- Feedback on refined development standards for Frog Pond East and South?
- Feedback on Side Yard Usability and Maintenance?

Thank you!

City Council Meeting Action Minutes
April 15, 2024

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville - Excused
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Amanda Guile-Hinman, City Attorney
Bryan Cosgrove, City Manager
Cindy Luxhoj, Associate Planner
Dan Pauly, Planning Manager
Delora Kerber, Public Works Director
Jeanna Troha, Assistant City Manager
Kerry Rappold, Natural Resources Manager
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Mark Ottenad, Public/Government Affairs Director
Miranda Bateschell, Planning Director
Robert Wurpes, Chief of Police
Zach Weigel, Capital Projects Engineering Manager
Zoe Mombert, Assistant to the City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:02 p.m.
A. Frog Pond East and South Master Plan Development Code	Council provided Planning staff feedback on the Frog Pond East and South Master Plan Development Code.
REGULAR MEETING	
Mayor's Business A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
Communications A. Child Abuse Prevention Month Proclamation	Representatives of the Children's Center of Clackamas County shared details of the center's work. In conjunction with their visit, the Mayor read a proclamation declaring April as Childhood Abuse Prevention Month in Wilsonville.
Consent Agenda A. **Resolution No. 3122** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into And Execute A Cooperative Maintenance Agreement And Accept The Relinquishment Of A Portion Of SW Elligsen Road With The State Of Oregon Department Of Transportation.	The Consent Agenda was approved 4-0.

B. **Resolution No. 3138** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Flow Line Construction, LLC., Inc. To Construct The Park At Merryfield And Boones Ferry Park Trails Project. C. Minutes of the April 1, 2024, City Council Meeting. D. Minutes of the April 3, 2024, Special City Council Meeting.	
New Business A. None.	
Continuing Business A. **Ordinance No. 890** An Ordinance Of The City Of Wilsonville To Adopt The 2024 Stormwater Master Plan As A Sub-Element To The City Of Wilsonville Comprehensive Plan And The Stormwater Capital Improvement Project List. B. Appeal of DRB Resolution No. 429, A Resolution Affirming the Planning Director's Determination of Non-Conformance in Case File ADMN23-0029 and Denying the Applicant's Appeal DB24-0002.	Ordinance No. 890 was adopted on second reading by a vote of 4-0. Council affirmed Development Review Board (Panel B) Resolution 429. Passed 4-0.
Public Hearing A. None.	
City Manager's Business	No report.
Legal Business	No report.
ADJOURN	11:13 p.m.

PLANNING COMMISSION

WEDNESDAY, APRIL 10, 2024

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: April 10, 2024	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMISSION

This work session will (1) provide information to answer a number of Commissioner questions raised in recent work sessions and (2) update the Planning Commission on a number of recent refinements to the proposed Development Code amendments.

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. 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.

At this work session, staff will provide information to answer a number of Commissioner questions raised in recent work sessions and update the Planning Commission on a number of recent refinements to the proposed Development Code amendments.

Additional Information in Response to Questions

In addition to reviewing recent refinements to the draft Development Code amendments, staff wants to use time in this work session to respond to recent questions from the Commission related to housing variety, affordability, and number of units. Information is provided below in response to various questions in helping the Commission make final decisions on the draft Development Code.

What is the maximum number of developable units in Frog Pond East and South?

This question arose because of no maximum density or minimum lot size as an independent defined values. The maximum is determined by the variety, siting, and design standards. Staff calculates the conceptual maximum number of units using the proposed variety, siting, and design standards, assuming 60% multi-family, 35% townhouse, and 5% single-family as 2,976 units (24.8 units per acre). This mix reflects variety standards regarding the maximum of a single unit type, minimum middle housing and having at least three units in most development. This compares to the 1,800 (15 units per acre) assumed for infrastructure planning, 1,625 (13.5 units per acre) (125% of minimum) assumed for target unit type minimum calculations, and the 1,325 (11 units per acre) minimum. In comparison, Villebois is 13.2 units per acre. Based on all conversations to date with developers and property owners, the probability that the build out would be anywhere near the conceptual maximum is extremely low.

What is the total amount of different target unit types proposed overall in Frog Pond East and South?

The table below sums the numbers from draft Table 6B, Minimum Number of Units, including housing variety requirements into the total from Frog Pond East, Frog Pond South, and overall for East and South. In the draft code these are broken up by tax lot and subdistrict. As a reminder, the target unit type (middle housing, small units, and mobility-ready units) minimums are not based on a percentage of the minimum total number of units, but a percentage of an assumed middle of the road scenario (125% of minimum total number of units). The middle housing minimum is 20% of the middle of the road scenario, small units 5%, and mobility-ready 10% (subject to change based on feedback in this work session). A column is added in the table

to right of the minimum total column that shows the numbers used for calculating the target minimums (125% of total minimum). Note, that the target unit type numbers were calculated based on individual subdistricts and tax lots, so due to rounding for each of these smaller geographies the numbers don't calculate as a perfect percentage of the summed numbers for East, South, and the total Master Plan area. Also, the 125 mixed use units on the Brisband Main Street in East are included in the total, but not used for calculating the minimum of the target unit types.

Table summing requirements in draft Table 6B for East, South, and the total Master Plan area.

Area	Minimum Total Number of Units (from Table 6B)	Assumed Total Units for Calculating Target Unit Minimum (125% of Minimum Total)	Minimum Number of Middle Housing Units (from Table 6B)	Minimum Number of Small Units (from Table 6B)	Minimum Number of Mobility-Ready Units (from Table 6B)
East	918	1116 (991 excluding 125 mixed-use units)	201	54	102
South	407	509	112	37	58
Total	1325	1625 (1500 excluding 125 mixed use units)	313	91	160

How does the proposed variety standard requirement for middle housing compare to the rest of Wilsonville and Villebois?

The mix of middle housing is about 10% of the overall housing stock in the City. However, the City overall is not a great comparison as middle housing was not widely considered or purposeful during the development of much of the City. Looking at Villebois, which is a newer master-planned area of the City that did consider the inclusion of middle housing and housing variety makes for a good comparison. Of 2,593 built or approved units in Villebois 1,538 (59%) are detached single-family homes, 524 (20%) are townhomes (which meet the middle housing definition), and 531 (20%) are apartments, condos, and similar. This multi-family number includes some ADU-sized units over garages as well as a smaller three-unit condo building that would meet the definition of a triplex. The overall variety proposed in Frog Pond East and South is fairly consistent, both in terms of amount of single-family detached and middle housing, with what has been built in Villebois. Of particular note is just over 20% of the units are middle housing, particularly townhouses, consistent with the proposed 20% requirement in Frog Pond East and South. Also interestingly 59% of units in Villebois are detached homes, which roughly aligns with the proposal that not more than 60% of land be used for the development of a single housing type.

How does the proposed mobility-ready unit requirement compare to the rest of Wilsonville and Villebois?

As numbers are refined as part of the annual housing report work, Staff aims to bring forward additional information on units by size and accessibility throughout the City. However, these were not ready for this work session as the City has not been tracking these metrics.

Staff did make an effort to approximate the amount of Villebois units that would meet the mobility-ready definition. Mobility-ready units, including elevator-served apartments and condos as well as ground floor apartments, total 421 units, or approximately 16% of total Villebois units. This does not include any master-on-main homes, which do exist in Villebois. While Frog Pond East and South does not require and will not likely have as high of a number of multi-family units, this provides one comparison for the proposed amount of required mobility-ready units.

What additional data is available to guide determining the percentage of mobility-friendly units to require?

Staff discussion with other jurisdictions researching similar questions pointed to relying on data around the percent of the population "with an ambulatory difficulty." Nationwide the number, depending on the source, varies between 7 percent and 13 percent. According to the American Community Survey, Wilsonville's percentage is 5.8 percent with a margin of error of 1.3 percent. Applying the maximum margin of error puts it at 7.1 percent, which is similar to the proposed 7.5 percent for mobility-ready units.

A previous discussion point with Planning Commission was the understanding that mobility-ready units are not always matched to those that need them. Considering a good portion of mobility-ready units may be occupied by residents without mobility limitations, increasing the requirement to 10% could create a higher likelihood that a unit would be available to the residents that do have mobility limitations. As stated in the Villebois example above, either of these standards are well exceeded in that neighborhood. However, most of that is met by elevator-served stacked apartments or condos and ground floor apartments, which are not likely to be as prevalent in Frog Pond East and South.

In considering whether to set the threshold for defining "small-unit" at 1200 or 1500 square feet, what is the price differential at those different sizes?

While additional details about costs of different unit types, especially smaller units, can be shared in the future, staff was able to do research through Zillow.com on newer townhouses and detached homes in the 1,000 to 1,250 square-foot range versus 1,250 to 1,500 square-foot range in suburban Washington and Clackamas County. In both cases, most the data reviewed was for units, respectively, near 1,200 and 1,500 square feet. Based on the data reviewed, the price difference between a 1,200 and 1,500 square foot unit is about 5%. This would mean $400,000 versus $420,000 of a townhouses, and $500,000 versus $525,000 for a detached home.

How do the proposed housing variety requirements compare to other jurisdictions?

The best comparison is other suburban areas in Metro Portland added to the urban growth boundary (UGB) in recent years. This includes Cooper Mountain North in Beaverton and Witch Hazel Village South in Hillsboro, added to the UGB in 2018 at the same time as Frog Pond East

and South, as well as River Terrace 2.0 in Tigard, added to the UGB in 2023. The location of these recent UGB additions can be seen in Attachment 2. While each jurisdiction has taken its own unique approach, the main concepts of housing variety are consistent with he Frog Pond East and South Master Plan and draft Development Code.

- All plans assume a mix of housing types, including middle housing consistent with House Bill 2001.
- All plans speak about avoiding housing type separation and having block to block variety as well as design standards allowing a variety of housing types to be integrated cohesively.
- Cooper Mountain's proposed code includes a requirements that a minimum percentage of units not be single-detached homes. Of note, the Cooper Mountain proposal does not include multi-family, so this 30% proposal is middle housing.
- Cooper Mountain's proposed code also requires two or three different types of non single-family detached homes based on development size, similar to Wilsonville's number of housing type requirement.
- River Terrace 2.0 discusses feathering out, similar to the transect created by the different Urban Form Types in Frog Pond East and South. Different block-level urban forms are discussed in relation to the transect or feathering out.

Updates to Proposed Development Code Amendments

The updates being discussed in this work session relate to siting and design standards for Frog Pond East and South found in Subsection 4.127 (.08). Attachment 1 is an updated Table 8B, along with related footnotes, which establish the standards for building bulk and separation between buildings for areas of Frog Pond East and South besides the mixed-use main street. In the Attachment, proposed updates are highlighted in yellow. Specific updates are as follows:

- Adding language regarding the required lot size in Frog Pond East and South where previously the standard was simply left out. This refinement reflects input from the Planning Commission that there is still a minimum lot size, it is just defined by building and lot standards rather than having an independent defined value.
- Refining the maximum height to allow four-story buildings in Urban Form Type 1, and three-story buildings in Urban Form Types 2 and 3. In addition, increased maximum height (in feet) allows flexibility for taller stories. A new footnote clarifies that while three-story buildings are allowed in Urban Form Type 3, they have an additional required setback to better blend with what is planned as primarily a one and two-story area. This refinement reflects request for flexibility for different architectural styles from a development partner.
- Slightly increasing the allowed building width for Urban Form Types 2 and 3 to allow additional flexibility for building design. The increase is, respectively, from 120 to 125 feet, and from 90 to 100 feet. This refinement reflects request for flexibility from a

development partner and further evaluation of different conceptual developments by Staff.

- Per developer input, adding the ability to use additional building articulation in lieu of minimum building width in Urban Form Type 2. Building width between articulations would still be limited to 125 feet with the articulation being allowed instead of building separation. This provision is primarily anticipated to apply to multi-family buildings, but could be used for townhouse buildings as well.
- Establishing five feet as the minimum side yard setback in all Urban Form Types, with special provisions for reduced side yard setbacks relative to building width in Urban Form Types 1 and 2. This refinement is based additional evaluation by City staff and trying to simplify the standard as well as feedback from a development partner.
- Removing any special fence or side yard maintenance requirements for small areas. This based is based on discussion with staff, a development partner, and a member of City Council that had a concern.
- Establishing 80 percent as the maximum lot coverage for Frog Pond East and South, across housing type and Urban Form Type, rather than using Floor-to-Area Ratio (FAR). 80 percent mirrors the allowance for multi-family and townhouses in the Village Zone (Villebois) and is similar to the 75% allowance for small to medium lot single-family detached homes in most of Wilsonville's residential zones, including the recently updated PDR zones. This refinement is based on input from Planning Commission, City Council, a development partner, and further evaluation by Staff.

Discussion Questions:

- What feedback does the Planning Commission have on the refined development standards in Attachment 1?
- How does the additional information impact your input on the draft variety standards, is there increased confidence or additional modifications to propose?
- Specifically, does the Planning Commission support 7.5 percent, 10 percent, or something else as the basis for the amount of required mobility-ready units?

EXPECTED RESULTS:

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

TIMELINE:

This is planned as the penultimate work session on the Development Code amendments to implement the Frog Pond East and South Master Plan. A final work session is planned for May, which will pull together all previously discussed revisions into one packet for the Commission's final review. A Planning Commission public hearing is subsequently planned for June, with a Council public hearing in July.

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.

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 is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:
1. Updated Table 8B of the proposed Development Code Amendments and related footnotes (April 3, 2024)
2. Map showing location of different recent UGB additions referenced (April 3, 2024)

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Urban Form Type Designation	Lot size requirements	Min. lot width/ street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [A] [B]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage (percent) [C] [D]
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements and the other development standards in this subsection.	10	50-4 story	See Table 8C.	None[K]	10	[G] [E]	5[F]	Double the min. side yard setback that would be required for the larger of the two building on its own lot	80
Urban Form Type 2		15	40, 3-story[H]		125 except that buildings over 100 feet cannot occupy entire block face.[G] [I]	10		5[F]		
Urban Form Type 3		15			100[I]	15[I]		5		

Notes:

A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

B. Side setbacks do not apply to shared walls at property lines between townhouse units

C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

E. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.
2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.
3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

F. For Urban Form Type 1 and 2, side setbacks may be reduced as follows: (1) down to 3.5 feet for residential structures less than 70 feet wide (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.

H. In Urban Form Type 3, buildings greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.

I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

K. Except as limited to meet connectivity and block length standards.

Attachment 2
Attachment 3

Witch Hazel South, Hillsboro

Cooper Mountain, Beaverton

River Terrace 2.0, Tigard

Frog Pond East & South, Wilsonville

Legend

Year | Acres added to UGB

2023	494	1997	15
2018	2,210	1996	2
2017	83	1995	77
2014	1,181	1993	71
2013	42	1992	336
2011	2,017	1991	13
2008	14	1990	7
2007	4	1989	24
2006	2	1988	78
2005	578	1987	675
2004	1,930	1986	87
2003	1	1985	83
2002	19,160	1984	43
2001	140	1983	1,625
2000	314	1982	236
1999	437	1981	112
1998	3,207	1980	2,890

Est. 1979 | 227,415
Removed from UGB [Year removed]
Urban growth boundary
County boundary

Metro

DATA RESOURCE CENTER

Urban growth boundary expansion history

Attachment 2 Map showing location of different recent UGB additions referenced Frog Pond East and South Work Session April 10, 2024

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
April 10, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Follow Up Information-variety standards
- Refinements to Frog Pond East and South Development Standards

Follow Up Information

Follow Up Information: Topics to Cover

- Maximum number of units
- Overall numbers (not broken up by tax lot and subdistrict)
- Comparison of proposed housing variety to Villebois
- Data to guide percent of mobility-ready units
- Cost of 1200 vs 1500 square foot unit
- Comparison to other UGB expansion areas

Maximum Number of Units

- 2,976 units (24.8 units per acre)
  - 60% multi-family
  - 35% townhouses
  - 5% smaller detached homes

Summation of Unit Requirements

Area	Minimum Total Number of Units (from Table 6B)	Assumed Total Units for Calculating Target Unit Minimum (125% of Minimum Total)	Minimum Number of Middle Housing Units (from Table 6B)	Minimum Number of Small Units (from Table 6B)	Minimum Number of Mobility-Ready Units (from Table 6B)
East	918	1116 (991 excluding 125 mixed-use units)	201	54	102
South	407	509	112	37	58
Total	**1325**	**1625 (1500 excluding 125 mixed use units)**	**313**	**91**	**160**

Comparing Frog Pond East and South with Villebois

	Total Units	Middle Housing	Mobility-Ready	Detached single-family
Villebois built/approved	2593	524 (20.2%) Townhouses	421+ (16%+)	1538 (59.3%)
Frog Pond East and South	1325 min. 1625 assumed	313 (19.3%) Min.	160 (9.8%) Min.	792 (48.7%) Estimated Max.

Comparison to Other UGB Expansion Areas

- All plans include a housing mix/middle housing
- All plans avoid type separation and encourage block-level mix of housing types
- Some have 30+% middle housing
- Some require multiple housing types in development
- Some use a “transect” concept

Data to Guide Percent of Mobility-Ready Units

- American Community Survey (ACS) population "with an ambulatory difficulty"
  - Wilsonville, 5.8%, margin of error of 1.3%
- 7.5% or 10% mobility-ready units

1200 vs 1500 "Small Unit" Threshold

	1200 SF	1500 SF
Townhouse	$400,000	$420,000
Detached	$500,000	$525,000

Development Standards

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards										
Land Use Map Designation	Lot size requirements	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage
Urban Form Type 1	Lots sized to accommodate at least a one-unit residential building meeting building code requirements and the other development standards in this subsection.	10	50, 4-story	See Table 8C.	None	10	GE	5 F	Double the min. side yard setback that would be required for the larger of the two building on its own lot	80
Urban Form Type 2		15	40, 3-story		125 except that buildings over 100 feet cannot occupy entire block face. [I]	10		5 F		
Urban Form Type 3		15			100	15[A]		5		

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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Urban Form Type 3		15			100	15[A]		5		

Adding language regarding required lot size

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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Urban Form Type 3		15			100	15[A]		5		

Adjusting maximum height

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

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Urban Form Type 2		15			feet cannot occupy entire block face. [I]			5 F		
Urban Form Type 3		15			100	15[A]		5		

Simplify side setback standards

Draft Standards Table Refinements

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Lot size requirements	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds	Max. Lot Coverage
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Urban Form Type 2		15			feet cannot occupy entire block face. [I]			5 F		
Urban Form Type 3		15			100	15[A]		5		

Establish 80% as maximum lot coverage

Questions for the Planning Commission

- Feedback on refined development standards?
- How does additional information on variety standards impact your input?
  - Increased confidence or additional modifications?
- 7.5%, 10%, or something else for percent of mobility-ready units?

Thank you!

PLANNING COMMISSION MEETING MINUTES

Draft PC Minutes were reviewed and approved at the May 8, 2024 PC Meeting.

April 10, 2024 at 6:00 PM

City Hall Council Chambers & Remote Video Conferencing

CALL TO ORDER - ROLL CALL

A regular meeting of the Wilsonville Planning Commission was held at City Hall beginning at 6:00 p.m. on Wednesday, April 10, 2024. Chair Andrew Karr called the meeting to order at 6:00 p.m., followed by roll call. Those present:

Planning Commission:	Andrew Karr, Ron Heberlein, Nicole Hendrix, Matt Constantine, Sam Scull, and Yana Semenova. Jennifer Willard was absent.
City Staff:	Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, and Mandi Simmons.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN INPUT

This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

1. Consideration of the March 13, 2024 Planning Commission Minutes

The March 13, 2024 Planning Commission Minutes were accepted as presented.

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, noted tonight's work session would review follow-up information from previous Planning Commission discussions about Variety Standards, including target unit types, and refinements to the Development Standards, including siting and design standards.

- He presented the Staff report via PowerPoint, highlighting comparisons between the Villebois and Frog Pond developments and emphasizing their differing approaches given the changes in State law. He explained the calculations for minimum and maximum unit numbers, noting these were theoretical rather than realistic expectations, and stressed the need for flexibility in response to market demands. Comparisons of housing mixes were made between Frog Pond, Villebois, and

other urban growth boundary (UGB) areas, with recommendations for mobile-ready units based on the American Community Survey. He reviewed price differences between 1,200 sq ft and 1,500 sq ft thresholds for defining small units, with Staff continuing to recommend the 1,500 sq ft threshold.

- He outlined refinements to the Development Code based on feedback from various stakeholders, noting the refinements would add language regarding the existence of a minimum lot size, provide flexibility for maximum height, and simplify setback standards. The refinements also opted for lot coverage over floor area ratio, establishing 80% as the maximum lot coverage.

Staff addressed questions form the Commission as follows:

- Five percent for the maximum number of detached homes referred to the maximum overall number of developable units across the entire Frog Pond East and South Master Plan. (Slide 5) The 48.7 percent, or 792 units, in the Frog Pond and Villebois comparison referred to the maximum number of detached single-family homes allowed under the expected build out of 1,625 units. (Slide 7)
  - The calculations were based on the maximum area of 60 percent that any one-unit type was allowed to occupy. The math came from taking 60 percent of the overall net area and applying an assumed density of 11 units per acre for fairly dense, detached homes.
  - One question that came up at previous Planning Commission meetings was understanding what the maximums were because traditionally, minimums and maximums existed in an area. In an effort to be flexible to all housing types, the market, and middle housing, Staff was less inclined to put a maximum density in Frog Pond. However, constraints would inherently create maximums, so what would that look like? What number of units could be expected? Staff calculated the maximum number for each housing types as follows:
    - The highest density housing type, multi-family residential, was picked to occupy 60 percent of the land. The next densest housing type, townhouses, was picked to occupy 35 percent of the remaining land, and then finally small, single-family detached homes were selected to occupy the remaining five percent. Small, single-family units were selected over standard sized single-family units to provide maximum density.
    - Maximum density calculations provided an understanding of the upward bounds when considering site planning constraints as well. Roads, open spaces, and design standards for each unit type were considered, using the same design standards as when the most reasonable scenario had been calculated.
    - The 48.7 percent of smaller, single-family detached homes was calculated using trued up market estimates in terms of what was seen in other planning areas like Villebois, what developers were saying, and what was being seen in different site plans. It was more accurate to the market but also looked at ensuring middle housing and some of the smaller units were built, integrating those desired variety types to more closely align with the market.
- The pricing for affordable housing was being updated by the consultant, but the Master Plan's Affordable Housing Analysis defined the dollar amount for affordable housing.
  - The costs of townhomes at 1,200 sq ft or 1,500 sq ft would probably hit that 120 percent type of market rate for more attainable housing, which was talked about at the Master Plan level. Zoning alone would not get truly affordable units built, so a two-prong approach was developed, with the Zoning code having target units and by removing any barriers to other

affordable housing types through land acquisition or other programs that the City, County, or other agencies created in the future.

- Maximum heights were unique to different zoning districts and stated in terms of height and number of stories.
  - Mobility-ready units could be either single story units or located in five-story, mixed used buildings because of elevator service. Most would be either in a ground floor apartment, an accessory dwelling unit (ADU) attached to a ground floor of a townhouse, or a single level, stand-alone cottage or ADU. A percentage of mobility-ready units would be allowed to have an upstairs as long as all mobility requirements were met on the first level.
- In most of the City's planned development zones, the standard setbacks were 5 ft for single-level homes and 7 ft for two-story homes. Between 75 and 80 percent of new subdivisions in recent years had requested waivers for 5 ft setbacks, and outside of Villebois, the majority of other subdivisions had 5 ft setbacks. To keep consistency with the rest of the community, setbacks in Frog Pond would also be 5 ft where it worked. For narrower building types, 3.5 ft setbacks were standard from a development standpoint because additional fire walls or fire eaves were not required, as the wall and eaves would be far enough away to accommodate Fire Code implications. The 3 to 3.5 ft setback was also reasonable to allow someone to walk through.

The Planning Commission responded to questions posed by Staff (Slide 17) as follows with additional comments and questions addressed by Staff as noted:

Question #1: Feedback on refined development standards?

- The Commissioners expressed unanimous support for the proposed refinements, appreciating the good work and direction the development standards were taking. Mr. Pauly said he did not expect any major changes in the future, although minor tweaks could be made.

Question #2: How does additional information on the variety standards impact your input?
--Increased confidence or additional modifications?

- Having the comparison analysis, not only to Villebois but other communities outside of Wilsonville, was appreciated and built confidence about there being some continuity in the variety standards.
- The comparisons were really helpful, and provided more clarity, increasing confidence and showing the Planning Commission was in the zone.
- Commissioner Heberlein confirmed the standards currently defined a small unit as 1,500 sq ft and stated he leaned toward defining a small unit at 1,200 sq ft but recognized the cost delta between the two was not huge. The additional information was a good truth test to see what was feasible and that the project was heading in the right direction, except for mobility-ready units.
- Mr. Pauly explained if the housing analysis showed additional need, for example, the Code could be tweaked to bump one of the factors, even prior to construction, as it would be a couple years before any rooftops were seen in this area.
- Housing demands would change over time and the cost of affordable housing would play pretty strongly into the variety standards over time.
- Commissioner Semenova believed the additional information showed Wilsonville was definitely in line with what other communities were doing in similar areas, which increased confidence in the variety of housing being requested. However, it was still not affordable at the current prices and

she was not sure if decreasing the square footage or what the answer was, but wanted to keep the affordability issue at the forefront.

- Chair Karr agreed 1,200 sq ft made more sense with regard to affordability because the number that popped into his head was right around $400,000. If the Planning Commission was concerned about affordability, it needed to make sure the development plans fit that definition of affordability. It was interesting to see that what would be built was probably more around 40 percent of the maximum.
- Ms. Bateschell provided data from the October 2021 Affordable Housing Memo for Frog Pond East and South, reminding the Planning team was working on the Housing Our Future Project, which would provide an updated Housing Needs and Capacity Analysis with better, more accurate data. Her key comments were as follows:
- Exhibit 3 looked at housing affordability as a percentage of median family income by housing type. Looking at the 80 to 120 percent of the family area median income (AMI) range, two and three-bedroom condos or townhomes, neither of which were based on square footage, and three-bedroom, small lot, single-family detached homes were shown to be achievable within that affordability definition.
    - Four-bedroom, small lot and large lot, single-family detached were all above the 120 percent AMI for the family. Obviously, someone in the 60 to 80 percent AMI income range would be looking at just a condo as affordable.
    - The price for a two or three-bedroom condo was around $300,000 to $350,000. Two-bedroom townhomes averaged $365,000 and three-bedroom townhomes averaged $425,000. The small lots ranged from $400,000 to $550,00, making some of them unaffordable with the four bedrooms being $500,000 to $650,000. She was not sure how those prices would compare to today's market, which would be updated in the analysis, but it seemed some costs were low and some were consistent with Mr. Pauly's findings.
    - In theory, the analysis showed $400,000 to $550,000 was affordable for families in the 80 to 120 percent family AMI range, but that would not necessarily meet the needs for families in the 60 to 80 percent range. But as Mr. Pauly mentioned, the memo pointed to being able to build those townhomes started to introduce products to a segment of the community that would not otherwise be able to afford the detached units.
- Mr. Pauly noted that only five percent of the units were required to be at the smallest square footage, not 20 percent. The requirement would typically be met by smaller townhouses, a number of apartments, cottages, and ADUs.
- Commissioner Heberlein explained his reason for 1,200 sq ft ~~unit~~ versus 1,500 sq ft for the smallest units allowed was to get a product as close to affordable as possible. While the difference between 1,200 sq ft and 1,500 sq ft was not great, having a hard requirement for smaller units would at least drive some of the product to be available, giving some people an opportunity to get something closer to affordable than not.
- Data was available on the distribution of home sized in Villebois; however, the numbers were not consistently tracked over time. Staff wanted to analyze the data but could not guarantee the data available was reliable. Generally, Villebois was 20 percent apartments, but the average apartment size was unknown. Most of the town houses were probably between 1,200 sq ft and 1,500 sq ft.
    - Functionally, with 1,500 sq ft as the smallest units, townhouses would meet a good portion of the requirements, whereas at 1,200 sq ft, ADUs, apartments, and cottages would meet that five

percent requirement. A detached house or townhouse could be built that small, but it would not be typical.
    - Based on the amount of multi-family units and the fact that quite a few one- and two-bedroom condos were available in the Village Center, Villebois was well above the five percent. The data missing was how many of the townhouses met that 1,200 sq ft threshold.
- Townhouses would be built one way or another, providing needed flexibility. The standard townhouse was 1,400 sq ft, so if the Commission set the required minimum at a lower square footage, a developer would have to build at least five percent of a nonstandard townhouse in order to meet that minimum. Several places in the Master Plan encouraged ADUs and that type of unit, which needed to be considered as well.

Question #3: 7.5%, 10% or something else for percent of mobility-ready units?

- Mr. Pauly explained Villebois was probably higher than 16% of mobility-ready units because at least a dozen single-family homes were single-level, detached homes plus some master-on-main units were not accounted for. It was important to remember that multi-family units are not required in Frog Pond, and the direction throughout the master planning was to not put any standards in place that would really require or drive multi-family. Increasing the minimum to 15% could drive more multi-family units as that was the easiest way to meet that mobility-friendly unit requirement, so there was a balance to mobility-ready. In Frog Pond, 5% to 10% multi-family was more likely than the 20% in Villebois, so the percentage would be cut in half to about 7.5%.
    - The number of mobility-friendly units was driven by the multi-family requirements, which was not necessarily going to happen in Frog Pond. The percentage needed to be set where it would achieve what was desired without interfering with or pushing one of the other standards too much.
    - Land cost was also a factor when balancing the mobility-ready requirement. Unless mobility-ready units were within multi-family development more land was required per unit, which increased the unit cost. There was a chance that the 7.5% or 10% could be exceeded; however, 15 percent would likely have unintended consequences; 12.5% might work.
- If mobility-ready units were important to the Commission, it should look at a higher number. If they were less important than some other variable, the requirement should be lower.
- Commissioner Heberlein suggested considering whether a higher number made sense, and if not, he was okay with 10%.
- Mr. Pauly explained how increasing the mobility-ready unit percentage drove the development of multi-family homes. By nature, in a three or four-story apartment building, ground floor units would be flat and mobility-ready units. A developer would look at the unit types already in his portfolio that made sense and that could be built without redesign.
    - Stand-alone units, like cottages or single-level homes, that met all the mobile-ready unit requirements consumed more land relative to the home's square footage, increasing costs and leading to less profit margin, making them riskier for banks and developers to build. Townhouses tended to be built vertically because of land, making it difficult to make those units mobile-ready. ADUs and even the ground floor of a townhouse could meet mobility-ready standards, but the market default for mobile-ready units tended to be ground floor or elevator-served apartment units.

  - Many factors were involved. Great profit margins were achievable on larger, single-level homes with premium finishes because of market demand, so building more affordable homes was more difficult.
- Commissioner Hendrix said she needed more information, clarity, and discussion on the potential impacts. For example, the ACS data point was 5.8% so more information was needed to decide between 7.5% and 10%.
  - Mr. Pauly explained no census or other reliable data existed showing how many people in the community actually needed or were willing to move into mobile-ready units. However, more data showing how it related to other requirements and the different unit types the requirement would drive could be obtained.
- Commissioner Scull agreed more data was needed, such as comparable data about what other communities were doing. He asked what truly defined a mobile-ready unit other than a single story.
  - Mr. Pauly clarified other communities were not building mobile-ready units to this extent and no data or comparisons to other jurisdictions was available. The assumptions from Villebois provided one data point. A mobile-ready unit was defined as being able to access all the necessities within the unit without the use of stairs. The Development Code did not require specific features like wider hallways or grab bars, which regarded the Building Code. Mobility-ready units could be adapted to fit individual needs, such as the ability to lower counters, widen a hall or bathroom door. The Development Code removed design elements such as stairs that would prevent adapting the unit for limited mobility.
- Mr. Pauly explained that while allowed, the City was not requiring multi-family. From the outset of the Master Plan, City Council provided direction to not inadvertently require more multi-family units because large, commercially managed apartment complexes were not desired. The market for small, six-or-seven-unit complexes with local management was limited, and most multi-family units were built as commercial-level development by investors similar to those buying a shopping center.
  - Ms. Bateschell added one reason for the planning direction for Frog Pond was in response to the City's 2014 Housing Needs Analysis (HNA), which considered the city's existing housing supply and anticipated growth and housing demand.
    - The Frog Pond area was brought into the UGB through the Metro process to provide additional housing, primarily in the form of single-family and middle housing types. Villebois also provided for all the different middle housing types, though the term middle housing was not used at the time.
    - In 2014, 57% of the City's housing supply was multi-family residential and only 43% was single-family, which included townhomes and duplexes. The housing supply had since shifted because of new development, including Frog Pond West, and was now composed of 50% multi-family residential, 10% middle housing, and close to 40% single-family detached homes. The remaining 1% to 1.5% was ADUs, mobile homes, and other unit types.
    - One reason for not requiring more multi-family development in Frog Pond East and South was due to the anticipation of and planning for substantial multi-family in Town Center, which would have multi-family units above commercial spaces on the main street and allow multi-family units in other areas that could provide more of the two- or three-story walk-up unit types.

- Commissioner Semenova appreciated that the City was not trying to solve all the housing needs within this area. She believed multi-family was the answer to affordability issues faced by the City's population, and having more mobility-ready units was probably the better answer for solving some of those crises.
- Mr. Pauly confirmed the need to require a percentage of mobility-ready units in this development came from the Master Plan, which did not have a specific percentage. Defining a specific percentage was necessary to write a clear and objective standard to implement.
- Assuming 1,625 units overall, the difference in the number of mobility-ready units would be 120 units at 7.5%, 160 units at 10% was 160 units, and 200 units at 12.5%.
- Mr. Pauly explained that as reflected in the conversation tonight, discussion during the master planning process recognized the need along with the city's aging population, so a mobility-ready unit requirement was established. Anyone could have temporary or permanent limited mobility at any point in life. In general, the housing stock did not accommodate mobility issues well because various factors such as land costs pushing vertical builds. Additionally, the community and decision-makers had communicated that as the population was aging and households were getting smaller, the market was not producing enough small, single-level units to meet demand.
  - While people decide to adapt to stairs and purchase less expensive units for a variety of reasons, the City wanted to make sure that for those prioritizing mobility that more affordable, single-level living was an available option in the community. Rental units, which were sometime subsidized, were much more affordable than larger, single-level, zero-entry, detached homes.
- Ms. Bateschell stated she was unable to find any statistics about the percentage of people with mobility issues in the census data for the City of Wilsonville. However, the Center for Disease Control (CDC) showed that 12 percent of adults in Oregon had a mobility disability.
  - Mr. Pauly added that rural areas, minority populations, and low-income populations tend to have a higher percentage of mobility disabilities.
- First floor apartments were not rented only to those with mobility issues.
- The Staff report stated that increasing the requirement to 10% could create a higher likelihood that a unit would be available to residents with mobility issues. While Staff believed 10% was more likely to achieve having mobility-ready units available, Mr. Pauly noted he was not hearing strong voices for 7.5%, so the question was really whether the requirement should be 10% or something higher.
  - While a decision would have to be made one way or the other soon, it did not have to be made tonight and the matter could be brought back for further discussion.
- Chair Karr noted that even without further information, he was leaning toward a 10% requirement.
- Information about the housing distribution percentage for the entire city was requested, not just for this small section of Wilsonville or Villebois, but for future developments as well.
  - Mr. Pauly replied information about all future development was unknown, but most units in Town Center would tend to be mobility-ready because the buildings would be tall enough to have elevator service. Getting accurate data could be difficult because that statistic had not been tracked historically.

The Commissioners were asked to email Staff over the next week requesting the type of information that would help them make a decision about the required percentage for mobility-ready units or at least to provide an opinion toward the final recommendation. Staff would do their best to track down any information available and provide it at the Planning Commission's May work session.

Chair Karr called for public comment.

Mimi Doukas, AKS Engineering on behalf of West Hills Development, reminded West Hills was involved with the Azar property at the northeast corner of Stafford and Advanced; one of the larger parcels within the planning area that spanned Sub-districts 4, 5, and 6. West Hills' project was unique in its size as other parts of the planning area were very parcelized, so very different parameters needed to be balanced for West Hills' site versus other sites in the planning area.

- West Hills had submitted a letter to Staff, outlining its concerns related to being located in Sub-district 4, which included the mixed-use Main Street district and complicated the plan in force for Sub-district 4. West Hills was asking for special consideration on some Variety Standards related to middle housing and housing types. The mixed-use district bifurcates the Azar property and out parcels, a wetland and a roundabout were involved—all of which made meeting all the Variety Standards very difficult. These arguments were outlined in the letter, and she hoped changes would be included in the next draft of the Development Code.
  - One idea discussed was the potential for live-work units to qualify as a distinct housing type, allowing for a third housing type.
  - Middle housing was very difficult with the multi-family component. Some multi-family would be replaced with townhomes, but West Hills would also like the option to include garden-style apartments as shown in previous sketches.
- Regarding mobility-ready units, she noted a lot of parameters were placed on development within the planning district and meeting them all was very hard. West Hills could meet a lot of the parameters for small, single-level living mobility-ready units, noting ADUs would check a lot, but not all, of those boxes.
  - West Hills' master plan included plenty of mobility-units given the elevator served multi-family, which was difficult to do, and for which West Hills deserved some credit.
  - Where West Hills was having trouble meeting mobility standards, Staff proposed some flexibility when adjacent to another subdistrict with mobility-ready units. West Hills had a lot of mobility-ready units in Sub-district 4 and could get credit for some of those in Sub-district 5, but not in Sub-district 6, which was separated by another sub-district.
  - West Hills could make the 7.5% work, but 10% was a struggle. She suggested increasing the flexibility at the master plan level and allow more blending of mobility standards across the master plan area.
- A balance point existed between accommodating a market, encouraging a market, and bucking a market, and she believed the mobility standards actually started to buck against the market, creating more mobility units than was actually needed for the planning area based on statistics provided by Staff and mobility units also being accommodated in other parts of the city.
  - Mr. Pauly did a great job of discussing the down sides of some of the mobility units in that when trying to get as much density and affordability as possible within this planning area, the mobility units were not cost-efficient and would not help with affordability. A single-family detached home meeting all of the standards would be more like a ranch home on a big lot. Unlike Frog Pond West, the lots in Frog Pond East and South were not big lots, so it was hard to balance small lots, mobility, variety, and middle housing parameters.

- She believed 7.5% matched the market needs and provided the needed units in addition to the units across the entire city. She also encouraged allowing mobility credits across the master planned application area.
- It was great to see the Development Code Standards coming together and West Hills had made great progress working with Staff on its planning efforts. However, the stormwater plans were still a big unknown and could dramatically impact the number of dwelling units that could come from the planning area. Stormwater standards could significantly affect the number of total dwelling units within the planning area. As currently written, West Hills believed the Stormwater Code would decrease density by about 10 percent. Even with the same amount of land, land cost, and infrastructure, the number of units would go down, also decreasing affordability. West Hills would continue to work with Staff on the issue, but the Planning Commission needed to be aware that stormwater was an outstanding item that would affect the plan, and something the Development Code should address before adoption.
- Staff had noted other planning areas were not doing full mobility and that many were doing visitability as discussed previously.
- She highlighted ongoing discussions about housing variety standards with other planning areas, particularly Cooper Mountain in Beaverton.
- West Hills appreciated Staff's efforts on the side setbacks, which would improve the efficiency of the plan and create side yards that could be easily maintained, but still small enough to be efficient and have a good result.

Dan Grimberg, West Hills Development, believed Ms. Doukas expressed West Hills' thoughts clearly. He expected the discussion about 1,200 sq ft versus 1,500 sq ft was centered on the desire to create affordable housing products, and noted the lot, not the size of the home, was the key part of the cost. West Hills builds homes to the market for buyers wanting certain room sizes and competitively priced. Reducing a house to 1,200 sq ft with all the other costs being incurred in Frog Pond East and South would make these new homes the most expensive of their size anywhere in the market. Allowing builders to make the homes 300 sq ft larger and adding roughly $20,000 in cost would make the home more desirable and marketable to fit the needs of a homebuyer. If affordability was the concern, other issues should be considered, such as reducing the millions of dollars in infrastructure costs that affect the cost of each home; the high SDC and permit costs; and the Stormwater Code which could impact density by as much as 10 percent, which affected home costs by millions of dollars. He understood the Commission's position about size impacting affordability, but better options existed to make the homes desirable and marketable.

INFORMATIONAL

3. City Council Action Minutes (March 4 & 18, 2024) (No staff presentation)

Miranda Bateschell, Planning Director, reported that City Council's discussion on Housing Our Future was similar to the Planning Commission's. Council was updated on the project and was still considering a liaison for the advisory committee. The Council had a number of questions about the overall scope and was interested in additional public outreach and engagement as part of the project. Limited grant funds from the Oregon Department of Land Conservation and Development (DLCD) were available, so at the May 20th work session Staff would provide a more holistic update on all of the work done on housing over the past couple years and what was planned overall through the project, not just through

PLANNING COMMISSION

WEDNESDAY, FEBRUARY 14, 2024

WORK SESSION

4. Frog Pond East and South Implementation-Development Code (Pauly) (45 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: February 14, 2024	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMISSION

This work session will share a demonstration plan showing how draft development code standards, including recently discussed variety standards for Frog Pond East and South may lay out in practice.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

At this work session, staff will present an example layout or demonstration plan showing how the various standards may look when implemented.

Attachment 1 is a demonstration plan of much of the Master Plan area prepared by planners and urban designs with Walker Macy on behalf of the City to test the various standards and give an example of how development built pursuant to the standards may layout. The intent of this exercise was to ensure the various standards worked well together, would result in a developable plan with buildable lots for the various housing types planned for, and would create a neighborhood plan consistent with vision and goals of the Master Plan.

Beyond draft code requirements and the Master Plan, a number of decisions and assumptions were directed by City Staff to be used in the demonstration plan, as follows:

- Demonstration of close to the minimum density, with units over the minimum added where it made sense from a site planning perspective. The project team decided to test the lower density scenario as this is the scenario were the greatest amount of units would tend to be detached homes, which was anticipated to be the most likely unit type to exceed the maximum variety standard. In addition, a lower amount of units and the likely mix resulting is useful to test infrastructure funding assumptions.
- When testing the variety standards, assume a general development preference for detached homes, unless site characteristics or other factors lead to other unit types making more sense. Examples of site characteristics leading to other unit types include site geometry and access leading to multi-family, block length and width leading to townhouses, ability to provide private over public pump station leading to multi-family, and oddly shaped parcels lending to cottage clusters.
- Use of precedent unit types for each Urban Form Type from Villebois and Frog Pond West to determine the lot dimensions to model in each Urban Form Type. These precedents were earlier shared with both the City Council and Planning Commission during the Master Planning process.
- Assume framework streets and local street locations as shown in the Master Plan. In addition, the City's Engineering Division provided specific feedback on access and circulation to guide the street network.
- Show the neighborhood park generally at the location shown in the Master Plan. Show a green focal point meeting standards as drafted for each subdistrict.
- Take care to ensure interface of different unit types make practical sense. For example, detached homes and townhouses may share alleys, but multi-family cannot share alleys

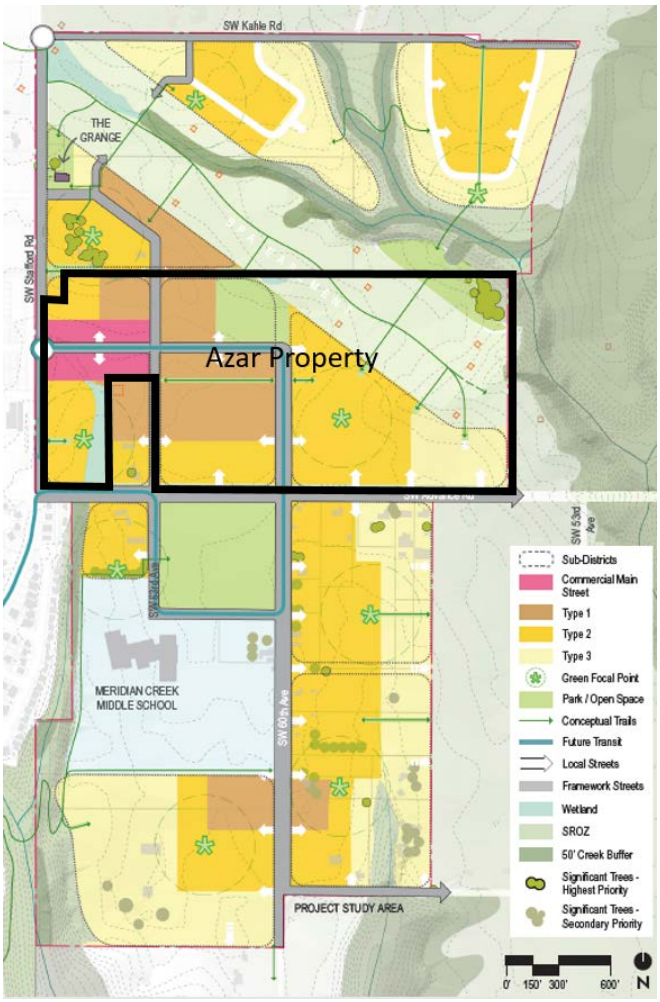
with other unit types. Direction to "not force fit housing types", but only put them where it made sense without standards.
- Assume land dedicated to stormwater consistent with an average calculated for Frog Pond West.
- Assume other utilities as shown in the Master Plan, including areas that need sewer pump stations.
- While no parking is required pursuant to State rules, plan sites assuming parking ratios that would exist without the State rules removing parking minimums.
- Due to budget restraints, Walker Macy did not create a plan for each subdistrict. Those excluded (S1 and S2) were chosen to exclude as demonstrations in other subdistricts help understand them as well.

The following are key Staff observations reviewing the demonstration plan in relation to recommended implementing development code.

- Generally the minimum and maximum variety standards can be met as shown in the tables in Attachment 1. Some special consideration of constrained and unique sites may still be needed. As an example, Subdistrict E4, with limited vehicle access and wetland limitations presents some challenges. The project team is aware of these challenges and is in the process of developing language that accommodates these unique situations.
- The standards do provide for variety throughout the Master Plan area while allowing different a different look and feel based on designated urban form.
- While block-level housing unit type variety called for in the Master Plan is not directly required, blocks either include variety or are adjacent to blocks that have different unit types.

West Hills Layout Plan

In addition to the demonstration plan discussed above, the packet includes, as Attachment 2, a layout plan from West Hills Development for a property they control. The plan and prior versions have been shared by West Hills during prior work sessions and staff included here for the Commission's convenience as we anticipate Commissioners may want to reference. The map on the next page shows the portion of the Master Plan Attachment 2 pertains to.



Discussion Questions
The following would be helpful feedback from the Planning Commission at this work session:

- What feedback or questions does the Planning Commission have after reviewing the demonstration plan?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the spring of 2024.

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.

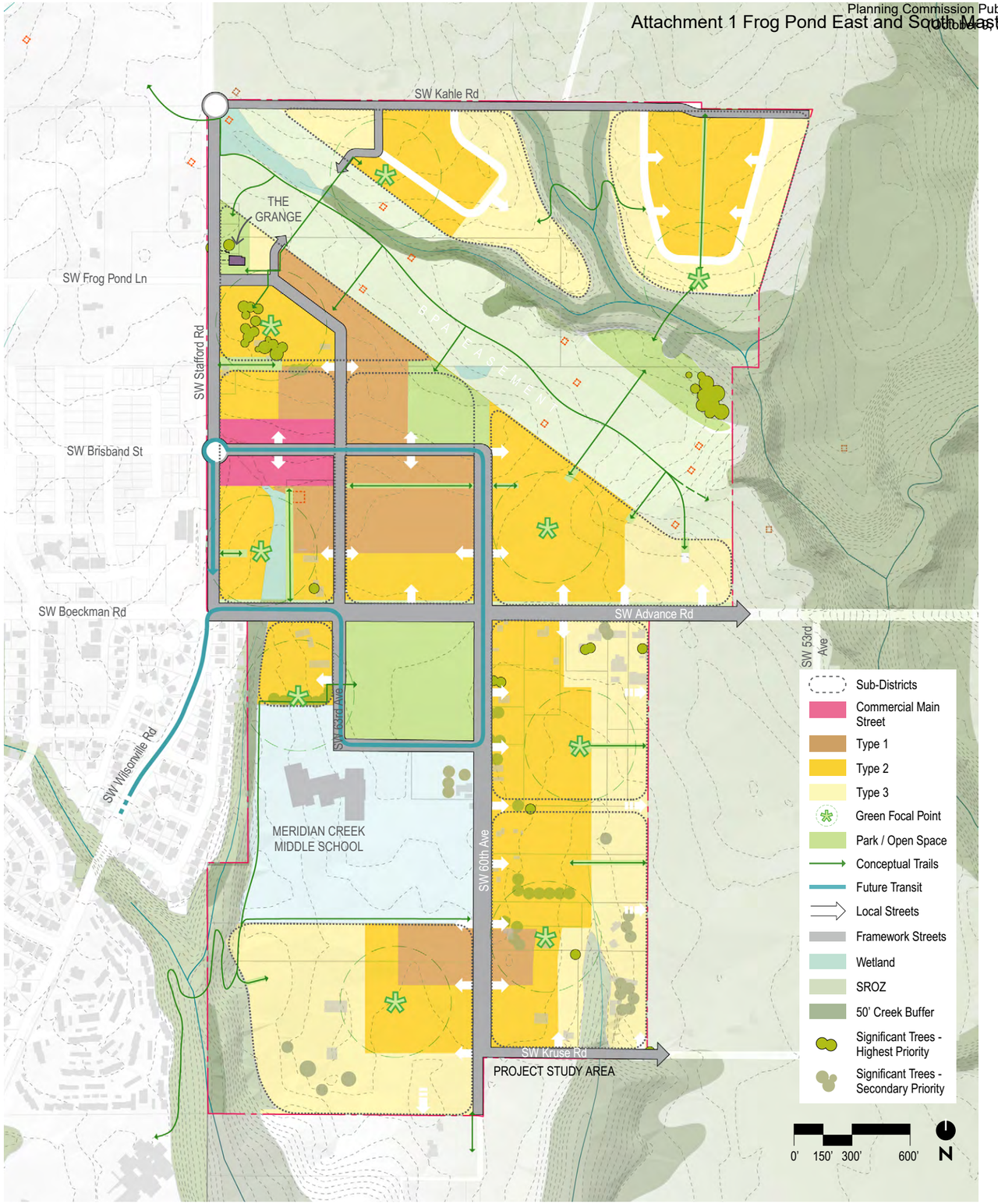
POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:
Realization of the policy objectives set out in the Frog Pond East and South Master Plan to create Wilsonville's next great neighborhoods. This includes furthering of the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership.

ALTERNATIVES:
The project team is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:
1. Frog Pond East and South Demonstration Plans by Walker Macy (January 16, 2024)
2. Preliminary Layout 36 Frog Pond-Azar Property by AKS (November 16, 2023)

Frog Pond East & South Demonstration Plans

WALKER | MACY January 16, 2024



FPES Master Plan

The Grange

BPA Easement

E1

Min Units: 92
Min MH Units: 28
Min Small Units: 7
Min Mobility Ready: 14

SROZ

TL 1000
Min Units: 3
Min MH: 0
Min Small: 1
Min Mobility Ready: 0

SW Stafford Rd

E4

SROZ

TL 1101 (E4)
Min Units: 175
Min MH Units: 15
Min Small Units: 4
Min Mobility Ready: 8

TL 1200
Min Units: 35
Min MH Units: 11
Min Small Units: 3
Min Mobility Ready: 6

E5

TL 1101 (E5)
Min Units: 214
Min MH Units: 65
Min Small Units: 17
Min Mobility Ready: 33

BPA Easement

E6

TL 1101 (E6)
Min Units: 114
Min MH Units: 35
Min Small Units: 9
Min Mobility Ready: 18

Advance Rd

Frog Pond East Code Minimums, Subdistrict E1, E4, E5, E6

0 100 200 400 N

FPES DEMONSTRATION PLANS WALKER MACY

SW Kahle Rd

SW Stafford Rd

SROZ

E2

Min Units: 97
Min MH Units: 30
Min Small Units: 8
Min Mobility Ready: 15

E3

Min Units: 120
Min MH Units: 36
Min Small Units: 9
Min Mobility Ready: 18

BPA Easement

SROZ

Frog Pond East Code Minimums, Subdistrict E2 & E3

0 100 200 400

N

FPES DEMONSTRATION PLANS WALKER MACY

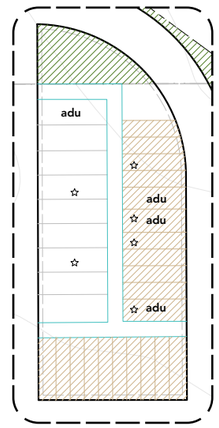
Legend

- Taxlot
- Unit Type A - Multifamily
- Unit Type B - Townhouses
- Unit Type B - Duplex / Triplex /Quadplex
- Unit Type C - Cottages & Detached Middle Housing
- Unit Type D - Single Family
- Mixed Use
- Open Space & Natural Features
- Mobility-ready Unit

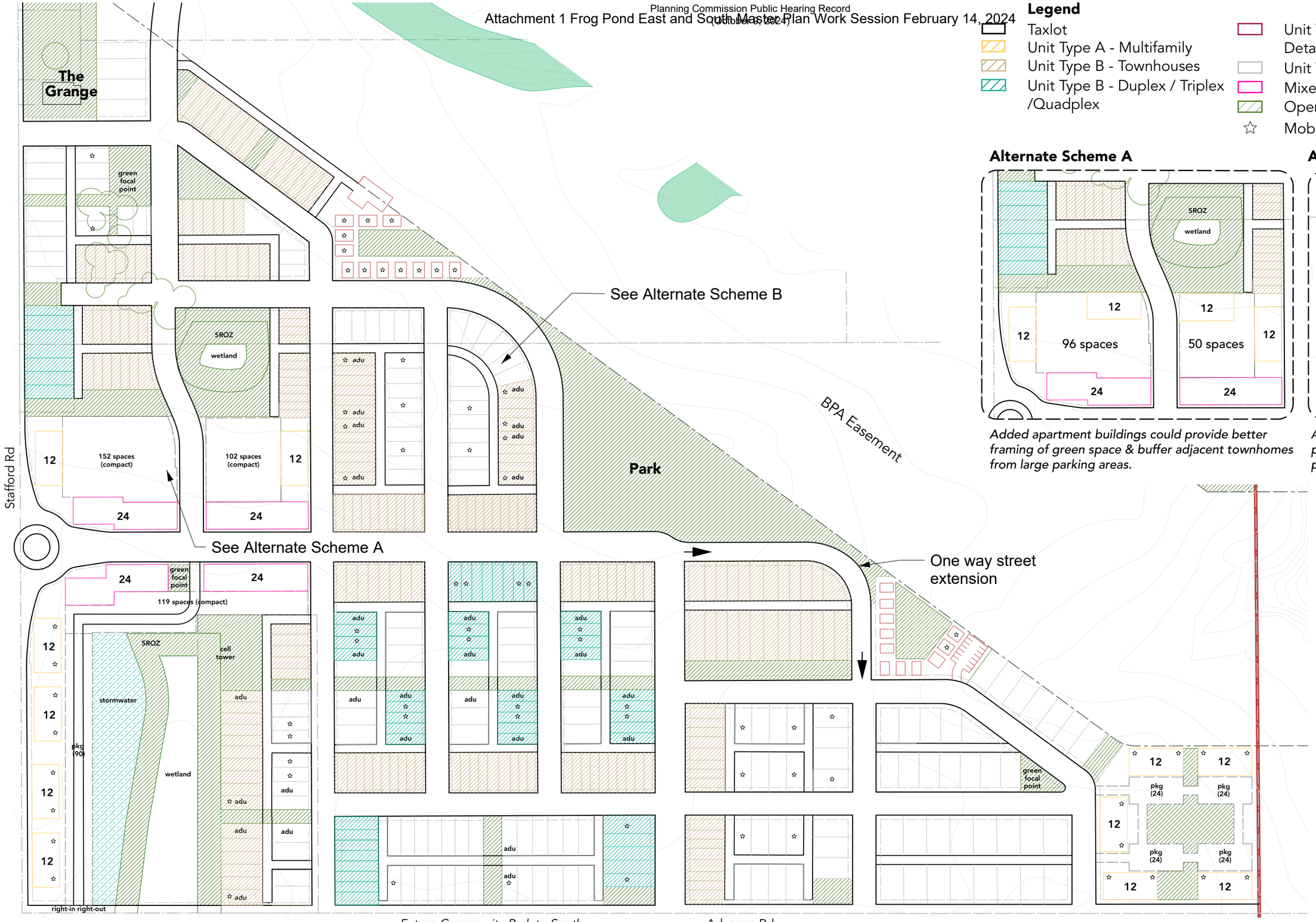
Alternate Scheme A

Added apartment buildings could provide better framing of green space & buffer adjacent townhomes from large parking areas.

Alternate Scheme B



Above shows potential lot pattern following existing property lines.



Frog Pond East, Subdistrict E1, E4, E5, E6

0 100 200 400 N

FPES DEMONSTRATION PLANS WALKER MACY

SW Kahle Rd

SW Stafford Rd

BPA Easement

SROZ

SROZ

trail connection

trail connection

adu

green focal point

Legend

- Taxlot
- Unit Type A - Multifamily
- Unit Type B1 - Townhouses
- Unit Type B2 & B3 - Duplex / Triplex /Quadplex
- Unit Type C - Cottages & Detached Middle Housing
- Unit Type D - Single Family
- Mixed Use
- Open Space & Natural Features
- ☆ Mobility-ready Unit

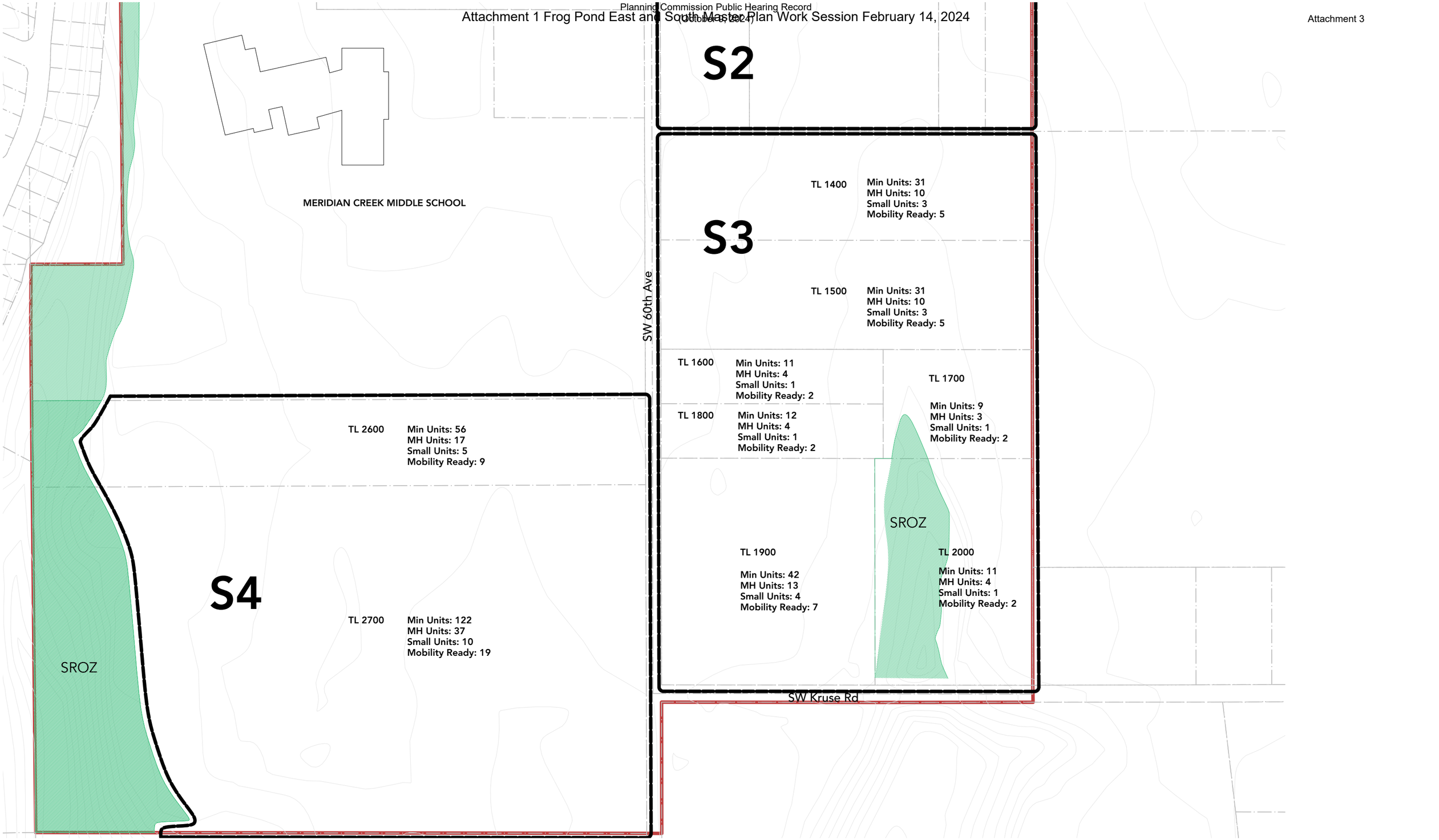
Frog Pond East, Subdistrict E2 & E3

100 200 400 N

FPES DEMONSTRATION PLANS WALKER|MACY

			Attached Multi-family						Middle Housing								ADUs		Other Detached Units		Max		
Subdstrict/TL	Total		Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type		Percent
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
E1	96	5.67							50	2.98			12	0.97					34	1.72	TH	2.98	53%
E2	97	12.18							40	2.95			11	1.57			8	1.3	38	6.36	SF	6.36	52%
E3	126	14.01							63	4.39							13	1.29	50	8.33	SF	8.33	59%
E4 TL 1101	183	7.37	96	3.25	72	3.79			15	0.33											MF 10+	3.79	51%
E4 TL 1200	40	1.71							26	0.9							6	0.23	8	0.58	TH	0.9	53%
E4 TL 1000	4	0.3							4	0.3											TH	0.3	100%
E5	231	12.83							137	6.34							25	0.92	69	5.57	TH	6.34	49%
E6	171	12.88			60	2.84			41	2.7			11	0.97					59	6.37	SF	6.37	49%

Subdstrict/TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
E1	1.12	6.79	16%
E2	0.75	12.93	6%
E3	0.95	14.96	6%
E4 TL 1101	1.83	9.20	20%
E4 TL 1200	0.59	2.30	26%
E4 TL 1000	0.08	0.38	20%
E5	0.71	13.54	5%
E6	0.70	13.58	5%



Frog Pond South, Subdistrict S3 & S4 Code Minimums

MERIDIAN CREEK MIDDLE SCHOOL

SW 60th Ave

SW Kruse Rd

trail connection

green focal point

SROZ

pkg (24)

12

adu

SROZ, narrow parcels, and East/West connections across 60th make these parcels challenging to develop individually.

Legend

- Taxlot
- Unit Type A - Multifamily
- Unit Type B1 - Townhouses
- Unit Type B2 & B3 - Duplex / Triplex /Quadplex
- Unit Type C - Cottages & Detached Middle Housing
- Unit Type D - Single Family
- Mixed Use
- Open Space & Natural Features
- ☆ Mobility-ready Unit

Frog Pond South, Subdistrict S3 & S4

0 100 200 400 N

FPES DEMONSTRATION PLANS WALKER|MACY

If TL 1500 developed prior to TL 1400, these two lots could be street connection

Assembled Lots 1600-1900

Minimums for Assembled Lots Per Table 6B, Note D:

Min Units: 74
MH Units: 28
Small Units: 8
Mobility Ready: 15

Legend

- Taxlot
- Unit Type A - Multifamily
- Unit Type B1 - Townhouses
- Unit Type B2 & B3 - Duplex / Triplex /Quadplex
- Unit Type C - Cottages & Detached Middle Housing
- Unit Type D - Single Family
- Mixed Use
- Open Space & Natural Features
- ☆ Mobility-ready Unit

This alternative assumes land assembly to overcome challenges listed on previous page for parcels 1600-1900.

Frog Pond South, Subdistrict S3 & S4

0 100 200 400 N

FPES DEMONSTRATION PLANS WALKER|MACY

Option 1: All Lots Developed Individually

			Attached Multi-family						Middle Housing								ADUs		Other Detached Units		Max		
Subdstrict/ TL	Total		Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type		%
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
S4 TL 2600	62	3.81	0	0	24	0.88	0	0	18	1.1							4	0.23	16	1.6	SF	1.6	42%
S4 TL 2700	138	15.3							51	4.6							14	1.6	73	9.1	SF	9.1	59%
S3 TL 1400	33	3.07							14	1.04							2	0.23	17	1.80	SF	1.80	59%
S3 TL 1500	31	3.1							10	0.83							6	0.43	15	1.84	SF	1.84	59%
S3 TL 1600	12	0.71							5	0.32							3	0.16	4	0.23	TH	0.32	45%
S3 TL 1800	12	1.14							4	0.24							1	0.16	7	0.74	SF	0.74	65% *
S3 TL 1700	11	1.26							4	0.46									7	0.8	SF	0.8	63% *
S3 TL 1900	47	3.82							22	1.46							3	0.16	22	2.2	SF	2.2	58%
S3 TL 2000	15	1.7							8	0.63							1	0.06	6	1.01	SF	1.01	59%

*over 60% one unit type acceptable if taxlot area is below 2 ac

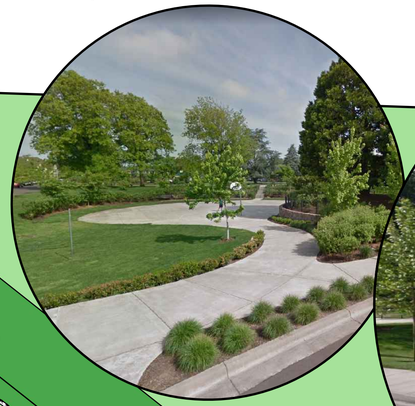
Subdstrict/ TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
S4 TL 2600	0.24	4.05	6%
S4 TL 2700	0.80	16.10	5%
S3 TL 1400	0.17	3.24	5%
S3 TL 1500	0.62	3.72	17%
S3 TL 1600	0.08	0.80	10%
S3 TL 1800	0.07	1.21	6%
S3 TL 1700	0.11	1.37	8%
S3 TL 1900	0.38	4.20	9%
S3 TL 2000	0.10	1.80	6%

Option 2: Assembled Lots in Subdistrict S3

			Attached Multi-family						Middle Housing								ADUs		Other Detached Units		Max		
Subdstrict/ TL	Total		Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type		%
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
S4 TL 2600	62	3.81			24	0.88			18	1.1							4	0.23	16	1.6	SF	1.6	42%
S4 TL 2700	135	15.3							51	4.6							14	1.6	70	9.1	SF	9.1	59%
S3 TL 1400	33	2.81							14	1.06							3	0.22	16	1.53	SF	1.53	54%
S3 TL 1500	37	2.79							16	1.17							3	0.19	18	1.43	SF	1.43	51%
Assembled Lots 1600-1900	85	6.65							39	2.43							7	0.43	39	3.79	SF	3.79	57%
S3 TL 2000	15	1.7							8	0.63							1	0.06	6	1.01	SF	1.01	59%

Subdstrict/ TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
S4 TL 2600	0.24	4.05	6%
S4 TL 2700	0.80	16.10	5%
S3 TL 1400	0.17	2.98	6%
S3 TL 1500	0.23	3.01	8%
Assembled Lots 1600-1900	0.53	7.18	7%
S3 TL 2000	0.10	1.80	6%

Attachment 3



OPEN SPACE AMENITY/STORM

PARK (±2.41 ACRES)

PARK (±1.92 ACRES)

GREEN SPACE

APPROXIMATE STORM SWALE LOCATION (TYP)

OPEN SPACE AMENITY/STORM

SW BRISBAND STREET

SW STAFFORD ROAD

SW ADVANCE ROAD

SW 63RD AVENUE

SW 60TH AVENUE

OPEN SPACE AMENITY/STORM

RI/RO OR EMERGENCY ACCESS ONLY

APT BLDG (24)

MIXED USE BLDG (36-48)

APT BLDG (18)

DISTRICT E4

DISTRICT E5

DISTRICT E6

CALCULATIONS:

*MULTI-FAMILY SITE NET AREA – ±12.89 ACRES
PARKING SPACES – 658
TOTAL MIXED USE UNITS – 192
TOTAL MULTIFAMILY UNITS – 192
TOTAL MULTIFAMILY/MIXED USE UNITS – 384
RATIO OF PARKING TO MIXED USE UNITS – 1.9:1
RATIO OF PARKING TO MULTIFAMILY UNITS – 1.5:1
RATIO OF PARKING TO MULTIFAMILY/MIXED USE UNITS – 1.7:1
*THIS AREA INCLUDES AREAS FROM MULTIFAMILY, MIXED USE, AND DEDICATION AREAS FOR SW BRISBAND STREET AND SW STAFFORD ROAD

LOT TYPE AND QUANTITY					
PRODUCT TYPE	UNITS				PERCENTAGE OF TOTAL UNITS
	DISTRICT E4	DISTRICT E5	DISTRICT E6	TOTAL	
DETACHED 32' WIDE ALLEY LOADED UNITS	0	55	48	103	13.8%
DETACHED 38' WIDE ALLEY LOADED UNITS	0	49	40	89	12.0%
TWO-UNIT TOWNHOMES	0	12	24	36	4.8%
ATTACHED UNITS (VARYING WIDTH)	0	75	11	86	11.5%
FRONT LOAD TOWNHOMES (NOT INCLUDING ADU ON END UNITS)	0	9	12	21	2.8%
ADU UNITS (ON END UNITS OF FRONT LOAD TOWNHOMES)	0	12	14	26	3.5%
MIXED USED UNITS	192	0	0	192	25.8%
APARTMENT UNITS	120	0	72	192	25.8%
TOTAL	312	212	221	745	

HATCH LEGEND

- GREEN SPACE
- PARK SPACE
- OPEN SPACE AMENITY/STORM
- WETLAND BOUNDARY
- TWO-UNIT TOWNHOMES (ALLEY LOAD) – 25'X88'
- MIXED USE BUILDING
- APARTMENT BUILDING
- TOWNHOUSE (FRONT AND REAR LOAD)
- SINGLE FAMILY DETACHED (REAR LOAD) – 32'X88'
- SINGLE FAMILY DETACHED (REAR LOAD) – 38'x88'
- FRONT LOAD TOWNHOMES
- ADU FRONT LOAD TOWNHOMES WITH ADU

N

SCALE: 1"=100 FEET

100 0 20 50 100

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY LAYOUT 36 - PHASING PLAN
FROG POND - AZAR PROPERTY
WILSONVILLE, OREGON

JOB NUMBER: 9346
DATE: 11/16/2023
DESIGNED BY:
DRAWN BY: NLB/NRA
CHECKED BY: MD

02

AKS DRAWING FILE: 9346 PRELIMINARY LAYOUT_LAY 36.DWG | LAYOUT: 02

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
February 14, 2024

WILSONVILLE
OREGON

Tonight's Agenda

- Demonstration Plan
  - Background
  - What it shows
- Housing variety standards follow up
  - "Small Unit" threshold
  - Mobility-friendly standards

Demonstration Plan

Purpose of Demonstration Plan

- Model real-world implementation of draft standards

What does the Demonstration Plan Include

Subdistrict/ TL	Total		Attached Multi-family						Middle Housing						ADUs		Other Detached Units		Max		
			Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type		%
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
S4 TL 2600	62	3.81	0	0	24	0.88	0	0	18	1.1							4	0.23	16	1.6	SF	1.6	42%
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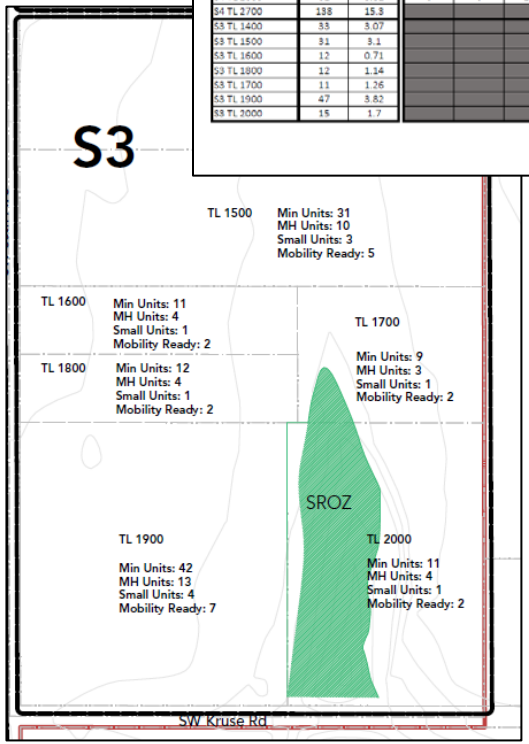
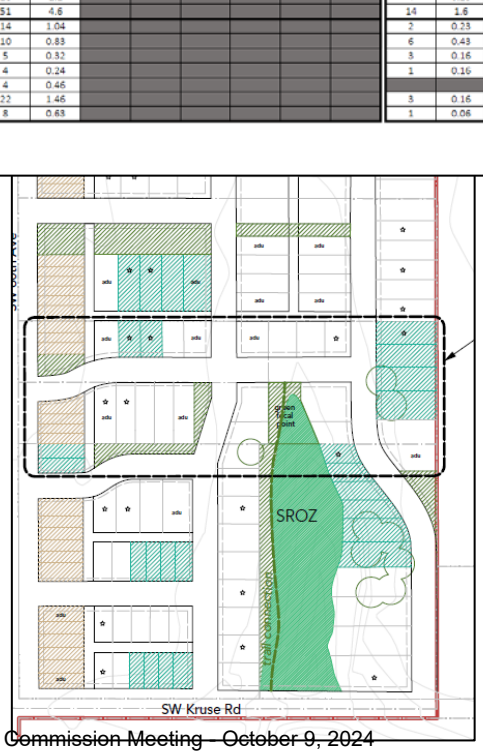
S3 TL 1500	31	3.1							10	0.83							6	0.43	15	1.84	SF	1.84	59%
S3 TL 1600	12	0.71							5	0.32							3	0.16	4	0.23	TH	0.32	45%
S3 TL 1800	12	1.14							4	0.24							1	0.16	7	0.74	SF	0.74	65% *
S3 TL 1700	11	1.26							4	0.46									7	0.8	SF	0.8	63% *
S3 TL 1900	47	3.82							22	1.46							3	0.16	22	2.2	SF	2.2	58%
S3 TL 2000	15	1.7							8	0.63							1	0.06	6	1.01	SF	1.01	59%

*over 80% one unit type acceptable if taxlot area is below 2 ac

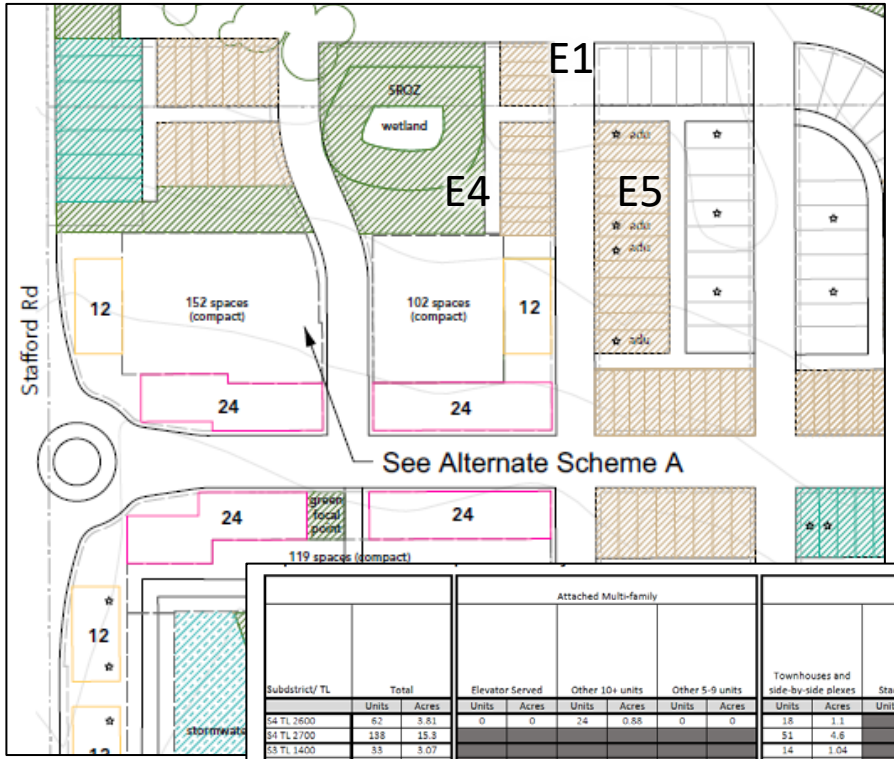


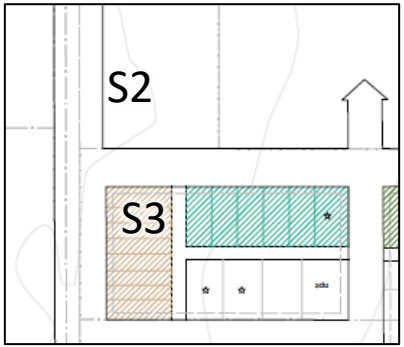


Demonstration Plan Input and Assumptions

- Variety and design standards as drafted
- Low end of potential density
- Market preference for detached single-family
- Parks, open space, streets, and connectivity as shown in Master Plan
- Assume reasonable amount of parking
- Avoid awkward interface between housing types

Housing Variety





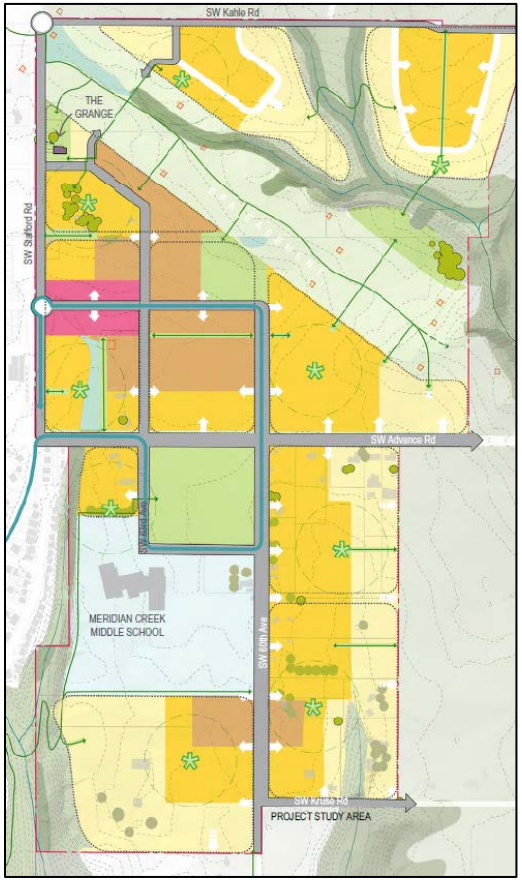
Max		
Highest Unit Type		Percent
TH	2.98	53%
SF	6.36	52%
SF	8.33	59%
MF 10+	3.79	51%
TH	0.9	53%
TH	0.3	100%
TH	6.34	49%
SF	6.37	49%

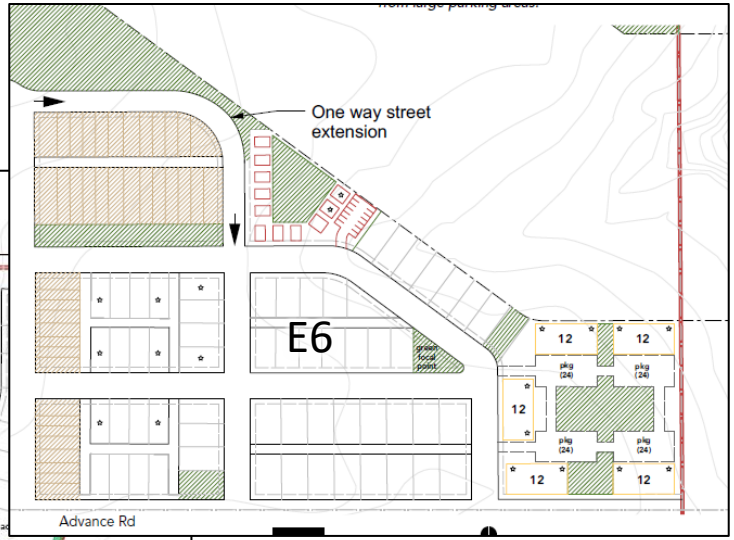
Subdstrict/ TL	Total		Attached Multi-family: Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked								Max: Highest Unit Type		%
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units										
S4 TL 2600	62	3.81	0	0	24	0.88	0	0	18	1.1									SF	1.6	42%
S4 TL 2700	138	15.3							51	4.6									SF	9.1	59%
S3 TL 1400	33	3.07							14	1.04							2	0.23	17	1.80	SF	1.80	59%
S3 TL 1500	31	3.1							10	0.83							6	0.43	15	1.84	SF	1.84	59%
S3 TL 1600	12	0.71							5	0.32							3	0.16	4	0.23	TH	0.32	45%
S3 TL 1800	12	1.14							4	0.24							1	0.16	7	0.74	SF	0.74	65% *
S3 TL 1700	11	1.26							4	0.46									7	0.8	SF	0.8	63% *
S3 TL 1900	47	3.82							22	1.46							3	0.16	22	2.2	SF	2.2	58%
S3 TL 2000	15	1.7							8	0.63							1	0.06	6	1.01	SF	1.01	59%

*over 60% one unit type acceptable if taxlot area is below 2 ac

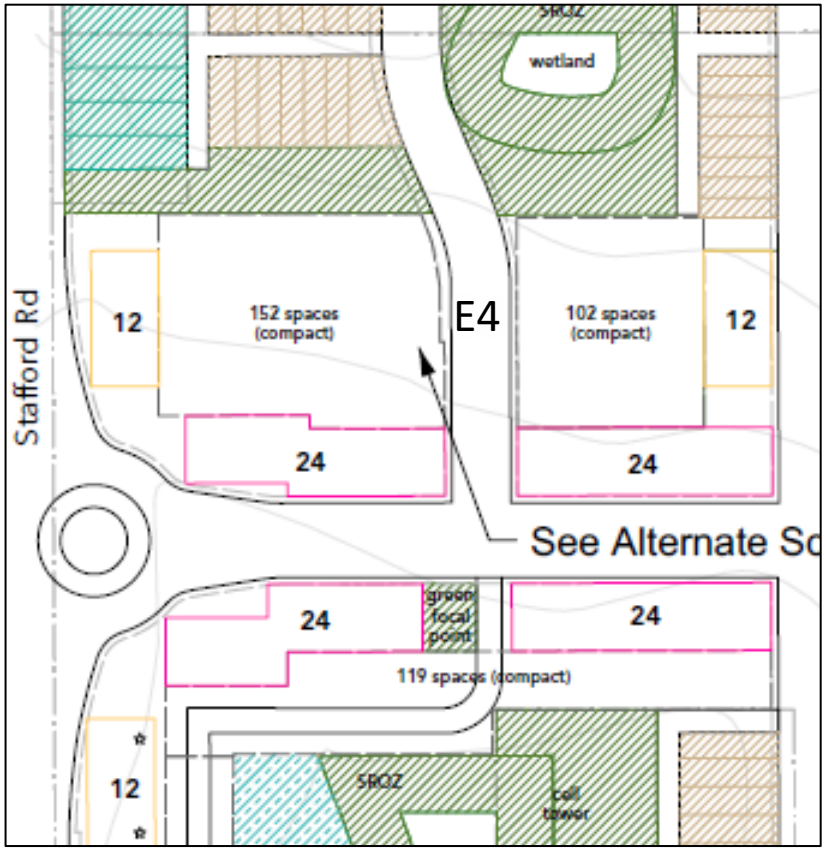
WILSONVILLE OREGON

Urban Form Types

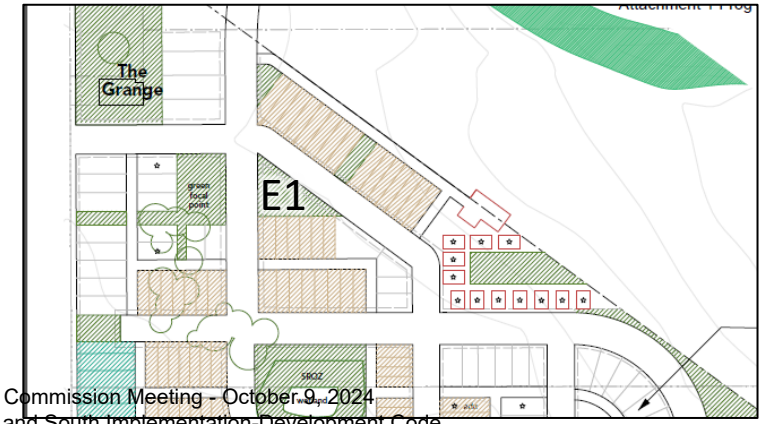




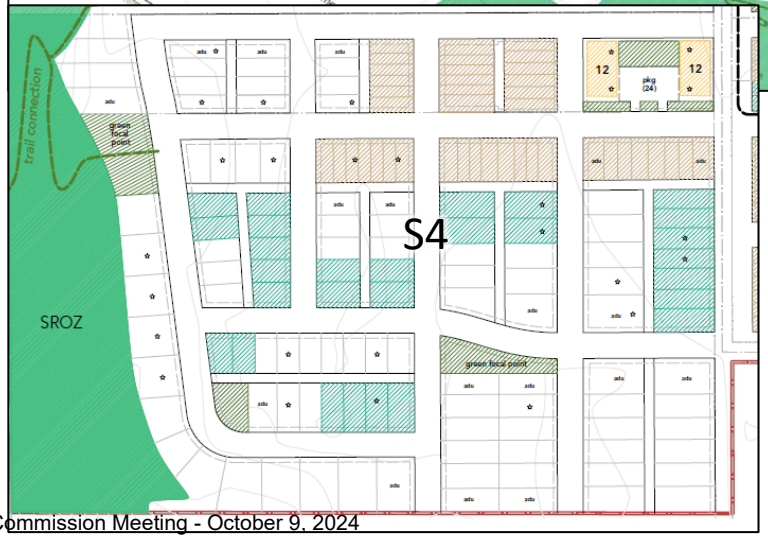
Brisband Main Street



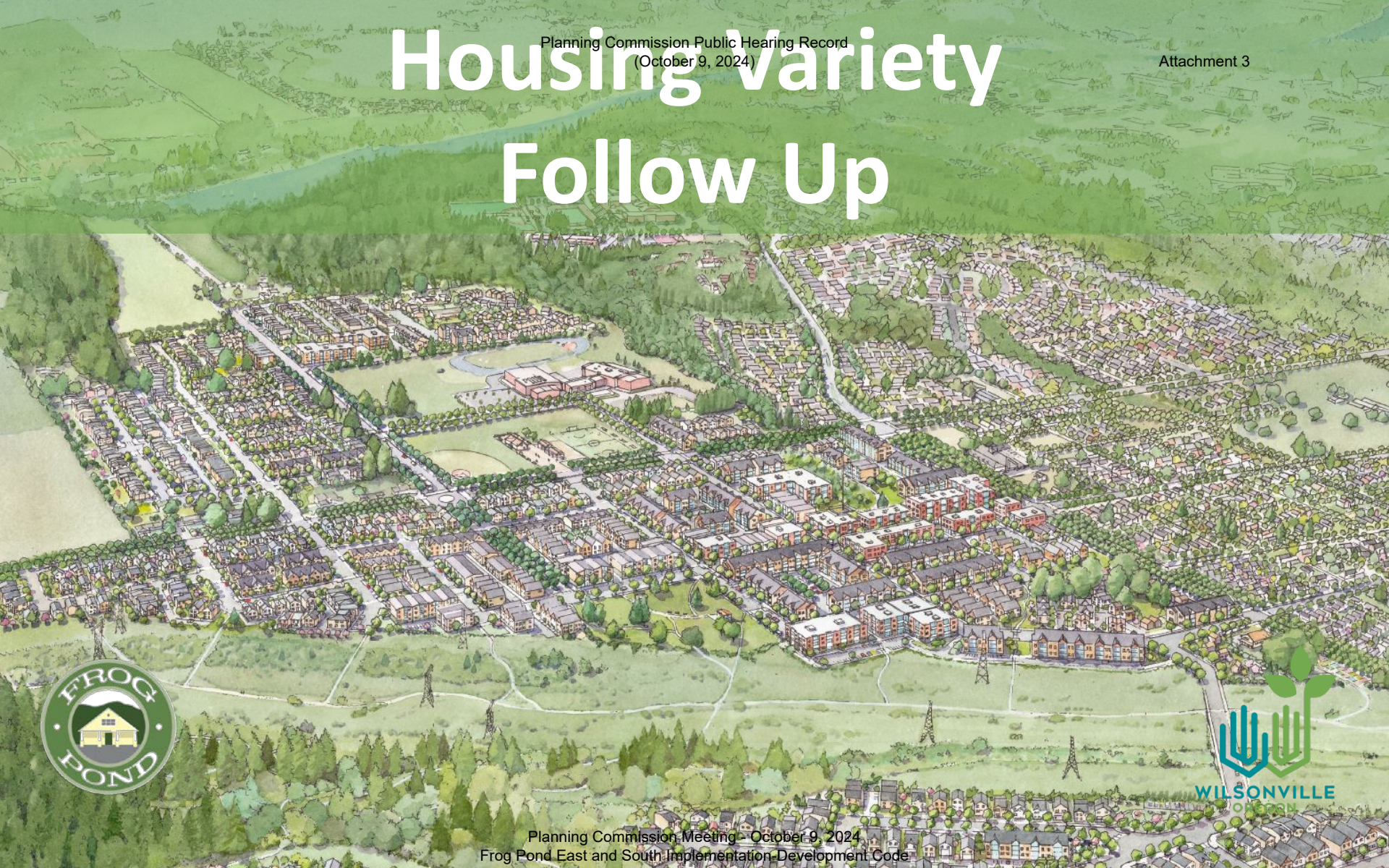
Parks and Open Space



Streets, Connectivity, and Blocks



Housing Variety Follow Up



Threshold for Small Unit

- Early 2023 drafted at 1200 square feet or less
- Current proposal is 1500 square feet or less
  - 60% of average recent home size across country
  - Consistent with the amount of 1500 sf or less for-sale units currently listed in Clackamas County (Zillow)
    - 6.2% of units built since 1990
    - 6% of units built since 2000
    - 4.5% of units built since 2010
    - 4.1 of units built since 2020

Mobility-Ready Units Recommended Refinements

- Simplify by removing “partial” definition
- Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with minimal stairs with a wheelchair accessible ramp or space to add a wheelchair accessible ramp.

Mobility-Ready Units Recommended Refinements

- Balance being impactful while not too aggressive
  - Recommend requiring 7.5%
  - 2/3 of mobility-ready units must be single-level
  - 1/3 can also have stair-accessed portion

ıb-districts	
m r of nits	Minimum Number of Mobility-Ready Units[q] Total number required (partial or full)/ Number of full required
	14/5
	15/5
	18/6

n Sub-districts	
imum ıber of ll Units	Minimum Number of Mobility-Ready Units[C, D]
	11
	12
	14

Questions and Comments

- The efforts made in developing the Stormwater Master Plan was appreciated and the process was applied very well. Combining needs related to the City's permits and system deficiencies to create a reduced or combined project list was a good approach.
- Ms. Wieland confirmed the projects remaining from the 2012 Stormwater Master Plan were considered in developing the new priority list. For example, the Gesellschaft system project was needed in 2012, but the new Master Plan identified a different alignment while maintaining the recognized need. Under the new modeling, some capacity deficiencies were no longer applicable, and those results were confirmed by Staff.
- Mr. Weigel explained the Charbonneau Program was a 30-year plan adopted in 2014 to replace the entire stormwater system in Charbonneau. The project was currently in Phase 5 and behind schedule. Ongoing annual costs would remain until the project was completed.
  - The Charbonneau project was so large due to the pipeline materials chosen during development, corrugated steel pipelines, which only have a 25-to-30-year life expectancy. The City had made a lot of headway on the worst pipelines, but many pipelines had no bottom, with water literally running on bare dirt.
  - The City used lessons learned from Charbonneau to update construction standards, specifying the exact type of pipes, pipe material, strength, etc. to be used in new construction projects.

4. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, noted a memo was emailed to the Commissioners on February 13, 2024, providing supplemental information on the Demonstration Plan and Housing Variety Standards he would discuss tonight. He presented the proposed updates to the Development Code Amendments via PowerPoint, reviewing the key elements of the Demonstration Plan, which was created to model a real-world implementation of the proposed Code. He also described Staff's key findings regarding housing variety, urban form types, Brisband Main Street, parks and open space, as well as streets, connectivity, and blocks. He noted the layouts presented were not necessarily preferred and that many potential layouts could be compliant with the Housing Variety Standards.

- The memo described the idea of using credits from a neighboring subdistrict to meet different Variety Standards, explaining that if one subdistrict had access and a portion or neighboring subdistrict did not have enough access, as long as it was right on that border, the subdistrict line could be blurred a bit. Staff was still testing where it would be appropriate, so no formal recommendations had been made yet because they did not want to water down the Variety Standards inadvertently, ending up with less variety than intended.
  - Allowing credits for mobility-friendly units made sense as a variety of unit types could meet the need and were not as locational dependent as some of the other Variety Standards.
  - As stated in the memo, Staff was not as supportive of credits for other Variety Requirements, however, there was potential merit for allowing such credits when smaller portions or less than an entire subdistrict joined with an entire subdistrict, and it was just a question of putting it on the other side of the street. For example, allowing some of the required Middle Housing in Subdistricts S3 and S2 in Frog Pond South to be located on the other side of the subdistrict line for better site planning. (Slide 7)
- Also presented was a follow-up on previous Planning Commission discussions about the threshold for small units and recommended refinements for mobility-ready units in the Housing Variety Standards. (Slides 12-15)

Discussion and feedback from the Planning Commission on the key elements of the Staff report were as follows with responses to Commissioner questions as noted:

Demonstration Plan

- Mr. Pauly confirmed a consultant was hired to demonstrate whether the Housing Variety Standards being developed by Staff were buildable. Key findings in the tables confirmed the Variety Standards could be met using reasonably sized lots according to what was common in the market or based upon precedence elsewhere in Wilsonville.
- At the last meeting, a developer expressed concern that the Variety Standards might be buildable, but they could not necessarily sell it, or it would not be economically advantageous. Did the Demonstration Plan take any of those developer issues into account?
  - Mr. Pauly explained Staff had done some preliminary work on this issue and there were two potential approaches; one was to determine if other new urban areas built in the Metro area had a similar mix, particularly of Middle Housing. The second was to do a more finite market study. Preliminary comparisons showed the Standards were not too far off. At the same time, Staff was also working with development partners on their specific land to determine if this worked and with what products. Planning Staff tried to integrate developer concerns into the Code and ensure a balance of not requiring too many products to address the economies of scale; however, different types of housing were still needed. Although a complete analysis had not been completed at this point, so far, no red flags had come up showing the Housing Variety Standards would not work, and other modern developments had this type of variety.
  - Miranda Bateschell, Planning Director, added future discussions would include other big picture items, including infrastructure. Staff was still working through the infrastructure funding plan, which was obviously tied to financial feasibility. So, there were potential additional questions around financial feasibility from a developer's perspective, which could change based on how large the project was, how many improvements were required, and the developer's share of the cost. This model was not a full return on financial feasibility analysis. Many of those things were changing at a quick pace so an analysis would have been difficult to do especially with the number of iterations Staff had done.
    - One reason for the Demonstration Plan was because the City was not zoning as it had in the past. Previous comments and questions from the Planning Commission lead to questions about whether the proposed Code would physically work because it had not been laid out on a map.
    - The Demonstration Plan included a physical analysis to examine whether these different layers of Code requirements would work; if the layouts being developed were consistent with the Planning Commission's vision. Could typical lot sizes be laid out with the different housing types in a manner consist with the Code? Staff did run into a few problems and had made suggestions to the Planning Commission in prior work sessions to remove certain Code elements, like minimum lot size. In working through the process, Staff found some Code to be redundant, not necessary, or had conflicts, which helped refine Staff's recommendations to the Commission.
    - The layouts themselves worked, which was a key aspect to understand as this area was codified.

- The visuals were helpful in getting an overall East and South picture. Looking at the feasibility of the Code as currently proposed was beneficial to understand whether it made sense from both a Code and visual perspective to see an option of what was possible.
- Mr. Pauly explained the Demonstration Plan considered the market demand for parking, even though no parking was required, and strove to balance housing people, not their cars. Feedback from developers indicated the market still demanded parking, and the Code facilitated providing parking spaces, so people did not have to walk several blocks to their homes.
  - Neighborhood and community parks within the Master Plan area included playgrounds, trails, and the typical amenities of larger parks. Beyond that, green focal points throughout the community would have tot lots or small play areas to serve as sub-neighborhood gathering spots, similar to what was seen in Villebois, so residents could easily access green space within walking distance wherever they lived in the neighborhood.
- Mr. Pauly confirmed the Code would allow for street parking, which was sometimes more efficient than using the buildable lot area. Other things like stormwater standards and the placement of storm planters were also considered to ensure on-street parking could be accommodated.
- Mr. Pauly explained Staff had not looked at maximum instead of minimum densities due to the budget. Staff analyzed which Code Standards would be stretched and what type of development would stretch them the most. The key factor was higher-density housing had a lot of different options, so meeting the Variety Standards was easier at a higher density than at a lower density. Due to budget constraints, Staff chose to look at the worst-case scenario to test and stretch that standard.
  - Ms. Bateschell added that one Demonstration Plan alternative with moderate density, such as a higher portion of Middle Housing or multi-family housing, had been developed, but all the details about transportation were not fleshed out; however, it was obvious both scenarios could work very well. It was a question of pushing the envelope on the lower density, partly to test the maximum net area for any one-unit type. For example, a developer with a lot more single-family would have less space for infrastructure, etc., [1:27:35] which was why Staff spent more time on minimum densities to understand how other layers of the Code would work.
- Seeing the mock layouts were much more helpful than just words on paper. Taking the low-density approach was good to see how the Code would be applied and if it would work for the rest of Frog Pond East and South if someone started building the minimum.
  - Ms. Bateschell added the low-density approach also helped to understand what the minimum requirements called for. This practical exercise helped answer the Planning Commission's questions and the example enabled the Commissioners to see if using the minimum resonated with their previous input about how the development would look, if the variety hit the mark, and everything fit the way the Commission envisioned.
- The example confirmed that a minimum lot size was no longer needed as it was redundant.
  - Mr. Pauly confirmed more would be discussed at future work sessions about how the Code worked out overall and whether what was written to implement in the Master Plan would be achieved even at the worst-case, lowest density scenario. Even the lowest density was not that low because of the minimum 1,325-unit requirement. By nature, even at the minimum, the City would be pushing to get a variety of units.
- Mr. Pauly clarified the credits would only work if a development area crossed more than one subdistrict; it was not a future credit. The developer would present the Development Review Board with a Stage 1 Master Plan that crossed multiple subdistricts.

- The Demonstration Plan looked good and nothing jumped out as being a huge issue.
- Having the minimum requirements listed in the zones was nice but having an overall summary of the different housing types in East and South, showing what the neighborhoods look like and the number of mobility-ready units would be helpful.
- Mr. Pauly explained that a full comparison analysis of the number of available parking spaces to the number of homes had not been completed. However, a smaller analysis could be done on a smaller area to show what percentage of townhouses had driveways, for example. Generally, all townhouses, duplexes, and detached homes would have garages, as well as street parking or driveway aprons. Without good alternatives, such as ample street parking or a driveway, people tend to use their garages for parking rather than other uses, so the garage could not be discounted as a parking space. A parking analysis had not been done because Staff focused more on parking in mixed-used areas, as the lack of parking in multi-family housing areas generated the most complaints to the City.
  - Staff had heard the development community would not build large areas of housing without sufficient parking.
  - In the coming months, strategies to address inadequate parking would be discussed, because over time, those scenarios would impact other strategies and programs.

Housing Variety Follow-up – Threshold for Small Unit

- One way to achieve the goal of more affordable housing was to have smaller units. By defining a small unit as something larger, like going from 1,200 sq ft to 1,500 sq ft, housing could be more expensive than if the threshold was smaller.
  - Mr. Pauly noted that because of other requirements, a higher number of ADUs in particular would be built than seen elsewhere in the city. By definition, ADUs, which were 800 sq ft units, and cottages, well below 1,200 sq ft, would meet the small unit requirements. If the threshold was too low, no one would build 1,200 sq ft to 1,500 sq ft units. Allowing that flexibility would probably bring more variety into the market than would occur with a 1,000 sq ft threshold. Elevator served multi-family units would also meet the threshold.
- Mr. Pauly explained the reason for the small unit requirement was that the Master Plan's Affordable Housing Analysis demonstrated a need for smaller units. The master planning process identified target unit types the City wanted to require to ensure Middle Housing and smaller units were actually built; otherwise, they might be underbuilt or not be built by the market.
  - Middle Housing and these small units were identified as part of the affordable housing portion of the Master Plan as units the City must be proactive in requiring to ensure the community's housing needs were met.
  - Changing the threshold by 300 sq ft was to be more consistent with the housing market. When initially considering the 1,200 sq ft threshold, Staff discussed if a 1,300 sq ft unit would meet the same purpose. Looking at the data, even a 1,250 sq ft threshold only represented about 2.5% of the current market and would push the market much more to develop something it would not naturally look at. Staff was trying to balance being aggressive in creating good policy and not being too aggressive.
- The 1,500 sq ft threshold made sense and using the comparison from Clackamas County was better than just looking at Wilsonville. (Slide 13)

- Mr. Pauly confirmed the current requirement was that 5 percent of new development be small units. Raising the threshold up to 1,500 sq ft or less would cover what was essentially the 5 percent currently available, which was a policy choice that essentially maintained the status quo.
  - This policy choice would essentially maintain the status quo,
  - The deficit of smaller units in the county could not be made up in this development, so the policy choice was about striking a balance and input from the Commission about anything different was welcome.
- Philosophically, the thought of maintaining the status quo was a struggle. The table in the memo showed that 71 percent of homes for sale were larger than 2,000 sq ft. Perhaps 7.5% rather than 10% would get Wilsonville closer to that balance. Was the struggle because market demand was driving larger homes or were they just catering to a segment of the market, while another segment was being underserved and needed smaller and therefore, more affordable, homes.
  - Mr. Pauly noted during the recession car manufacturers continued to produce much more expensive SUVs than small cars because the market demanded large SUVs, which could be sold at a higher profit margin. He agreed some market activity pushed things in a certain direction.
- Being able to review a bit more data on whether 5% was the right amount would be helpful .
- Mr. Pauly did not believe the price point difference between 1,200 sq ft and 1,500 sq ft homes would be significant, particularly for a detached home or condo. The question was what type of 1,500 sq ft unit would qualify as a small unit, particularly with regard to multifamily units.
- A breakdown of what those unit types are and if they would qualify as affordable housing was requested for future discussion. The City could not meet the State's affordable housing requirements in one development, but the City needed to move the needle in the right direction.

Mobility-Ready Units

- Mr. Pauly confirmed only two-thirds of the minimum 11, 12, and 14 mobility-ready unit requirement had to be single-level units. The remaining one-third could have stair-accessed portions as long as the portion not accessible by stairs would meet the definition of mobility-ready on its own. Having a bedroom, kitchen, and bathroom on the same level would meet the requirement. (Slide 15)
- Ms. Bateschell clarified the footnote stated only a portion of the units could have additional living spaces beyond the mobility-ready unit requirement.
  - Staff understood the desired policy choice was not to have all the mobility-ready units be a master-on-main; but that the entire unit, whether an ADU, single-family detached, or an apartment, be full mobility ready, meaning no stairs. A stakeholder shared that having the ability to have a master-on-main or something similar would be helpful; with the ability to build two-story units to provide flexibility for residents or their guests, so one-third of the mobility ready units would provide that flexibility.
  - The policy could be 100 percent either way, but the policy was drafted to respond to different viewpoints and interests. A unit with extra bedrooms upstairs but full living facilities on the first floor would still meet the objective of providing more units on the market for people with limited mobility.
  - If 100 percent of the mobility-ready units had to be single level, which Staff heard from the Planning Commission, then a single-family detached home would have to be one story, which might be difficult in the current market.

    - Staff understood the Commission did not want all mobility-ready units to be apartments. To provide a variety of housing types in general for everyone, mobility-ready units needed to increase in the different housing types. The 1/3 requirement would enable the City to get mobility-ready units where the ground floor was livable for someone with limited mobility and the upstairs had bedrooms and possibly a bathroom for guests, etc.
- If worded appropriately, 100% of the units could have a bedroom upstairs, as long as the ground-floor requirements for mobility-ready were met.
- Ms. Bateschell noted the Code amendments were still being drafted and could be changed at the Planning Commission's direction.
    - Mr. Pauly added a key question was whether by requiring small units, would the development have enough single-level units, between multifamily, ADUs, and cottages, without having to add another definition or standard, or would single-level accessible units not happen otherwise, necessitating additional language.

Discussion by the Planning Commission included the following comments:

- The Commission wanted to ensure mobility-ready units were used by somebody with mobility constraints, but if 100 percent of single-level homes had master-on-the main with bedrooms upstairs, a family of four could buy it and put the children upstairs, leaving the person in the wheelchair without a house to buy.
- The policy did not matter, as the City could not control who bought the home. Opportunities could be provided, but there were no guarantees it would happen.
- Having some single-level homes be completely mobility-ready, even if only a very small percentage, should an option as there was not a lot on the market.
- The work and background on the Code was appreciated. Knowing the why helped the Commission come to terms with what was being discussed so providing that context was always helpful.
- Simplifying the Code was a good idea; it accommodated the need while still reaching the Master Plan's goals.
- While the Code seemed to be simplified in one way, complexity was being added elsewhere, so there was uncertainty about what was really being achieved.

Ms. Bateschell asked if the Commission wanted to allow public comment during the work session, which had been done recently. Public comments were on the agenda to be received at the beginning of the meeting, but none were received at that time and now someone wished to make a public comment related to this work session.

Amanda Guile-Hinman, City Attorney, advised setting parameters, such as a three-minute time limit if public comments were allowed.

Commissioner Heberlein noted the Commission had set a precedent for allowing public comment during work sessions since the beginning of the Frog Pond East and South Master Plan and so with no different decision made before hand, the Commission was kind of stuck. The Commission should choose whether to continue that or go back to the original intent of the agenda going forward.

The Planning Commission consented to take public comment without time limits tonight, and only take public comments at the beginning of the meeting in the future.

Dan Grimberg, West Hills Land Development, expressed appreciation for the Commission's time and the ability to work with Staff on this Master Plan, especially since this was also the most complicated Code West Hills had ever worked on, even though some parts were simple. Each subdistrict required three unit types, with different varieties and requirements by the urban form area, which was different from the subdistrict, and the setbacks varied by the street the lot faced on. All these components worked together to determine how a house could be built, and the variety was very difficult to meet.

- No market study had been conducted in his opinion, but they were trying to make it work even though one had not been done. Building in this market for over 30 years, only in Wilsonville and the Metro area, West Hills knew the market pretty well.
- His main comment was that the Code needed to allow for flexibility, and this Code was very prescriptive. He understood there were goals, but the Code needed flexibility because this housing would take 10 to 15 years to build and the market changes.
- Developers do not create a market or control what buyers want. The buyer, the homeowner or family buying the home determine what they want in a house, and West Hills built to that need. The developer did not tell buyers what to buy because West Hills thought it was a good idea. The Planning Commission knew that was not how it worked, but sometimes everyone gets wrapped up in the Code, including developers because they want to ensure they are meeting the draft Code and that all the boxes are checked, and all the goals met. However, the big question to consider was whether the units could be sold.
- West Hills had a good relationship with Staff and held weekly Tuesday afternoon meetings to work through many of the issues. A lot of progress had been made, but at some point, Staff would ask the Planning Commission to approve the Code.
- He asked that the Commission not adopt the Code amendments without also knowing other items, such as when the sewer would be extended to serve the Frog Pond East and South area. At this time, it looked like that could be three years from now, but they did not know. The Master Plan would not be built today, because it did not have sanitary sewer.
    - Another concern was the Stormwater Master Plan. While West Hills had just one property, it was testing the Code because West Hills had a vested interest in it and part of its property drained south of Advance Road. The Stormwater Master Plan contained a high-priority, $4 million conveyance pipe project, and the West Hills' property needed it for a very small portion, but it happened to be in the middle of the property.
        - He asked how at pipe would get built. The project was prioritized to be built between 2024 and 2028, but he did not know if that meant it was funded. The project had credits of $3.3 million, so did that mean the City expected the developer to build it and then get credits, which probably would not work, as the developer would have a $4 million up-front expense to be reimbursed later on a per house basis.
    - The point was that all these questions needed to be addressed before this Code plan was approved so everyone would know how it all fit together.
- He also questioned the Infrastructure Finance Plan for the improvements on Stafford Road, Advance Road, and some proposed roundabouts. The scope of those improvements and the allowable credits against those improvements would have a huge impact on the feasibility of all of the development of Frog Pond East and South. West Hills would have its first meeting on this issue with Staff on February 26th. Staff had already indicated they would not have the plan, but would present certain components of it, and then there was a lot of work to be done. That finance plan was a huge factor.

- He noted the Stormwater Master Plan was different from the Stormwater Management Plan. West Hills had done some analysis when preparing the colored plan the Commission had seen previously and he believed was in tonight's package.
- West Hills' colored plan showed the density allowed under the current Stormwater Management Plan and the new Code being proposed would reduce the density by 15 percent, affecting 45 of West Hills' 300 lots. If each lot was worth $200,000 ballpark, the overall property value would be reduced by $9 million, making the project unworkable.
  - He mentioned this because the Planning Commission would be hearing about these items, and it all affected the plan that West Hills was trying to make work. However, these other items were affecting the financial feasibility of the plan and the Development. West Hills was trying to create value and they needed to control costs.
- He appreciated the opportunity to speak during the work session. In West Hills' opinion, it was worthless to make public comments and give input on something at the beginning of the meeting that the Commission had not been presented with yet. Commissioners would have context to understand the public comments after the information had been presented. He did not believe receiving comments at the beginning of the meeting would be effective.

INFORMATIONAL

5. City Council Action Minutes (January 4 & 18, 2024) (No staff presentation)
6. 2024 PC Work Program (No staff presentation)

Miranda Bateschell, Planning Director, noted Mr. Weigel wanted to convey that the draft Stormwater Master Plan was available for public review and comment on http://www.letstalkwilsonville.com. Public comment would be accepted through February 26, 2024.

ADJOURN

Commissioner Willard moved to adjourn the regular meeting of the Wilsonville Planning Commission at 8:18 p.m. Commissioner Heberlein seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant

PLANNING COMMISSION

WEDNESDAY, JANUARY 10, 2024

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: January 10, 2024	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	

Project / Issue Relates To:		
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will focus on the proposed housing variety standards.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will continue to seek Planning Commission input on specific draft Development Code regarding housing variety. Specifically, this work session will continue the discussion from December of how the minimum variety standards and maximum unit type percentages are proposed to be presented in the code and calculated. These minimum and maximum standards are driven by implementation language from the Master Plan (Attachment 1). In addition, staff will provide an overview of the process that has led to the current, proposed draft variety standards (Attachment 2).

Minimum Variety of Target Unit Types

The Frog Pond East and South Master Plan directs the establishment of minimum amounts of certain target housing types including: middle housing, small units, and units accessible for individuals with limited mobility. Table 6B in Attachment 2 provides these minimum numbers, as currently proposed, by subdistrict or by tax lot where multiple tax lots are within the same subdistrict. This allows the draft code to function both for developments covering a single large tax lot and for developments covering multiple small tax lots. The minimum target unit type numbers are calculated as a percent of units in a "middle of the road" development scenario, which is equal to 125% of the minimum unit count. Using the "middle of the road" scenario was chosen as it still is reasonably doable with developments near the minimum unit count, but does not overly reduce the requirement for development well in excess of the minimum. Based on previous discussion and direction from Council and Planning Commission, the percentages applied to the "middle of the road" scenario to produce the minimum of target unit types in Table 6B are as follows:

- Middle Housing: 20% (25% of minimum total unit count)
- Minimum Number of Small Units: 5% (6.5% of minimum total unit count
- Minimum of Total Mobility-Ready Units: 10% (12.5% of minimum total unit count)
- Full Mobility-Ready Units: 33% of Total Mobility-Ready Units

The project team recommends presenting the required minimums as specific numbers in a table, as seen in Attachment 2, rather than as a percentage with "how to calculate" language. This simplifies the presentation in the code and provides the most clear and objective standard possible by removing math calculations and rounding that may create uncertainty or change unit count requirements as a site plan changes during the development review process.

In drafting the table, the project team developed Net Development Area assumptions, which should be accurate for a vast majority of, if not all, development. However, staff drafted an

optional alternative calculation method for potential instances where the Net Development Area is less than anticipated.

Staff also wants to highlight for the Commission that the minimums no longer reference "housing type categories" as earlier versions did. Not having the categories simplifies presentation of the minimum standards for the target housing types. The project team found having the defined categories was leading to additional confusing language about how product types from different categories could qualify as the same target housing types. The updated table directly describes the types of target units required, "Middle Housing" "Small Units," and "Mobility-friendly Units."

Another important note when reviewing the proposed table in Attachment 2 is that meeting the different target unit types are not exclusive. A small, mobility-friendly middle housing unit can thus be counted to meet each target. This multi-target counting encourages desired units, such as cottage clusters, that can meet all the targets.

Maximum of One Unit Type

An important concept from the Master Plan is for the variety of housing to be spread and integrated throughout the plan area rather than grouped and segregated. In addition, there was clear policy direction from the Planning Commission and City Council that no one housing type dominate the planning area. To this end, the Master Plan directs the establishment of a maximum percent of a single type of housing, and to do so at the subdistrict or tax lot level to ensure variety is integrated.

Similar to the minimum requirements above, the standards need to function both for a large development that covers multiple subdistricts as well as a smaller development that is one or two smaller tax lots that are a portion of a subdistrict. Maximum requirements are proposed to be calculated as a percentage of the Net Development Area. Where two or three unit types are required in a development, no more than 60% of the Net Development Area can be planned for a single unit type. For developments over five acres, three unit types are required. For developments two to five acres, two unit types are required. For developments less than two acres, only one unit type is required and thus there is no maximum for that unit type within that small of a development.

The project team recommends measuring the maximum based on unit type rather than a grouping of unit types, termed a unit category, as once contemplated. Basing the maximum on unit type rather than a grouping or category has a few benefits. First, it encourages more unit types than just the most common for a category. This encouragement occurs by allowing the same category to be built as long as the unit type is different (i.e. stacked duplex rather than side-by-side townhouse). Basing on a category would likely lead to less variety because developers will likely default to the most traditional unit type in each category (i.e. larger apartment buildings for multi-family and townhouses for middle housing). Second, it adds flexibility for developers while still ensuring a rich variety of unit types. Third, it allows

simplification of the development code by not having to expressly define a new terminology of housing category while still meeting the intent of why categorization was discussed in the Master Plan in support of realizing housing variety.

The draft of the unit types to be listed in the code in support of unit-type based standards is below as well as in Attachment 2.

- A few important notes are as follows:
- All detached units larger than 1500 square feet that look and feel of like a single-family home are a single unit type;
- A differentiation is established between "side-by-side" plexes that are substantially similar to townhouses and "stacked" or other configurations that are significantly different than townhouses;
- A differentiation is established between larger multi-family buildings and smaller multi-family buildings with 5-9 units that are similar in scale to a number of middle housing buildings;
- A differentiation is established between elevator-served attached multi-family (apartments/condos) and other attached multi-family in recognition that elevator-served are often a different market segment and provide a different level of access for those with limited mobility.

Draft Unit Type List (Table 6C, Attachment 2):

Multi-family Unit Types
- Elevator-served attached multi-family
- Other attached multi-family (10 or more units per building)
- Other attached multi-family (5-9 units per building)

Middle Housing Unit Types
- Townhouses and side-by-side duplex, triplex, quadplex
- Stacked duplex, triplex, quadplex or a mix of side-by-side and stacked on single lot
- Cottage cluster
- Other non-cottage cluster housing or mix of attached and detached middle housing

Accessory Dwelling Units (ADUs) Unit Type
- All ADUs

Other Detached Units Unit Type
- All other detached units including detached single-family homes, cluster housing that looks and functions similar to detached single-family, and detached multi-family (i.e. cottage clusters of 5+ units where units are too big to be defined as cottage clusters)

Discussion Questions

The following would be helpful feedback from the Planning Commission at this work session:

- Does the Planning Commission support the approach to presenting and calculating minimum variety and maximum unit type standards?
- Does the Planning Commission have additional input to guide refinement of variety standards?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the spring of 2024.

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.

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 is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:
1. Frog Pond East and South Master Plan Map excerpts
2. Updated draft Variety Standards (December 26, 2023)

FROG POND EAST & SOUTH MASTER PLAN

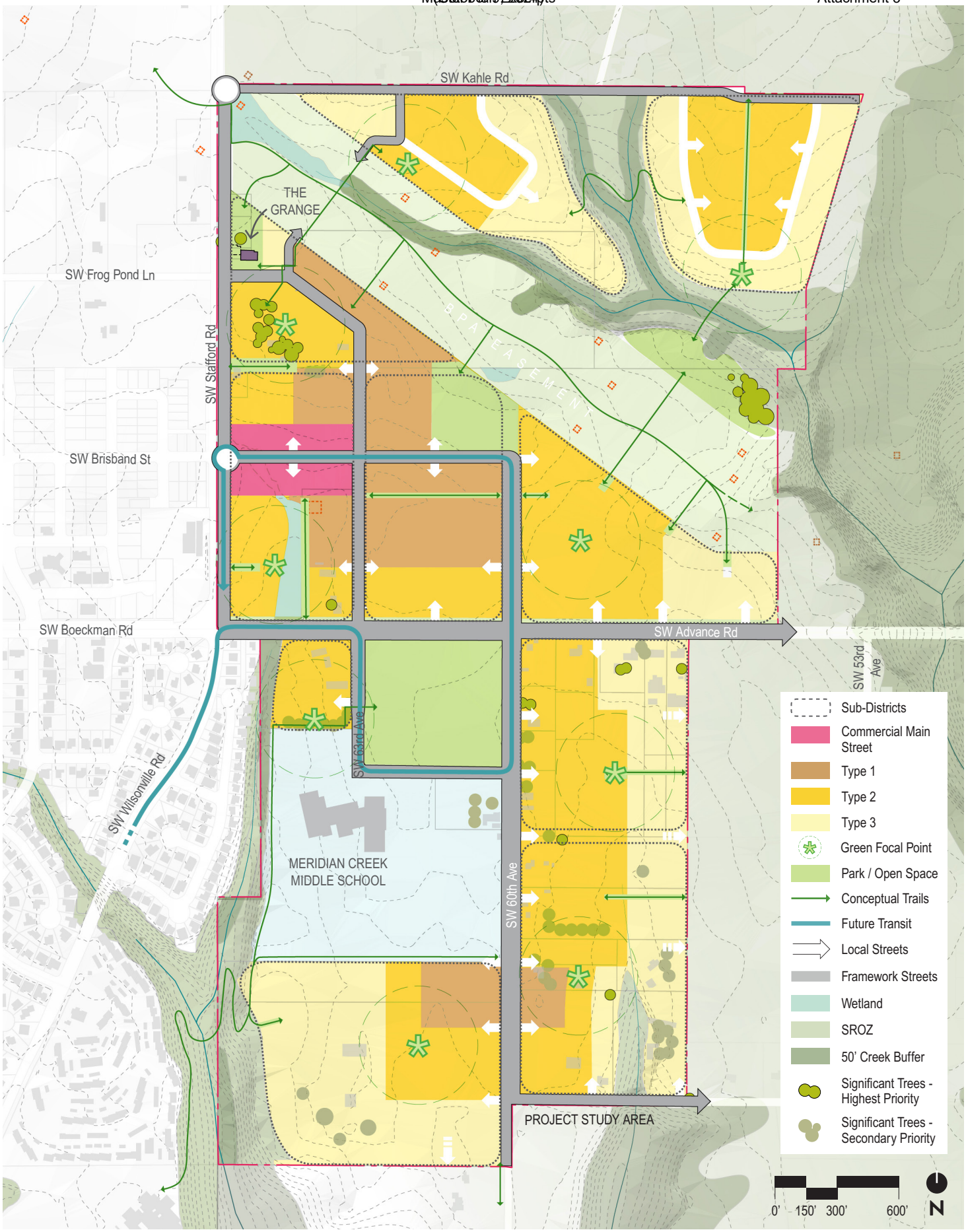
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Section 4.127. Residential Neighborhood (RN) Zone.

(.06) *Minimum and Maximum Residential Lots or Units and Housing Variety Standards:*

A. . . .

B. . . .

C. The minimum unit count for the Frog Pond East and South neighborhoods, including those to ensure a variety of housing types throughout the neighborhoods consistent with the Frog Pond East and South Master Plan, are as shown in Table 6B. below:

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A B]	Minimum Number of Small Units [A C]	Minimum Number of Mobility-Ready Units[D] Total number required (partial or full)/ Number of full required
E1	92	23	6	12/4
E2	97	25	7	13/5
E3	120	30	8	15/5
E4[E]	213			
E4 TL 1101 (portion)	175	13[F]	4[F]	7/3[F]
E4 TL 1200	35	9	3	5/2
E4 TL 1000	3	0	1[B]	0/0
E5	214	54	14	27/9
E6	114	29	8	15/5
S1	31	8	2	4/2
S2[E]	119			
S2 TL 1000 28050 SW 60th Ave	9	3	1	1/0
S2 TL 800 5890 SW Advance Rd	9	3	1	1/0
S2 TL 500 5780 SW Advance Rd	6	2	1	1/0
S2 TL 300 5738 SW Advance Rd	6	2	1	0/0
S2 TL 100 5696 SW	6	2	1	0/0

Advance Rd				
S2 TL 900	7	2	1	1/0
S2 TL 700	42	11	3	6/2
S2 TL 400	4	1	1	1/0
S2 TL 200	4	1	1	1/0
S2 TL 1100 28152 SW 60th Ave	8	2	1	1/0
S2 TL 1200	7	2	1	1/0
S2 TL 1300 28300 SW 60th Ave	11	3	1	1/0
S3 [E]	147			
S3 TL 1400 28424 SW 60th Ave	31	8	2	4/2
S3 TL 1500 28500 SW 60th Ave	31	8	2	4/2
S3 TL 1600	11	3	1	2/0
S3 TL 1800 28668 SW 60th Ave	12	3	1	2/0
S3 TL 1700 28580 SW 60th Ave	9	3	1	2/0
S3 TL 1900 5899 SW Kruse Rd	42	11	3	6/2
S3 TL 2000 5691 SW Kruse Rd	11	3	1	2/0
S4 [E]	178			
S4 TL 2600	56	14	4	7/3
S4 TL 2700 28901 SW 60th Ave	122	31	8	16/6

Notes:

A See Table 6C for which units qualify

B Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

C Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

D. The mobility-friendly units can be any unit type and also count towards other minimums for different unit categories.

E Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the

included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

F. An assumed 125 mixed use apartments on the Brisband Main Street were not included in the base minimum to calculate other minimum requirements. Rather this calculation uses a minimum of 50 units that are not mixed-use apartments

1. As an alternative to Table 6B, when the Net Development Area is less than 75% of the Gross Development Area, the applicant may adjust the minimum requirements in table 6B using the following steps:

   Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 75% of the Gross Development Area and round to the nearest one-hundredth of a percentage point. This is the Reduction Ratio.

   Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum unit requirements.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Unit Types for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Types

Housing Unit Type	Countable as Middle Housing Unit to Meet Minimum in Table 6B?	Countable as Small Unit[B] to Meet Minimum in Table 6B?
Multi-family		
Elevator-served attached multi-family	No	If 1500 sf or less[B]
Other attached multi-family (10 or more units per building)	No	If 1500 sf or less[B]
Other attached multi-family (5-9 units per building)	No	If 1500 sf or less[B]
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less[B]
Stacked duplex, triplex, quadplex	Yes	If 1500 sf or less[B]
Cluster housing[A], other than a cottage cluster, or a mix of attached and detached middle housing	Yes, subject to qualifications in note[A]	If 1500 sf or less[B]
Cottage cluster	Yes	Yes
Accessory Dwelling Units (ADUs)		
All ADUs	No	Yes
Other Detached Units		
All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family[A] , and detached multi-family	No	If 1500 sf or less[B]

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as other detached units on their own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for detached single-family homes. Such dissimilarity is determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least two years after occupancy is granted for the unit.

[B.] Qualification as a Small Unit is based on Habitable Floor Area as defined in Section 4.001.

E. Unit Category Variety:

1. Required number of Housing Unit Types in a Development. To ensure housing variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Housing Unit Types, as listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. Net Development Area is calculated as laid out in Subsection 3. below.

   2 Acres or less- One Housing Unit Type Required

   More than 2 acres up to 5 acre- Two Housing Unit Types Required

   More than 5 acres- Three Housing Unit Types Required

2. Maximum Net Area for a Single Housing Unit Type. These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only one(1) unit type under E.1. above, no more than 60% of the Net Development Area of the smaller of the Stage I Master Plan Area or Subdistrict shall be planned for the development a single Housing Unit Type, as listed in Table 6C.

   a. Where a single lot or parcel has multiple unit types (i.e. ADU on same lot as detached home), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. In Subdistrict E4, net development area (parking, etc) associated with the Commercial Main Street does not count towards net development area for the purpose of these standards, but the building footprint does.

F. Pursuant to ORS 197.758 and OAR 660-046-0205, any lot designated for single-family homes can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Typeis exceeded. However, this does not allow the maximum for a Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at time of future building permit issuance or replat of individual lots.

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
January 10, 2024

WILSONVILLE
OREGON

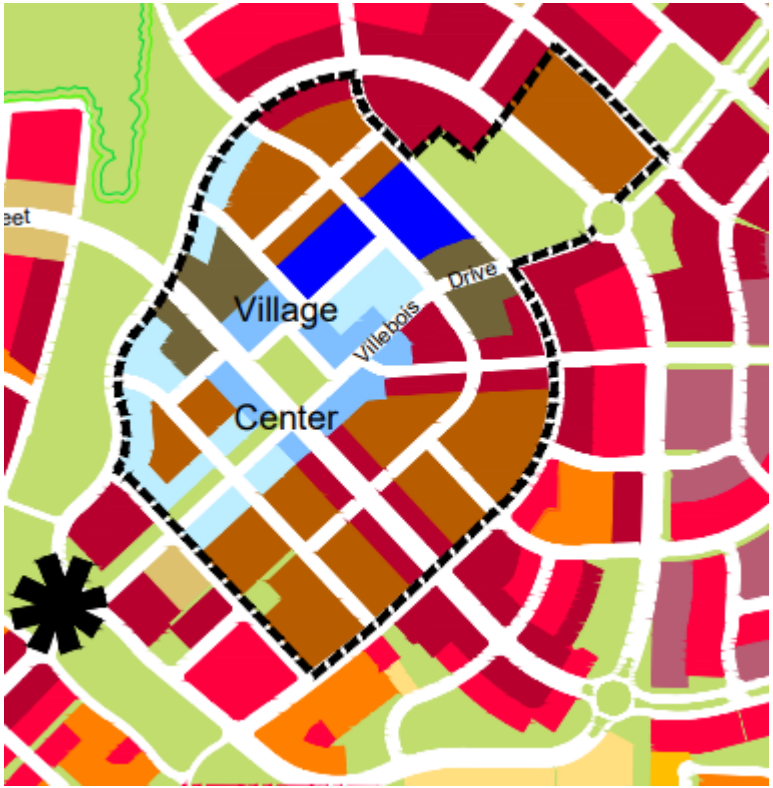
Tonight's Agenda

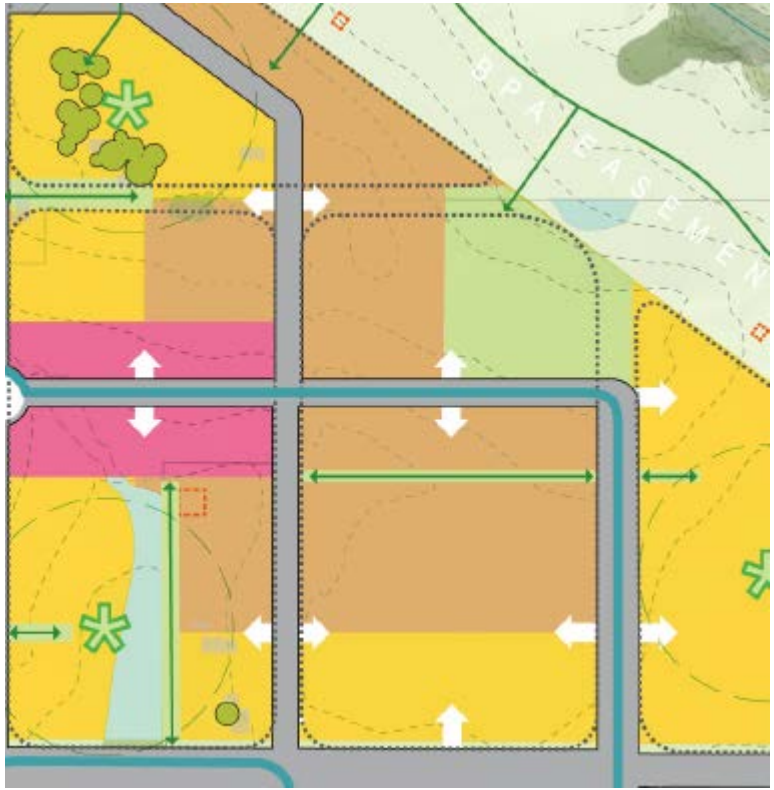
- Draft Development Code Amendments
  - Housing Variety Standards-Continued

Housing Variety
Review of Basis for Standards

Housing Variety Approach

Comparing Villebois & Frog Pond East and South





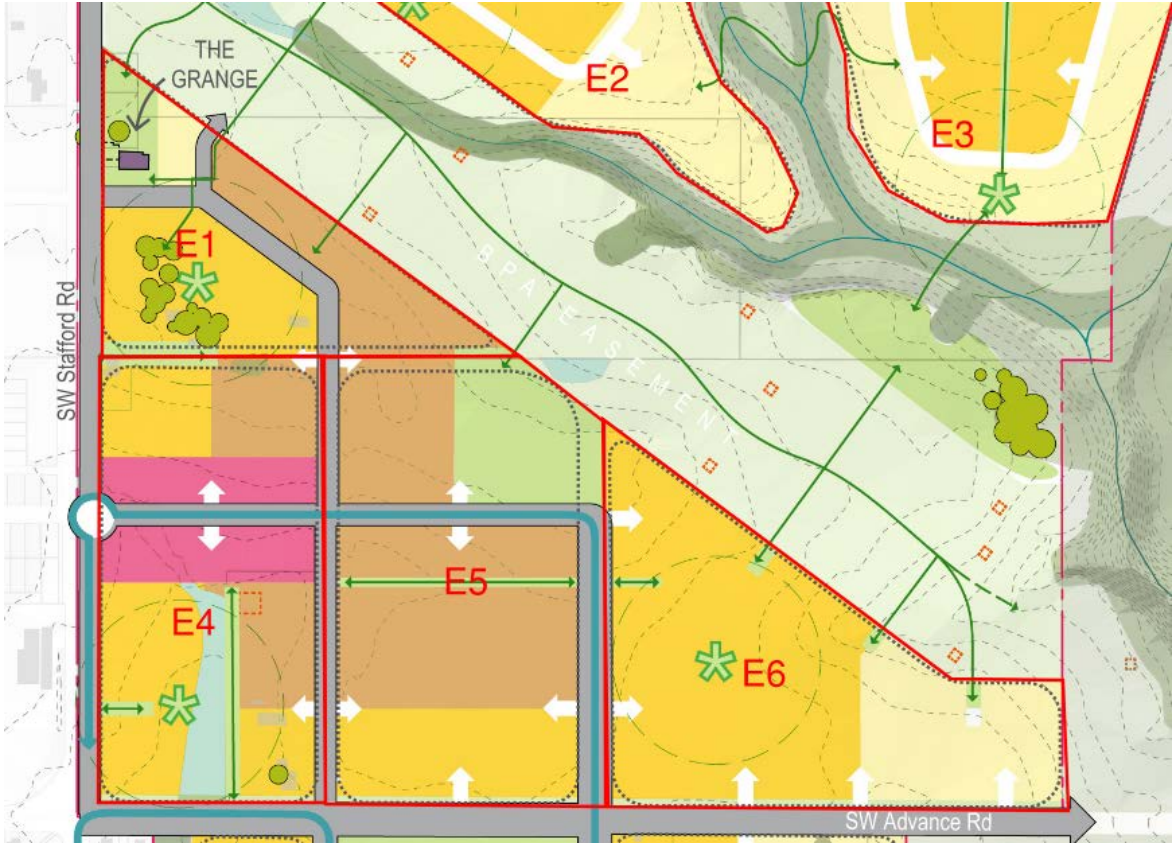
Villebois

Frog Pond E & S

Housing Variety
Review of Key Concepts – Urban Form

Type 1 Urban Form	Type 2 Urban Form	Type 3 Urban Form
Less setbacks, larger buildings -Apartments -Large townhouse buildings -Closely spaced detached homes	**Moderate setbacks, moderate-sized buildings** -Moderately spaced detached homes -Townhouses and plexes -Apartments (smaller than Type 1)	**More setbacks, smaller buildings** -Detached homes -Smaller townhouse and plex buildings -Cottage clusters -Small apartments buildings

Housing Variety
Review of Key Concepts – Subdistricts



Housing Variety
Review of Key Concepts-Minimum

- Minimum of target units
  - Middle Housing
  - Smaller Units
  - Mobility Friendly Units

Housing Variety
Review of Key Concepts-Maximum

- Set maximum of any one type of unit in each area to ensure variety throughout

Questions and Comments
Master Plan Direction and Key Concepts

Housing Variety
Current Draft of Standards

Review of Draft Code
Minimum of Target Units-Table 6B

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units [A B]	Minimum Number of Small Units [A C]	Minimum Number of Mobility-Ready Units[D] Total number required (partial or full)/ Number of full required
E1	92	23	6	12/4
E2	97	25	7	13/5
E3	120	30	8	15/5
E4[E]	213			
E4 TL 1101 (portion)	175	13[F]	4[F]	7/3[F]
E4 TL 1200	35	9	3	5/2
E4 TL 1000	3	0	1[B]	0/0
E5	214	54	14	27/9
E6	114	29	8	15/5

Review of Draft Code Geography of Review

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum	Minimum	Minimum Number
E1	92	23	6	12/4
E2	97	25	7	13/5
E3	120	30	8	15/5
E4[E]	213			
E4 TL 1101 (portion)	175	13[F]	4[F]	7/3[F]
E4 TL 1200	35	9	3	5/2
E4 TL 1000	3	0	1[B]	0/0
E5	214	54	14	27/9
E6	114	29	8	15/5

Smaller of:

- Stage I Master Plan area (1 or more tax lots that do not comprise entire subdistrict)
- Subdistrict

Review of Draft Code
The Math Behind Table 6B

- Percentages based on “middle of the road” scenario
  - “Middle of the road” = 125% of minimum
  - Reasonably doable at minimum build out
  - Does not overly reduce requirement at higher build out
- Target percentages applied to “middle of the road”
  - Middle Housing: 20%
  - Minimum Number of Small Units: 5%
  - Minimum of Total Mobility-Ready Units: 10%
  - Full Mobility-Ready Units: 33% of Total Mobility-Ready Units

Review of Draft Code Alternative Calculation for Table 6B

- Table 6B calculations based on assumption of net development area being 75% of gross development area
- Formula to adjust requirement if net is less than 75% of gross
- Optional to use
- Two steps
  - Determine reduction ratio (actual net percentage/.75)
  - Multiply reduction ratio by Table 6B requirements, rounding up

Review of Draft Code
Housing Unit Types-Table 6C

Housing Unit Type	Countable as Middle Housing Unit to Meet Minimum in Table 6B?	Countable as Small Unit[B] to Meet Minimum in Table 6B?
Multi-family		
Elevator-served attached multi-family	No	If 1500 sf or less[B]
Other attached multi-family (10 or more units per building)	No	If 1500 sf or less[B]
Other attached multi-family (5-9 units per building)	No	If 1500 sf or less[B]
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less[B]
Stacked duplex, triplex, quadplex	Yes	If 1500 sf or less[B]
Cluster housing[A], other than a cottage cluster, or a mix of attached and detached middle housing	Yes, subject to qualifications in note[A]	If 1500 sf or less[B]
Cottage cluster	Yes	Yes
Accessory Dwelling Units (ADUs)		
All ADUs	No	Yes
Other Detached Units		
All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family[A], and detached multi-family	No	If 1500 sf or less[B]

Review of Draft Code
Variety Standard: Number of Housing Types

- Varies based on development size
  - 2 acres or less → 1 unit type
  - More than to up to 5 acres → 2 unit types
  - More than 5 acres → 3 unit types

Review of Draft Code
Variety Standard: Max of One Unit Type

- Where 2 or more types required:
  - No more than 60% of net development area can be used for a single unit type

Review of Draft Code
Variety Standard: Examples

- Example 1: Small (0.4 acres) lot developed by itself
  - Total minimum units: 3
  - Target unit minimums: none
  - Number of unit types required: 1
  - Maximum percent of land used for one unit type: 100%

Review of Draft Code
Variety Standard: Examples

- Example 2: 4 acre lot developed by itself
  - Total minimum units: 35
  - Target unit minimums: 9 middle housing units, 3 small units, 5 (2 full) mobility-ready units
  - Number of unit types required: 2
  - Maximum percent of land used for one unit type : 60%

Review of Draft Code
Variety Standard: Examples

- Example 2a: 4 acre lot developed by itself, with less net area than expected (60% vs 75% of gross area)
  - Reduction ratio: 0.8 (0.6 / 0.75)
  - Total minimum units: ~~35~~ 28
  - Target unit minimums: ~~9~~ 8 middle housing units, 3 small units, ~~5~~ 4 (2 full) mobility-ready units
  - Number of unit types required: 2
  - Maximum percent of land used for one unit type: 60%

Review of Draft Code
Variety Standard: Examples

- Example 3: 2 existing lots,10 acres combined, portion of subdistrict
  - Total minimum units: 62
  - Target unit minimums: 16 middle housing units, 4 small units, 8 (3 full) mobility-ready units
  - Number of unit types required: 3
  - Maximum percent of land used for one unit type: 60%

Review of Draft Code
Variety Standard: Examples

- Example 4: Entire subdistrict (17.5 acres) that is part of large parcel
  - Total minimum units: 114
  - Target unit minimums: 29 middle housing units, 8 small units, 15 (5 full) mobility-ready units
  - Number of unit types required: 3
  - Maximum percent of land used for one unit type: 60%

Review of Draft Code
Variety Standard: Overall

- Total minimum units: 1,325
- Target unit minimums:
  - 296 middle housing units
  - 85 small units
  - 155 (52 full) mobility-ready units
- Number of unit types required: 3

Questions and Comments
Draft Code Amendments

Jennifer Willard nominated Ron Heberlein as 2024 Planning Commission Chair

A roll call vote was taken, and Andrew Karr was elected 2024 Planning Commission Chair by a 6 to 1 vote.

Nicole Hendrix nominated Jennifer Willard for 2024 Planning Commission Vice Chair.

Jennifer Willard nominated Ron Heberlein for 2024 Planning Commission Vice Chair.

A roll call vote was taken, and Ron Heberlein was elected 2024 Planning Commission Vice Chair by a 6 to 1 vote.

2. Consideration of the December 13, 2023 Planning Commission Minutes

The December 13, 2023 Planning Commission Minutes were accepted as presented.

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, gave a brief overview of the work done to date on the proposed Code amendments to implement the Frog Pond East and South Master Plan. He presented the Frog Pond East and South Development Code Amendments via PowerPoint, focusing on the proposed Housing Variety Standards, a strong tenet of the Master Plan. His presentation highlighted the basis for the recommended standards, which included a comparison of Villebois to Frog Pong East and South, as well as a review of the key concepts of the Housing Variety Standards: urban form, sub-districts, and minimums and maximums for specific housing types.

- Mr. Pauly also presented the current draft of Housing Variety Standards, noting the numbers were still subject to refinement; however, the same concepts would be carried forward. The presentation addressed the standards consolidated in Table 6B, which broke down the minimum number of housing types in sub-districts and tax lots, and described the calculations used as well as an alternative calculation for Table 6B. (Slides 11-14) Also reviewed were the Housing Unit Types in Table 6C and the related variety standards (Slides 15-17), as well as examples of the number and types of units resulting from the proposed draft Code amendments. (Slides 18-23)

Staff addressed questions from the Planning Commission as follows:

- Different construction types would be blended into each site so that a single-family home, a condominium, and an apartment building would be in one area. While a range of housing types would be allowed, regulations would ensure that building envelopes were not too divergent within the same urban form. The urban form mapping was done to prevent having extremely different product types adjacent to one another.
  - Additionally, from a practical site planning perspective, developers would not put a single-family home in the middle of an apartment parking lot. In laying out a block, lot depths, for example, would lend to certain product types and limit how fine a mix would result.
  - Specific building heights were also a factor in differentiating urban forms to avoid having an abrupt or awkward juxtaposition. Each urban form type would have different height limits, which were still being refined. In Urban Form Type 1, up to four stories would be allowed, but

development would be predominantly three stories. Type 2 would primarily be two stories, but up to three stories would be allowed because townhouses were typically three-stories. Type 2 would look similar to the outer areas of Villebois with four or five flex townhouses mixed in with detached homes. Type 3 would be one- and two-story developments.
    - Another component was the setbacks along the urban form boundaries, which tend to be streets. The recommended setbacks were the same to help blend as one moved between urban forms. Structures set back farther from the street, for example, look smaller from the street' perspective.
- The proposed minimum units required was a middle of the road approach so not to under or over develop East and South. Some sites would tend toward having the minimum number of units for various reasons, and Staff did not want to have an unusable or unfeasible amount required for such sites or have it not too low if more units were doable.
- When a unit can be counted as both a small unit and middle housing, the builder could claim credits for both housing types.
- The Code used the phrases "mobility friendly" and "mobility-ready" interchangeably. Staff would be changing all instances of "mobility friendly" to "mobility-ready" for consistency.
- Staff confirmed the 20% target for Middle Housing aligned with the State's housing goals. While the State did not require specific minimum or maximum thresholds, Staff's focus was more on performance targets based on comments from the Planning Commission and City Council to ensure a substantive amount of Middle Housing was achieved in Frog Pond East and South. The targets were not unreasonable or beyond what the market would rationally do.
    - Whether that threshold would be used in future developments or be development dependent had not been discussed yet.
    - The Housing Our Future Work Plan, which combines the City's housing needs and capacity analysis with the City's housing production strategy, would help inform the City's policy choices for how to provide housing to meet those needs. Those discussions would be part of future endeavors regarding the housing production strategy, which could change over time based on future housing needs.
- Staff confirmed the assumptions for the net development area of Frog Pond West were valid. The industry standard was that 20% of the area would be developed as right-of-way and data indicated that 5% of Frog Pond West would be developed with stormwater infrastructure, resulting in a reasonable assumption that 75% of the area would be available for development.
    - There adjustments are available if the net dropped below 75%; the formula was still based on Table 6B, which had clear and objective criteria. With only two variables, the math was simple: multiply the percent of developable land times the standard and round the minimum up to the full number.
    - The calculation was done at which ever level the requirement was, the lessor of the sub-district or the Stage I area as defined by the table.
    - The standards were a minimum, which would be easy to meet if the net developable area was greater than 75%. The standard would not grow. The concept was if the net area was less, it would be less feasible to meet those standards so an adjustment might be necessary.
- Staff clarified Accessory dwelling units (ADUs) were not technically considered Middle Housing, however, every Middle Housing rule references ADUs as a separate sub-category. The proposed policies were not inconsistent with the State, because the City allowed ADUs on every single parcel.

However, the State did not require ADUs to count towards the percentage of Middle Housing units in this particular type of master planning area.

- The incentive/encouragement to build an ADU was to meet the small unit requirement or have it count as another unit type in primarily detached areas. ADUs were not defined in Middle Housing, and ADUs were defined separately in the City's Code; however, a Middle Housing land division could be used to divide an ADU off from the primary unit.

- Incentives existed to avoid dividing a large acreage into multiple small units. Multiple smaller acreages, such as three, .4 acre lots would be aggregated to do a Stage I Master Plan area.

Comments and questions from the Commission were as follows with responses from Staff as noted:

- A comparison of the City's existing housing unit types to the Housing Variety standard targets (Slide 23) was requested to get a sense of scale for how much would be added to the overall inventory. Targeting 296 middle housing units would be huge if the City had only 30 Middle Housing units, but not a bit deal if the City had 12,000 middle housing units.
  - Ms. Bateschell noted that as of the last Middle Housing report, approximately 10% of the City's housing stock was Middle Housing, so requiring a minimum of 20% would be a substantial difference. Statistics would also be provided on ADUs. Given the small unit requirements and ability to have an ADU with a single-family home, there was a high probability of ADUs being built in Frog Pond East and South, which would be interesting to see considering the city had a relatively small supply of ADUs
  - Mr. Pauly added a vast majority currently would be townhouses and attached single-family homes like those seen around the golf course in Charbonneau, which technically qualified as Middle Housing.
  - ADUs were defined as an accessory unit not exceeding 600 sq ft in Old Town or 800 sq ft of habitable area in most areas of the city. An ADU could be a converted garage, the ground floor of a townhouse, or a separate structure, but the ADU must be associated with another larger unit and must have full housekeeping facilities and a separate entrance.
- Some urban forms consume more land than others so, rather than specifying a 60% standard, wouldn't the maximum percent of land used for one unit type vary by the urban form? (Slide 22)
  - Staff clarified that certain unit types consume more land than others, noting the urban form could be any unit type. In each urban form, the setbacks were the same for all housing types, so the ratio of land to structure would be the same regardless of unit type. With 10 acres in Urban Form 1, no more than 60% of the land could be used for apartments or detached homes.
    - The point of the standard was to provide enough variety that no one housing type would dominate that subdistrict. The standard was based on land area and not the number of units, because unit types consume land at different rates. If the standard was based on units, 60% of the units could be in an apartment building and 80% of the land could have detached homes. The idea was to take up no more than 60% of the land regardless of the number of units.
  - Mr. Pauly clarified that the standard was the maximum percent of the net land area.
- Mr. Pauly explained that of the 10% requirement for mobility-ready units, one-third must be full mobility units with the remaining two-thirds being either/or. The one-third standard was determined by checking what was reasonable for the market, because such units took land for a single-level unit or adding an ADU. A lot of discussion noted a partial mobility-ready unit could

meet the same purposes as a full mobility-ready unit, but the City wanted to ensure full mobility-ready units were built, which was why a fairly small portion had to be full mobility-ready.
    - By definition, partial mobility-ready units had stairs to some part of the building while full mobility-ready units have no stairs.
    - Staff wrestled with determining the right requirement for mobility-ready units, which was new for the City, so no precedents existed to have a more scientific basis for the requirement.
- Ms. Bateschell added the differences existed due to Statewide housing policy changes. When master planning Villebois, the City had the ability to prescribe certain percentages of the different housing types and to determine the locations of different housing types, enabling the exact number of each unit type to be determined as well as who they might serve.
    - The proposed mobility-ready targets came from the City current focus on serving certain people within the community, including those with accessibility/mobility constraints, regardless of the specific unit type, which was a clear goal of both the Planning Commission and Council.
- The mobility-ready targets were relatively low because such targets were relatively new and novel, even across the state. There were no State mandates for mobility-ready units and other cities were having similar discussions. Other language regarded visitability, which was similar to partial mobility-ready rather than full mobility-ready. Staff's definitions were slightly different because of the direction to have full mobility-ready units where the entire facility was accessible for someone with mobility constraints. While other built units throughout the city would meet these definitions, they had not been prescribed in this way in a master plan area or in the Zoning Code.

Chair Karr called for public comment on the Development Code being discussed.

Mimi Doukas, AKS Engineering, representing West Hills Land Development, distributed two West Hills' site plans for the Azar property, which was the largest piece of property in Frog Pond located at the northeast corner of Stafford and Advance Roads. West Hills had been working with Staff on the development for a couple years on what the Azar property could become within Frog Pond East and South, including on the variety standards, how the subdistricts would work, and ground truthing the proposed provisions, but West Hills was doing that with a real estate lens.

- West Hills struggled most with Sub-district E4, which was along Stafford Rd because the site constraints, including a roundabout, the extension of Brisband St, required improvements along Stafford and Advance as well as the wetlands on the property, limited the kind of development footprint could fit on the sub-district. West Hills, Planning Staff, and the Planning Commission agreed that apartments would be best along the corridor.
    - Sub-district E4 also had the mixed-use district along Brisband Street and West Hills questioned the viability of the ground floor retail of the elevator-served structures. The ground floor retail along Stafford Rd was expected to be walk up, garden-style apartments.
    - West Hills' primary concerns with the Variety Standards were focused on Sub-district E4 and had also not been able to meet two of the standards shared tonight. Otherwise, the site planning for the Azar property was pretty close to being compliant.
        - West Hills currently had only two housing types proposed in Sub-District E4 and had explored site planning concepts to find a way to add another housing type, but from an

urban design standpoint, it was difficult to put for sale homes adjacent to the parking lot. A small wetland also needed to be protected.

- Ironically, there was no Middle Housing in Sub-district E4, although it was the most affordable housing district with the proposed multifamily, so she believed West Hills was achieving what Middle Housing intended, but West Hills was not meeting the strict definition of Middle Housing. She suggested special provisions be created for Sub-district E4 to provide extra allowances.

- She agreed the City was pushing the envelope regarding the mobility concept. Several jurisdictions had visitability standards. She encouraged the Commission to discuss from a policy standpoint whether full mobility friendly with a sleeping space on the ground floor was required or if it was important that the units were accessible for people to visit; an inviting, accessible home where no one feels left out, which was where the visitability standard came from. Visitability units had a bathroom on the main floor, minimal if any steps into the entry and the kitchen on the ground floor. Including a bedroom on the ground floor changes the programming. What was the public policy desire for the extra bedroom on the ground floor? If a fully accessible unit was desired, a single story was the answer. She was not sure there was a lot of public value with mobility-friendly and the sleeping space on the ground floor versus the visitability standard most other jurisdictions were using.
- She clarified the excluded white and gray zoned area on the distributed site plans indicated property not owned by West Hills, adding West Hills did not know where the wetland boundary was on the other property, which also had a radio tower.
  - The area was shaded in, assuming it would follow the pattern of Sub-district E5. For the Variety Standards, across the entire Sub-district of E4, likely get some version of variety with the addition of that property, but Table 6B was not set up that way. The table stated what needed to be achieved in Sub-district E4, West Hills' parcel and that the other parcel had to achieve its own metrics.

Mr. Pauly stated Staff and West Hills had discussed and continued to work through the things Ms. Doukas mentioned. New concepts for Sub-district E4 would come to the Commission once they had been refined a bit more. Staff acknowledged the challenges West Hills was facing.

Chair Karr asked if Sub-districts E4, E5, and E6 could be combined to apply the standards across all the sub-districts.

- Mr. Pauly explained the intent of having different sub-districts was to ensure a finer variety. Options were available, but those were not ready for discussion yet and Staff was committed to work with West Hills to find a solution.

Ms. Doukas noted the minimum density Staff expected across the entire district was 1,325 units (Slide 23), and West Hills planned to develop 743 dwelling units, which was more than half the units, so the Azar property was pretty significant in terms of the overall planning for Frog Pond East and South. West Hills was exceeding the minimums, being fairly aggressive on the proposed multifamily, which was a public good, had a good , and provided a good urban design along Stafford Rd. West Hills would also be providing 143 Middle Housing units, again, almost half of the City's planned 296 units.

Commissioner Heberlein:

- Asked how much parking in Sub-district E4 was based on the premise of a mixed-used building, specifically around the commercial use.
  - Ms. Doukas did not believe West Hills had seen the parking standards. The site plan showed a less than 2:1 parking ratio, so West Hills was concerned the sub-district was under parked, but it was too early to start counting parking stalls. The amount of parking, particularly south of Brisband, was a concern, particularly for the mixed-use buildings, so that parking would likely be on the north side of Brisband, requiring people to cross the street.
- Noted the Sub-district E4 plan was based on a minimum number of units. Given that West Hills did not have all of E4 and the City was mandating the mixed-use building, forcing a particular unit type and removing options for other unit types, perhaps Staff could consider how to mitigate that.
  - Mr. Pauly noted in working through things, Staff was aware of the Brisband main street was unique, serving a lot of different unit type needs, including small, single-level units, elevator served units and some of the most mobility-ready units in the development

Ms. Doukas noted the feedback loop West Hills had with Staff did not always match the feedback loop with the Planning Commission, so sometimes things stumbled over each other.

- She clarified the range of difficulty for accessible units was visitable, mobility-friendly, and then full mobility, which Mr. Grimberg would discuss in more detail.

Dan Grimberg, West Hills Land Development, noted West Hills was locally owned and relayed details regarding the developer's 25 years of building in Wilsonville. He stated this had been the most difficult planning development West Hills had ever encountered, and the site plan distributed by Ms. Doukas was version #36, so they were trying to make it work and believed it was close. West Hills could make the distributed plan work, but several details still needed work.

- One challenge was being limited to 60% maximum of one unit type. West Hills' single-family lots in the distributed plans were 32-ft and 38 ft wide with many different and unique unit types on them. According to this Table 6B, all single-family units are the same, but it was not the same in the market. A 32-ft-wide house would have a different floor plan, price point, and buyer than a 38-ft-wide house.
- The mobility friendly requirements with a bedroom, kitchen, and bathroom on the main floor were difficult to meet on lots with limited footprints and in small units. West Hills could make mobility friendly design an option as part of a pre-sale as long as the buyers were willing to accept the shortcomings in floor plan that would be necessary to meet the requirements.
- People moving to Wilsonville think of having detached single-family homes. This area of Wilsonville was primarily a single-family neighborhood, but West Hills' plan was limited to a certain number of single-family homes, which were all treated the same. West Hills was planning a lot of townhomes, apartments, and different things to make it work, but the original intent of Frog Pond East and South was affordable housing. Smaller units and different types were not necessarily more affordable.
- Additionally, if the City's current draft of the Stormwater Master Plan update is adopted as written, there would be a 15% loss of density in West Hills plan distributed to the Commission. That loss would impact the cost of housing, number of units, and minimum number of units by unit type. This matter was still unresolved, and he was very concerned because if the existing stormwater

code is revised, the cost of homes would increase significantly and may not make the projects feasible.

- West Hills has a great relationship with City Staff and has had many good conversations about these tough issues. West Hills wanted the development to be successful but the minimums being presented were not proven. West Hills could the plan before the Commission, but beyond that he did not know; it was likely doubtful.

Commissioner Willard:

- Asked how Mr. Grimberg felt about seeking exceptions or waivers as a developer, since not everything could be written into the Code.
  - Mr. Grimberg responded that having exceptions were better than not having that option. Generally, waivers were nice to have but developers would rather have a Code that was workable so they know what they can build. West Hills had put a lot of time, energy and money into this project over the last two years, and still did not know what could be done with the property, which was beautiful, level, and had good access. Normally, a developer could look at the Code and know what type of community could be developed, and it would be the very best. None of the subject discussion was about the market. He understood the City's desire to create variety, but that was just one element. West Hills was building to a market, so whatever was built had to sell, or the development could not be done. Simply checking boxes in the Code did not provide good housing. West Hills was successful because it produces great neighborhoods and great housing by not being so restricted by all this code.
- Noted that building to the market had helped lead to the housing crisis, which the Commission had to consider to be good stewards of the community.
  - Mr. Grimberg stated that the SDC and permit fees for one single-family home permitted in December 2023 totaled $93,000. With the new increase in fees for the park and the supplemental fee for Frog Pond West, the fees would be $108,000 for a single-family home, which was not affordable housing. Having to pay $108,000 on a restricted size unit would not be marketable; it was virtually impossible. There were certain factors that impacted West Hills' ability to hit the City's goals.
- Appreciated Mr. Grimberg bringing some reality to the conversation.

Mr. Grimberg confirmed the ADUs in Sub-districts E5 and E6 were expected to meet the fully accessible mobility ready requirements because the units would be on one floor. However, with the partial mobility-ready units, it would be difficult to get a bedroom on the main floor of a two-story unit.

Mr. Pauly confirmed that as currently drafted, a bedroom on the main floor was required for the partial mobility-ready units because the idea was to be able to live solely on one floor.

- The full mobility-ready requirement was 1/3 minimum mobility-ready units required. The full 10% of the mobility-ready units could be full mobility-ready units if the developer so chose.

Mr. Grimberg noted the number of ADUs in West Hills' plan was limited because the ADUs would be the end unit of town homes with accessibility from the side. Such units had been successful in inner Portland, but the ADUs were limited because only so many end units were available.

Mr. Pauly added West Hills' 125 elevator served apartments in Sub-district E5 met the full mobility-ready requirement. It was more difficult in multifamily areas where ADUs and cottages were used to meet the requirement.

Commissioner Heberlein asked if any master bedrooms on the main floors were expected in the single-family detached rear-load product types located in Sub-district E5.

- Mr. Grimberg stated West Hills preferred not to have a certain number for the requirement and be allowed to offer it as an option to buyers. One district required 27 units to have bedrooms on the main floor, restricting them to a substandard design for a housing type that should be the meat-and-potatoes of the development. The requirement also decreases the value of the lot and house and impacts the feasibility of the entire development. If offered as an option, the floor plan would meet the need of the customer requesting it, and not be built for an obscure hope that someone would end up in that type of home.

Ms. Doukas confirmed West Hill's design would meet the requirements if the three sub-districts were combined and treated as one. As stated, all the multi-family units were full mobility, so the numbers would be met across the entire master plan. However, mobility and visitability requirements still create market issues. Was it good public policy to require a bedroom on the main floor of that percentage of homes?

Commissioner Heberlein:

- Noted in West Hills' plan, Sub-district E5 had 212 units, so 14 partial mobility-ready units were required, which was 6.6% and ADUs cover some of the requirement, so to meet the 10% total, in the 104 detached homes—
  - Ms. Bateschell clarified the City no longer did 10% of what was proposed because if the site plan changed, then the calculations would need redone. The 10% was based on the initial calculation (Table 6B). The numbers for E5 were 27 partial mobility-ready units and 9 full mobility-ready units.
  - Mr. Pauly noted the ADUs were subtracted from the 27-unit requirement.
- Stated with the 12 ADUs, only 15 of the 104 detached homes would need to be partial mobility-ready units. Was that a reasonable number from a developer's perspective to have a bedroom on the first floor?
  - Ms. Doukas replied West Hills' was struggling with which floor plans would be substandard because of that requirement.

Commissioner Willard noted the design was only substandard at the lot size West Hills laid out. In Sub-district E6, West Hills had doubled the number of units required by the minimum stated in Table 6B.

- Ms. Doukas replied if bigger homes were built in order to fit a bedroom on the main floor, the cost of the home increases and affordability decreases. She believed visitability was a better policy objective than the partial mobility because many people do not want bedrooms on the main floor. When dealing with tight homes, the floor plan implications were real. She understood full mobility requirements, noting single level living options were available in the plan.

Staff explained the original intent was that these would be essentially single-story requirements, but it morphed to provide flexibility and allow spare bedrooms on the second floor of single level units.

Overall, the intent was to achieve the City Council and Planning Commission goals to meet the needs of people in the community with limited mobility.

Chair Karr:

- Asked if the City knew the need of the community for this requirement.
  - Ms. Bateschell stated the new Housing Needs and Capacity Analysis would provide information about the varying needs within the community and how it would impact which housing types and sizes were needed. However, there was a known shortage of accessible unit types at the State and regional level, but there was no guarantee that the people who need accessible housing would buy the units in the plan. However, the more housing units provided across various price points for a community, and in this case the more units with an accessible component, the more that would become available on the market to meet the demand.
- Stated that policy was now being shrunk to a plot of land, whereas if a single development spread across three subdistricts accomplished what was desired, why not apply the requirements across the three sub-districts.
  - Ms. Bateschell responded it was not proposed that way because Staff heard that the Commission wanted variety throughout the full neighborhood. Originally, block level variety was considered, but was not workable. That notion was baked into the sub-district level to keep from isolating the accessible units, multifamily, and various other housing types into the same areas. The desire was to mix the units together and the requirements had evolved to Table 6B. At this point, the proposal was to apply every minimum percentage at the sub-district level.
    - The Commission could have a policy level discussion about changing the requirements to apply some at the sub-district level, others at a more aggregated level, or to allow for flexibility to blend certain requirements. She assured the Commission would see the draft again, so even further adjustments could be made.

Amanda Guile-Hinman, City Attorney, noted West Hills' plan was not reflective of Frog Pond East and South and reminded that the Development Code would apply to all of Frog Pond East and South, not just the West Hills development area.

Mr. Pauly noted at the next worksession, Staff would present a layout produced by a consultant that followed the proposed standards. Staff appreciated the guidance from West Hills and AKS.

Commissioner Willard expressed concern about the timing of receiving the housing analysis data with the Code scheduled for public hearing in April. Last year's housing data focused on price and that people were really overspending on housing in Wilsonville.

- Ms. Bateschell added last year was the first year Wilsonville became a severely cost burdened city. Staff could present the new housing statistics, outside of the polished Annual Housing Report, to the Commission in February or March prior to the hearing on the proposed Code. She anticipated seeing data similar to last year.

Chair Karr agreed having the information would help the Commission analyze the mobility units especially.

Commissioner Heberlein confirmed West Hills could have offices in the downstair products in E5. He noted that a room needed a closet to be considered a bedroom and if someone needed to live downstairs, they would convert an office to a bedroom by adding a dresser.

- He suggested that the Code recognize the creative options residents would use to support someone needing mobility assistance without backing away and going toward visitability. Keeping the mobility side was important since the goal was to have housing products in Wilsonville that could be lived in, not just visited.
- West Hills' proposal looked good and pretty close to meeting the standards, and being able to be more flexible with some creativity might make it easier to comply.
- He confirmed the idea was to have a designated spot, such as a built office or downstairs area, that could be converted to an extra bedroom to meet the partial mobility requirement.

Mr. Pauly clarified the requirement was for the space to be ready as an option, not fully built out.

Commissioner Willard stated having that option as a clear and objective standard was not likely, but it would be discussed during the existing waiver process. Introducing a new, 'conversion friendly' housing type would create complications. Price and affordability were her North Star.

Chair Karr agreed with the comments made and liked having the minimums and addressing mobility and middle housing. However, he was concerned about whether West Hills' development could be built based on the requirements as proposed and whether developers in other sub-districts would also struggle with these requirements. Were the requirements too stringent to build anything?

Commissioner Willard noted West Hills was building almost double the number of units required by Code in Sub-district E6. Anything could be built; it would just change the price point and the Commission needed to decide if it was okay with the resulting price point, which impacted affordability.

Commissioner Scull asked if the Code could include an option to build a certain configuration with a minimum number of purchasers. For example, the 15 ADUs would be purchased first come, first served and may not be used as an ADU unit. Could there be an option that if 3 of 15 were purchased, the developer had the option to build it in a specific configuration. This might better fit into the Code and help with costs as well.

Chair Karr replied he liked allowing the builder to offer that; however, the housing development would be built over many years, so having that as an option required by Code would be difficult. Houses that are sold with options typically have a limited resale capability. He agreed a low percentage would actually pre-purchase such homes. As a developer, having to pre-sell a bunch of houses to meet the minimums of the entire development did not seem reasonable or practical.

Commissioner Heberlein suggested Staff rethink the mobility-ready units and how to achieve that goal.

Commissioner Hendrix requested a layout of the terminology definitions for each mobility level.

Chair Karr believed having data on how many mobility units were needed in the current market would be helpful.

Staff explained that a full market study would not be available until late this year or early next year, but Staff could try to collect county and regional based housing need and supply data from partner organizations to share with the Commission to see potential regional or state gaps. The State would be creating a dashboard in the future that would highlight housing supply at a state and city level, noting affordability price points and accessibility needs.

Commissioner Heberlein said he believed the Code was on the right track and really close to being completed. The diagrams from AKS and West Hills were fantastic, and he looked forward to seeing the other options and scenarios to test the Code for other areas.

INFORMATIONAL

4. City Council Action Minutes (December 4 & 18, 2023) (No staff presentation)
5. 2024 PC Work Program (No staff presentation)

Miranda Bateschell, Planning Director, stated the work program agenda was always subject change.

ADJOURN

Commissioner Heberlein moved to adjourn the regular meeting of the Wilsonville Planning Commission at 8:31 p.m. Commissioner Hendrix seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant

CITY COUNCIL

MONDAY, DECEMBER 18, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: December 18, 2023	**Subject:** Frog Pond East and South Development Code **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** N/A
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL:

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will follow up on Council's work session on December 4, specifically focused on how the different standards work together.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will seek further City Council input on specific topics related to development standards that will control the size of buildings and their location on each lot or parcel. The discussion will focus on how these standards relate to each other and work in practice. The specific topics to discuss further in this work session include: not having a minimum lot size; building width; and floor-to-area ratio (FAR).

No Minimum Lot Size

All of Wilsonville's existing residential zones have a minimum lot size. Minimum lot size often corresponds to maximum density or establishes the default maximum density. Staff suggest dropping minimum lot size requirements to both simplify the standards as well as add flexibility for smaller and lower-cost, for-sale homes. Standards including building width, setbacks, and FAR (see below) will be sufficient to guide the size and location of buildings without lot size standards. If lot size standards were included, staff has concerns about lot size requirements overlapping and causing conflict with the other standards relating both to building size and location, but also housing variety.

Briefly, how standards would likely function with and without a minimum lot size is as follows. With a minimum lot size developers must design a home or find a home design that efficiently fits the setbacks and allowances with the established lot size. The lot size and width are a major driver of home design. Without minimum lot size the lot size is instead driven by home design with the setbacks added around the home footprint to determine the lot size. Home design is driven by building code and market standards and preference such as garage width, hall width, and bathroom and kitchen size.

In addition, Wilsonville allows "Middle Housing Land Divisions" pursuant a new State law passed in 2019. This provision in the City's code allow lots with middle housing to be further divided for the purpose of land sale, creating child lots or "quasi-lots" that, to a typical purchaser, are much like a typical lot, but smaller. For example, if a minimum lot size is 5,000 square feet, a developer can, under law, build two units on the property and then use the Middle Housing Land Division process to create two 2,500 square foot child lots or "quasi-lots", to sell separately. These child or "quasi-lots" have more restrictions than a traditional lot. One noteworthy restriction is they would not allow an accessory dwelling unit (ADU). The Middle Housing Land Division process is being actively used in Frog Pond West to create multiple units on the lot with "quasi-lots" sold separately. Not having a minimum lot size would remove the incentive the use the "Middle Housing Land Division" provisions to create these small quasi-lots. Rather, the smaller homes

would be traditional independent lots, which in turn give more flexibility to the homeowner to add an ADU or take other actions in the future. Middle Housing Land Divisions would be subsequently focused on creating ownership opportunities for what is more thought of as middle housing, like cottage clusters.

Lastly, minimum lot size has often been the subject of waiver requests and approvals over the years. This is primarily because the minimum lot sizes caused conflict with other "land consuming standards" like density and open spaces requirements. Removing the lot size would limit the need for this type of waiver to resolve conflicts and reduce time, cost, and uncertainty for housing applications.

Maximum Building Widths

A proposed standard for Frog Pond East and South not found in other residential zones is maximum building width. Staff recommends adding this standard to help establish a clear differentiation, in terms of look and feel, between the different Urban Form Types. As can be found in Attachment 2, the project team reviewed precedents of different housing types throughout the City as a starting point with the objective of establishing reasonable standards that allow the housing types typical for the different Urban Form types and create the desired meaningful differentiation between the Urban Form Types. Based on the precedents (Attachment 2), the standards may be something like the following:

> Urban Form Type 1 - No maximum (precedent- block length townhouse, condo, or apartment building similar to that in the Villebois Village Center)
> Urban Form Type 2 - Maximum of 120 feet (precedent - 7-unit townhouse building)
> Urban Form Type 3 - Maximum of 90 feet (precedent – 5-unit townhouse building)

Floor-to-Area Ratio

Floor-to-Area Ratio (FAR) has been used for years in planning and urban design to regulate the bulk of buildings. However, to date it has not been used in Wilsonville. FAR is directly related to both lot coverage (the percent of a given lot that the building footprint can cover) and building height to create an allowed volume or bulk of a building. Wilsonville's other residential zones use lot coverage for similar regulation as the allowed and typical building height are fairly constant. Under State rules the City must allow three story buildings in all of Frog Pond East and South, including in Urban Form 3 where a three-story height is not consistent with most precedent buildings, such as those examined in Attachment 2. FAR allows the City to better encourage a height typical of the precedents. The encouragement occurs because developers will typically choose to maximize the allowed lot coverage before going higher. In other words, in order to build a three-story building in Urban Form Type 3, a developer would have to leave a substantial portion of the site unbuilt. This is unlikely with the high cost of land. Using FAR thus helps encourage the desired differentiation between Urban Form Types, as follows:

- Urban Form Type 1 – FAR of 3, allows 75% lot coverage at four stories, however most buildings will likely be two to three stories with a lot coverage of about 65%.
- Urban Form Type 2 – FAR of 1.8, allows 60% lot coverage at three stories, which likely provides a number of three-story townhouse and similarly scaled apartment buildings as well as detached homes, which will likely be primarily two-story.
- Urban Form Type 3 – FAR of 0.9, allows 45% lot coverage at two stories, and likely result in only one and two-story buildings. An example of the maximum would be a 4,800 square foot two-story house on a 6,000 square foot lot.

Discussion Questions
The following would be helpful feedback from the City Council at this work session:

- What additional questions or concerns does City Council have about the proposed package of development standards in Frog Pond East and South?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

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.

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 is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:

1. Frog Pond East and South Master Plan Map excerpts, Urban Form Type descriptions and map
2. Precedent residential structures in Wilsonville for establishment of new standards

FROG POND EAST & SOUTH MASTER PLAN

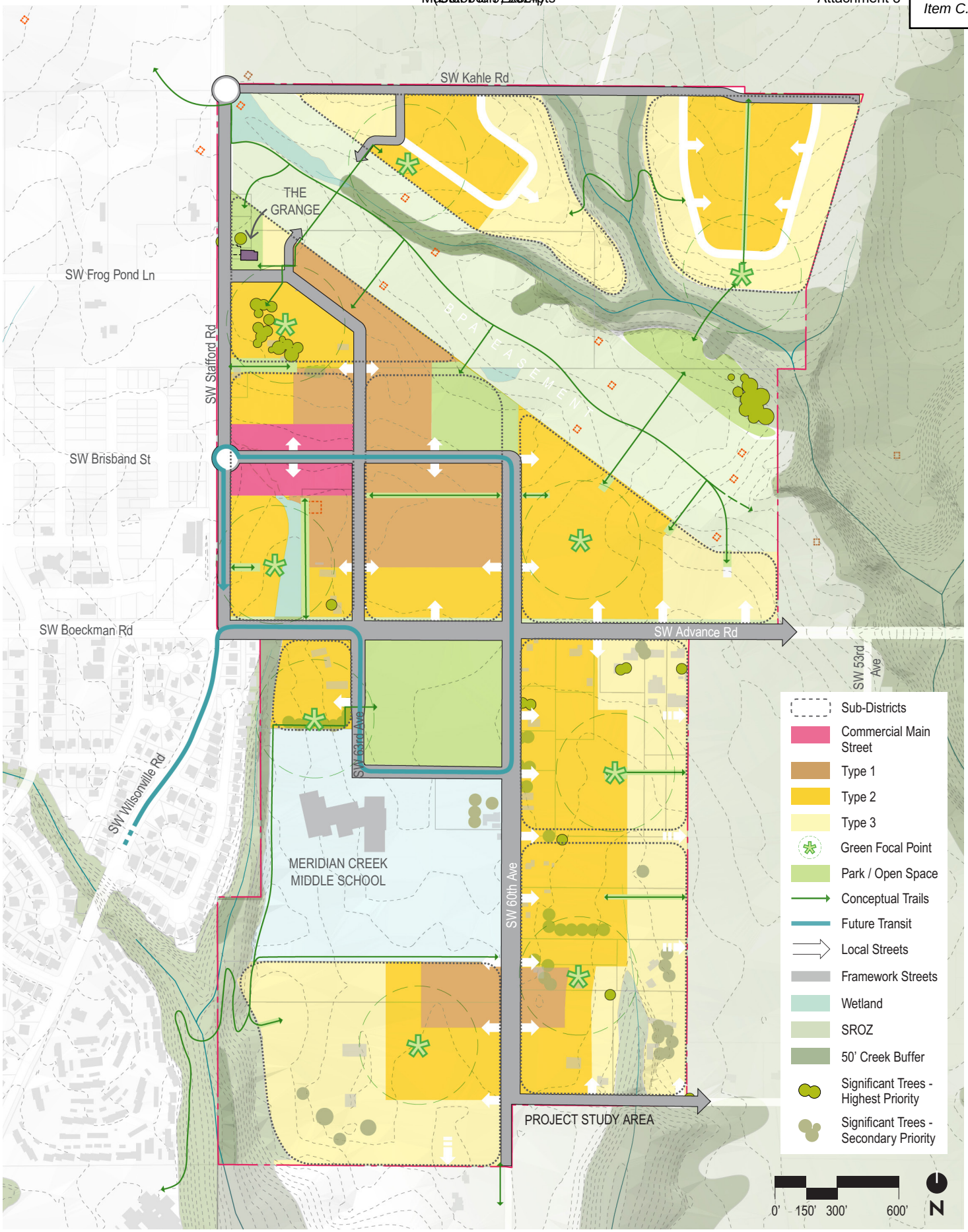
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2023

Figure 15. Land Use and Urban Form Plan



LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

11395 SW Toulouse Street
Toulouse Street block-wide multi-family
Building Width 257 feet
Front Setback 5 feet

Type 2 Urban Form Precedents

11489 SW Toulouse Street
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

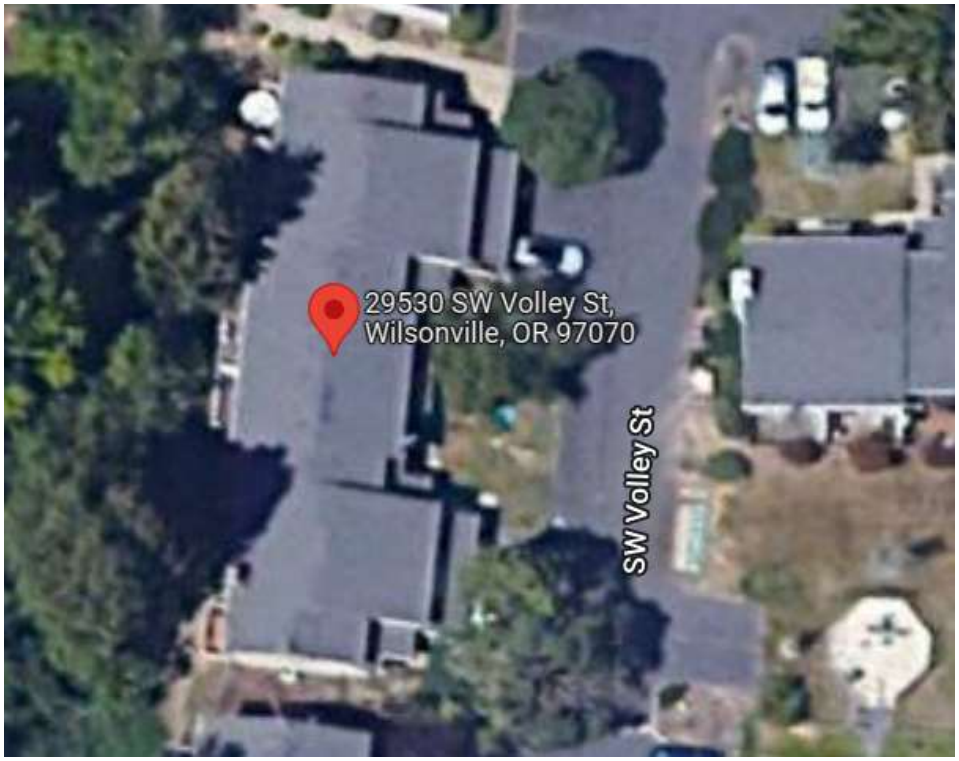
Type 2 Urban Form Precedents continued

28796 SW Ashland Loop
Traditional multi-family-Boulder Creek
Building Width 116 feet
Setback from Street 30 feet
Setback from Parking lot 20 feet

7114 SW McDonald Drive
Traditional multi-family-Berkshire Court
(Could be Type 3 Urban Form if buildings without single-level connection)
Building Width 125 feet
Setback from Street 35 feet
Setback from Parking lot 20 feet

Type 2 Urban Form Precedents continued

29530 SW Volley Street
Six-unit condo building
Building Width 120 feet
Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

28515 through 28535 SW Paris Ave
Villebois six-unit townhouse
(Could also be Type 2 Urban Form)
Building Width `92 feet
Front Setback 10 feet

29136 through 29152 SW Costa Circle E
Five-unit townhouse in Villebois next to detached single-family
(Could also be Type 2 Urban Form)
Building Width 88 feet
Front Setback 15 feet
Distance Between Buildings 8 feet

Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet

Type 3 Urban Form Precedents continued

29455 SW Serenity Way
Older triplex
Building Width 80 feet
Front Setback 20 feet

29670 SW Brown Road
Older four-plex, with stacked flats
Building Width 55 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents continued

29631 SW Serenity Way
Older four-plex (side by side configuration)
Building Width 89 feet
Front Setback more than 20 feet

28741 through 28753 SW Cost Circle East
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street
Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet

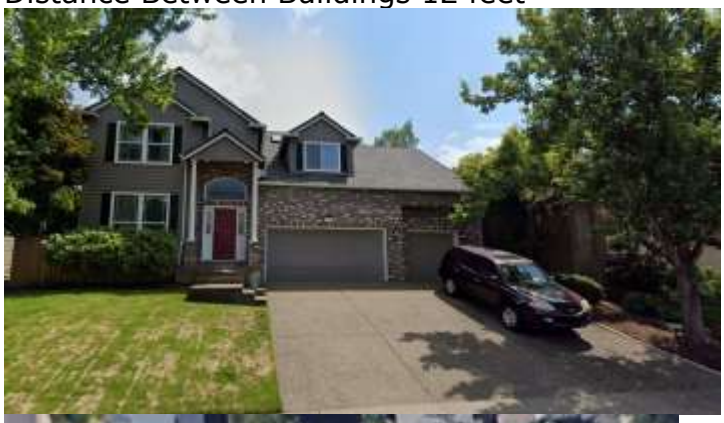
Type 2 Urban Form Precedent

7245 SW Chestnut Lane
Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet

Type 3 Urban Form Precedents

6761 SW Primrose Court
Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet

30944 SW Kensington Drive
Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet



Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
December 18, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Continued Discussion of Draft Development Standards with focus on
  - No minimum lot size
  - Maximum building widths

No Minimum Lot Size

- Intent of No Minimum Lot Size:
  - Simplify
  - Avoid overlapping/conflicting standards
  - Provide flexibility, especially for smaller homes
- Additional Considerations:
  - Middle Housing Land Divisions
  - Past waiver requests

How Having No Minimum Lot Size Works

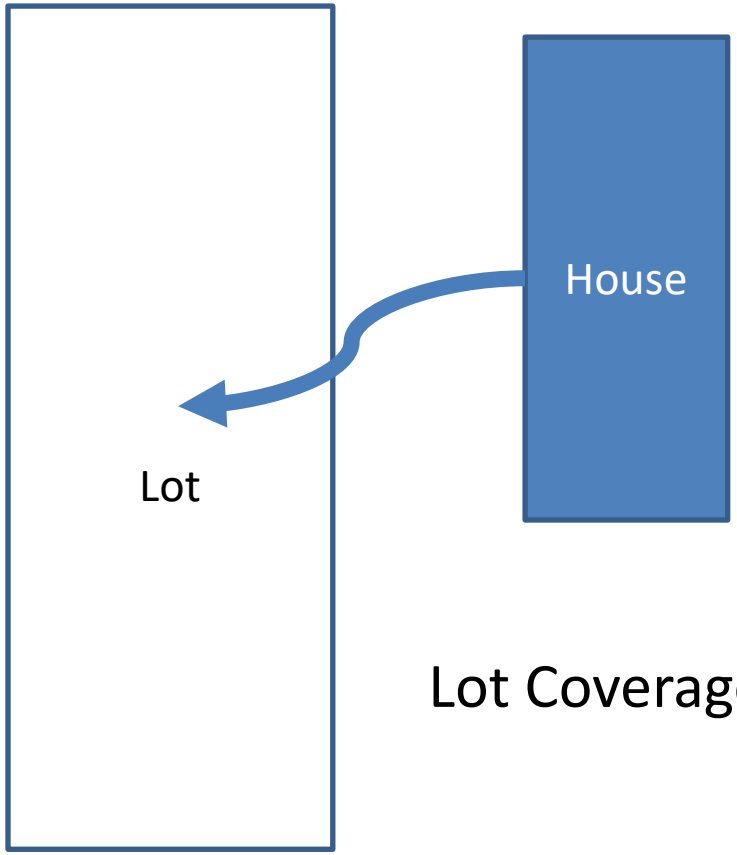
- Fit lot to house rather than house to lot

Comparing with and without Lot Size: Two Examples

Example A: Two-story typical smaller home like seen extensively in Villebois, 1,472 square feet

Example B: Two-story 1,000 square foot home

With Min. Lot Size: Fit House to Lot

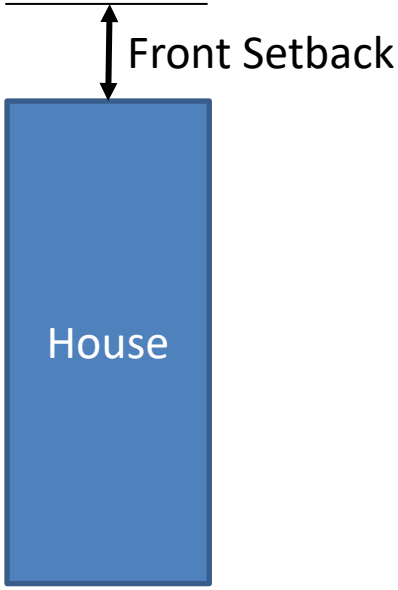


3,000 square foot minimum lot size

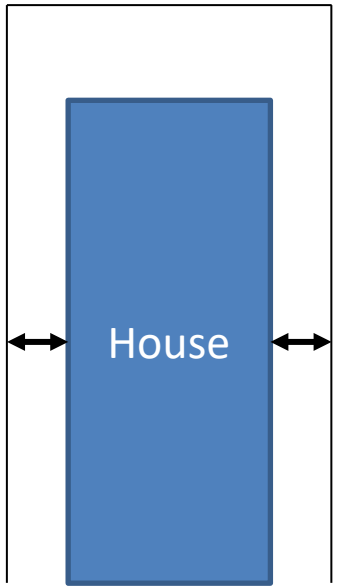
2-story, 1472 square foot house
3 bed, 2.5 bath

Lot Coverage 1100/3000= 37%

Without Min. Lot Size: Fit Lot to House

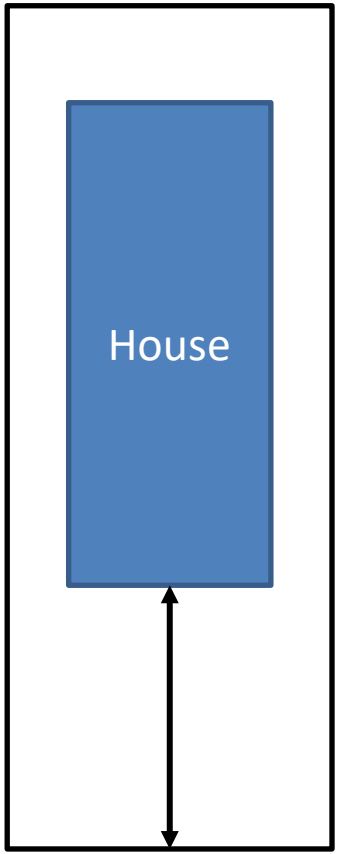


Without Min. Lot Size: Fit Lot to House



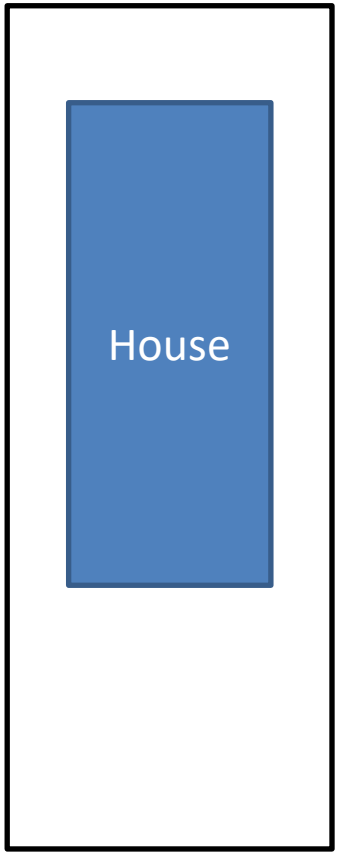
Side Setbacks

Without Min. Lot Size: Fit Lot to House



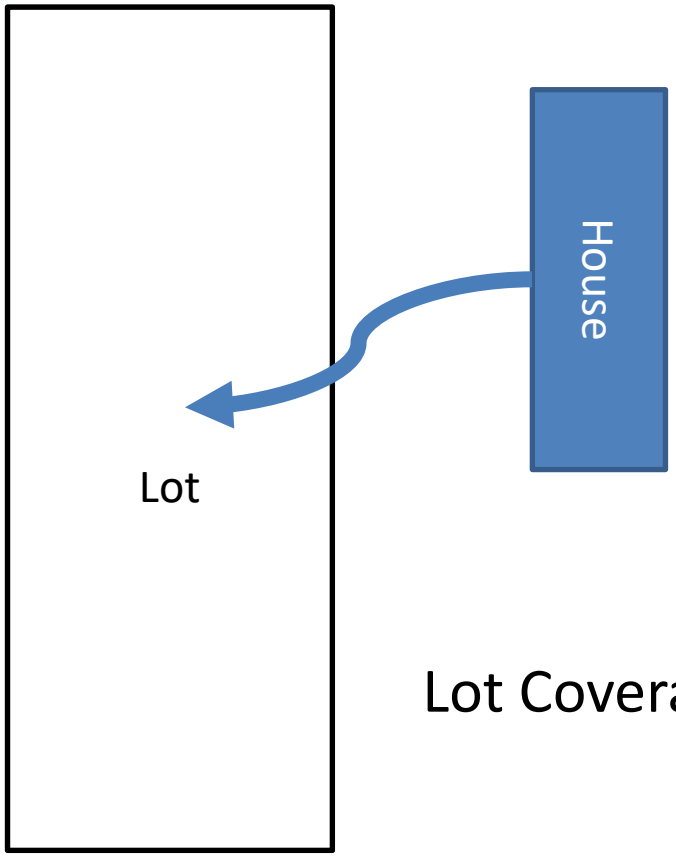
Rear setback (with driveway)

Conclusion for Example A



You get the same lot, Minimum lot size does not create any benefit

With Min. Lot Size: Fit House to Lot

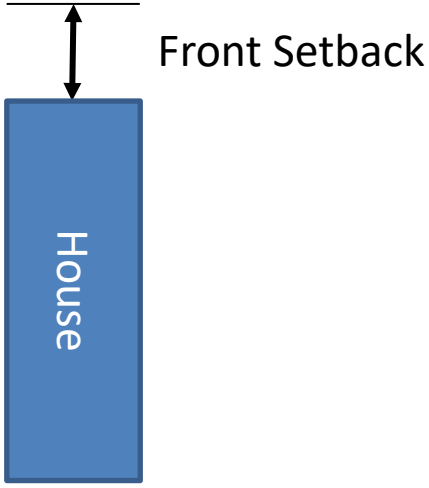


3,000 square foot lot

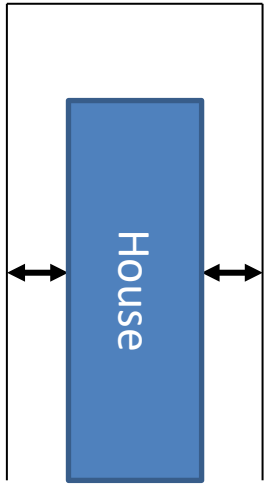
2-story 1000 square foot
house
2 bed, 1 bath

Lot Coverage 600/3000= 20%

Without Min. Lot Size: Fit Lot to House

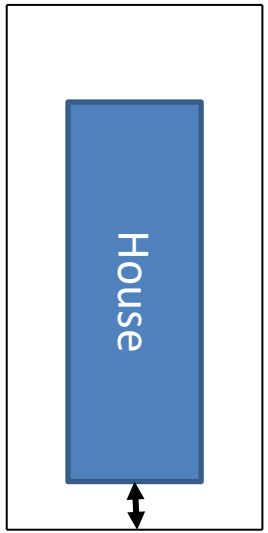


Without Min. Lot Size: Fit Lot to House



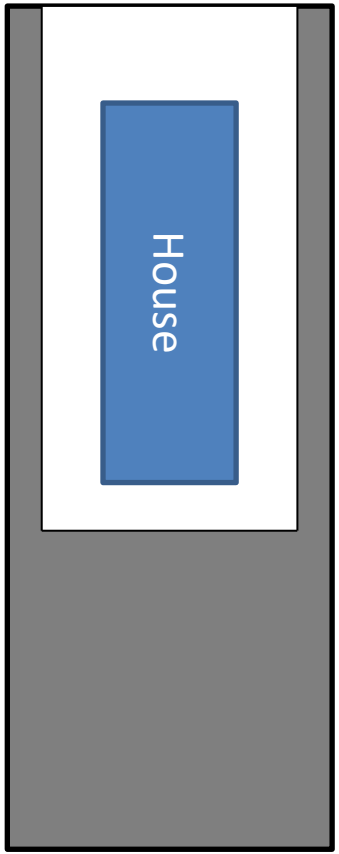
Side Setbacks

Without Min. Lot Size: Fit Lot to House



Rear setback (no driveway)

Conclusion for Example B



More efficient use of land and more housing options

Lot Coverage 600/1375= 44%

Maximum Building Widths

- Urban Form Type 1 - No maximum (precedent- block length townhouse, condo, or apartment building similar to that in the Villebois Village Center)
- Urban Form Type 2 - Maximum of 120 feet (precedent - 7-unit townhouse building)
- Urban Form Type 3 - Maximum of 90 feet (precedent – 5-unit townhouse building)

Articulation in lieu of separate buildings

Development Standards: UF 1 Example

No maximum width, limited setbacks

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Development Standards: UF 2 Example

120 foot maximum width, 10 foot setbacks

Development Standards: UF 3 Example

90 foot maximum width, 10+ foot setbacks

WILSONVILLE
OREGON

Floor to Area Ratio rather than Lot Coverage

- Feedback and testing causing reevaluation
  - Goal to keep simple and functional
  - FAR not typically used in a suburban residential context
  - Maximum height and lot coverage likely sufficient to meet City policy objectives
  - Staff will bring back in future work session

Questions and Discussion

- What additional questions or concerns does City Council have about the proposed package of development standards in Frog Pond East and South?

City Council Meeting Action Minutes
December 18, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Amanda Guile-Hinman, City Attorney
Bryan Cosgrove, City Manager
Cindy Luxhoj, Associate Planner
Chris Neamtzu, Community Development Director
Dan Pauly, Planning Manager
Jeanna Troha, Assistant City Manager
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Mark Ottenad, Public/Government Affairs Director
Matt Lorenzen, Economic Development Manager
Scott Simonton, Fleet Services Manager
Stephanie Davidson, Assistant City Attorney
Zoe Mombert, Assistant to the City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:00 p.m.
A. Town Center Urban Renewal Feasibility Study	Staff discussed preparing a resolution that, if adopted, would place an advisory vote on the May 2024 ballot that asks voters to consider whether the City should utilize Urban Renewal as a mechanism to fund infrastructure development to activate the Town Center Plan.
B. Frog Pond East and South Development Code	Staff sought guidance on the development of code amendments that would define development standards in Frog Pond East and South.
C. Coffee Creek Draft Assessment	Staff provided Council with an update on the status of the Coffee Creek Industrial Design Overlay District form-based code assessment, and sought Council input on possible modifications to the form-based code standards.
D. Transit-Oriented Development (TOD) Financing	Staff presented on Resolution No. 3096, which authorizes applying the Current Parks System Development Charge To The Multifamily Portion Of The Wilsonville Transit Center Transit-Oriented Development Project.

REGULAR MEETING	
Mayor's Business A. Reappointments / Appointment	**Arts, Culture, and Heritage Commission – Appointment** Appointment of Nadine Elbitar to the Arts, Culture, and Heritage Commission for a term beginning 1/1/2024 to 6/30/2024. Passed 5-0. **Budget Committee – Appointment** Appointment of Christopher Moore to the Budget Committee for a term beginning 1/1/2024 to 12/31/2024. Passed 5-0. **Budget Committee – Appointment** Appointment of Tabi Traughber and Tyler Beach to the Budget Committee for a term beginning 1/1/2024 to 12/31/2026. Passed 5-0. **DRB – Reappointment** Reappointment of John Andrews and Megan Chuinard to the Development Review Board for a term beginning 1/1/2024 to 12/31/2025. Passed 5-0. **DRB – Appointment** Appointment of Kamran Mesbah to the Development Review Board for a term beginning 1/1/2024 to 12/31/2025. Passed 5-0. **DEI Committee – Reappointment** Reappointment of David Siha, Tracy (Tre) Hester and Fay Gyapong-Porter to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2024 to 12/31/2026. Passed 5-0. **DEI Committee – Appointment** Appointment of Justin Brown to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2024 to 12/31/2024. Passed 5-0.

DEI Committee – Appointment

Appointment of Carolina Wilde to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2024 to 12/31/2026. Passed 5-0.

DEI Committee – Student Appointment

Reappointment of George Luo and Aasha Patel to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2024 to 12/31/2024. Passed 5-0.

Kitakata Sister City Advisory Board – Reappointment

Reappointment of John (Michael) Bohlen and Adrienne Scritsmier to the Kitakata Sister City Advisory Board for a term beginning 1/1/2024 to 12/31/2026. Passed 5-0.

Kitakata Sister City Advisory Board – Appointment

Appointment of Karen Kreitzer to the Kitakata Sister City Advisory Board for a term beginning 1/1/2024 to 12/31/2026. Passed 5-0.

Parks and Recreation Board – Appointment

Appointment of Bill Bagnall and Paul Diller to the Parks and Recreation Board for a term beginning 1/1/2024 to 12/31/2027. Passed 5-0.

Planning Commission – Reappointment

Reappointment of Jennifer Willard to the Planning Commission for a term beginning 1/1/2024 to 12/31/2027. Passed 5-0.

Planning Commission – Appointment

Appointment of Matt Constantine, Sam Scull and Yana Semenova to the Planning Commission for a term beginning 1/1/2024 to 12/31/2027. Passed 5-0.

B. Upcoming Meetings	**Tourism Promotion Committee – Appointment** Appointment of Lynn Sanders to the Tourism Promotion Committee for a term beginning 1/1/2024 to 6/30/2026. Passed 5-0. Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
Consent Agenda A. **Resolution No. 3096** A Resolution Of The City Of Wilsonville Authorizing Applying The Current Parks System Development Charge To The Multifamily Portion Of The Wilsonville Transit Center Transit-Oriented Development Project. B. **Resolution No. 3097** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Tapani, Inc. For The Charbonneau Lift Station Rehabilitation Project (Capital Improvement Project #2106). C. **Resolution No. 3104** A Resolution Of The City Council Revising Section 4.E. Of The Diversity, Equity And Inclusion (DEI) Committee Charter. D. **Resolution No. 3105** A Resolution Of The City Of Wilsonville Authorizing The Purchase Of One Asphalt Patch Truck From Premier Truck Group Of Portland. E. Minutes of the December 4, 2023 Council Meeting.	The Consent Agenda was approved 5-0.
New Business A. None.	
Continuing Business A. **Resolution No. 3091** A Resolution Of The City Of Wilsonville Adopting The Findings And Recommendations Of The Solid Waste Collection Rate Report Date October 2023 And Modifying The Current Republic Services Rate	Resolution No. 3091 was adopted by a vote of 4-1.

Schedule For Collection And Disposal Of Solid Waste, Recyclables, Organic Materials And Other Materials, Effective February 1, 2024.	
Public Hearing A. **Ordinance No. 884** An Ordinance Of The City Of Wilsonville Annexing Approximately 2.02 Acres Of Property Located At The Northwest Corner Of SW Frog Pond Lane And SW Stafford Road For Development Of An 11-Lot Residential Subdivision B. **Ordinance No. 885** An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone To The Residential Neighborhood (RN) Zone On Approximately 2.02 Acres Located At The Northwest Corner Of SW Frog Pond Lane And SW Stafford Road For Development Of An 11-Lot Residential Subdivision.	After a public hearing was conducted, Ordinance No. 884 was adopted on first reading by a vote of 5-0. After a public hearing was conducted, Ordinance No. 885 was adopted on first reading by a vote of 5-0.
City Manager's Business	Councilors discussed the materials in the monthly City Manager reports.
Legal Business	No report.
Communications A. Polling on Tolling Request	West Linn Mayor Rory Bialostosky discussed collaboration among local jurisdictions to better understand resident attitudes toward tolling and requested Council contribute $5,000 towards the administration of a statistically valid survey. Passed 5-0.
ADJOURN	9:00 p.m.

PLANNING COMMISSION

WEDNESDAY, DECEMBER 13, 2023

WORK SESSION

4. Frog Pond East and South Implementation-Development Code (Pauly) (30 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: December 13, 2023	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☒ None Forwarded ☐ Not Applicable **Comments:**
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will seek Planning Commission input on development standards controlling the bulk and placement of buildings in Frog Pond East and South, as well as an update to housing variety standards the Commission has

previously reviewed and provided comments on, language to clarify the boundaries between both subdistricts and different Urban Form Type Designations, and updated definitions to lot lines and yards.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will seek Planning Commission input on specific draft Development Code standards as follows:

- Development standards that will control the size of buildings and their location on each lot or parcel. See Attachments 2-3.
- Updates to variety standards. Specifically, this work session will cover how the minimum and maximum variety standards are proposed to be presented and calculated. See Attachment 4.
- Detailed language directing how to determine the boundary of a subdistrict or Urban Form Type Designation. Previously the code relied primarily on maps, but review determined this left too much uncertainty. Text is now recommended to remove as much uncertainty as practicable while providing some flexibility to align with subdivision layouts. See Attachment 5.
- Edits to existing definitions in Section 4.001 of Wilsonville's Development Code applying citywide to what constitutes a front, side, and rear lot line and subsequently yard, as the existing definitions have some unclear language. See Attachment 6.

Additional explanation around development standards and variety standards follows.

Development Standards

The standards further discussed below include: not having a minimum lot size; front setbacks; side yard maintenance and access; building width; and floor-to-area ratio (FAR). The standards relate to and help differentiate the different Urban Form Types as mapped and described in the Master Plan (see Attachment 1). Staff notes the specific numbers below and in Attachment 3 are draft. While the numbers reflect the precedents shown in Attachment 2 or reflect precedent standards for Villebois or Frog Pond West, ongoing analysis from the site plan testing and conversations with development partners may lead to refinements to these numbers.

No Minimum Lot Size

All of Wilsonville's existing residential zones have a minimum lot size. Minimum lot size often corresponds to maximum density or establishes the default maximum density. Staff suggest dropping minimum lot size requirements to both simplify the standards as well as add flexibility

for smaller and lower-cost, for-sale homes. Standards including building width, setbacks, and FAR (see below) will be sufficient to guide the size and location of buildings without lot size standards. If lot size standards were included, staff has concerns about lot size requirements overlapping and causing conflict with the other standards relating both to building size and location, but also housing variety.

Briefly, how standards would likely function with and without a minimum lot size is as follows. With a minimum lot size developers must design a home or find a home design that efficiently fits the setbacks and allowances with the established lot size. The lot size and width are a major driver of home design. Without minimum lot size the lot size is instead driven by home design with the setbacks added around the home footprint to determine the lot size. Home design is driven by building code and market standards and preference such as garage width, hall width, and bathroom and kitchen size.

In addition, Wilsonville allows "Middle Housing Land Divisions" pursuant a new State law passed in 2019. This provision in the City's code allow lots with middle housing to be further divided for the purpose of land sale, creating child lots or "quasi-lots" that, to a typical purchaser, are much like a typical lot, but smaller. For example, if a minimum lot size is 5,000 square feet, a developer can, under law, build two units on the property and then use the Middle Housing Land Division process to create two 2,500 square foot child lots or "quasi-lots", to sell separately. These child or "quasi-lots" have more restrictions than a traditional lot. One noteworthy restriction is they would not allow an ADU. The Middle Housing Land Division process is being actively used in Frog Pond West to create multiple units on the lot with "quasi-lots" sold separately. Not having a minimum lot size would remove the incentive the use the "Middle Housing Land Division" provisions to create these small quasi-lots. Rather, the smaller homes would be traditional independent lots, which in turn give more flexibility to the homeowner to add on ADU or take other actions in the future. Middle Housing Land Divisions would be subsequently focused on creating ownership opportunities for what is more thought of as middle housing, like cottage clusters.

Lastly, minimum lot size has often been the subject of waiver requests and approvals over the years. This is primarily because the minimum lot sizes caused conflict with other "land consuming standards" like density and open spaces requirements. Removing the lot size would limit the need for this type of waiver to resolve conflicts and reduce time, cost, and uncertainty for housing approvals.

Front Setbacks based on Streets

Rather than designating front setbacks based on zoning or Urban Form Type, the project team recommends basing them on the street they face. This allows for consistency along street frontages and smooths transitions between areas with different Urban Form Type designations, which often have a street as a boundary.

Side Setbacks and Usable Side Yards

In other residential zones in Wilsonville, for medium to large buildings, side setbacks are often five feet or ten feet between buildings. For medium to large residential buildings, five feet is a standard side yard setback used throughout much of Wilsonville and generally functions well for maintenance and access. In order to support the efficient use of land and not create barriers to smaller, less-expensive detached homes through increased land costs, the draft standards propose allowing less than five-foot setbacks for smaller buildings, such as detached homes, similar to Villebois. City Council has previously raised concerns about functionality, maintenance, and access to small side yards. To address these concerns, the draft standards add additional requirements where separation between buildings is less than then ten feet:

In a recent work session City staff received additional feedback from City Council on narrow side yards, and is taking the feedback to further refine these standards to determine if further restrictions are recommended around fencing, landscaping, and what is allowed in side-yards.

Maximum Building Widths

A proposed standard for Frog Pond East and South not found in other residential zones is maximum building width. Staff recommends adding this standard to help establish a clear differentiation, in terms of look and feel, between the different Urban Form Types. As can be found in Attachment 2, the project team reviewed precedents of different housing types throughout the City as a starting point with the objective of establishing reasonable standards that allow the housing types typical for the different Urban Form types and to create the desired meaningful differentiation between the Urban Form Types. Based on the precedents (Attachment 2), the standards may be something like the following:

> Urban Form Type 1 - No maximum (precedent- block length townhouse, condo, or apartment building similar to that in the Villebois Village Center)
> Urban Form Type 2 - Maximum of 120 feet (precedent - 7-unit townhouse building)
> Urban Form Type 3 - Maximum of 90 feet (precedent – 5-unit townhouse building)

Floor-to-Area Ratio

Floor-to-Area Ratio (FAR) has been used for years in planning and urban design to regulate the bulk of buildings. However, to date it has not been used in Wilsonville. FAR is directly related to both lot coverage (the percent of a given lot that the building footprint can cover) and building height to create an allowed volume or bulk of a building. Wilsonville's other residential zones use lot coverage for similar regulation as the allowed and typical building height are fairly constant. Under State rules the City must allow three story buildings in all of Frog Pond East and South, including in Urban Form 3 where a three-story height is not consistent with most precedent buildings, such as those examined in Attachment 2. FAR allows the City to better encourage a height typical of the precedents. The encouragement occurs because developers will typically choose to maximize the allowed lot coverage before going higher. In other words, in order to build a three-story building in Urban Form Type 3, a developer would have to leave a substantial portion of the site unbuilt. This is unlikely with the high cost of land. Using FAR thus helps encourage the desired differentiation between Urban Form Types, as follows:

- Urban Form Type 1 – FAR of 3, allows 75% lot coverage at four stories, however most buildings will likely be two to three stories with a lot coverage of about 65%.
- Urban Form Type 2 – FAR of 1.8, allows 60% lot coverage at three stories, which likely provides a number of three-story townhouse and similarly scaled apartment buildings as well as detached homes, which will likely be primarily two-story.
- Urban Form Type 3 – FAR of 0.9, allows 45% lot coverage at two stories, and likely result in only one and two-story buildings. An example of the maximum would be a 4,800 square foot two-story house on a 6,000 square foot lot.

Variety Standards

Minimum Variety of Target Unit Types

This work session focuses on how the minimums and maximums requirements will be presented in the code. For minimums, the project team recommends presenting the number of different unit categories by Subdistrict and Tax Lot rather than "how to calculate" language and percentages. This simplifies the presentation in the code and removes uncertainty that come up through performing math using formulas prescribed in a code. However, an optional alternative calculation method is provided for instances where the Net Development Area is less than anticipated. See Attachment 4.

Overall, the draft standards present clear and understandable standards of how to meet the variety requirements prescribed in the Master Plan. Staff notes that the minimums no longer reference "housing type categories." Not having the categories simplifies presentation of the minimum standards. The project team found having the defined categories was leading to additional confusing language about how product types from different categories could meet the same minimum requirements. The updated table directly describes the type of units required, "Middle Housing" and "Small Units," which are units 1500 sf or less in habitable floor area.

Maximum of One Unit Type

For establishing a maximum, requirements will continue to be calculated as a percentage of the Net Development Area as previously discussed in October. After further evaluation the project team does recommend measuring based on unit type rather than a grouping of unit types termed a unit category. This approach has a few benefits. First, it encourages more unit types than just the most common for a category. This encouragement occurs by allowing the same category to be built as long as the unit type is different (i.e. stacked duplex rather than side-by-side townhouse). Basing on a category would likely lead to less variety because developers will likely default to the most traditional unit type in each category. Second, it adds flexibility for developers while still ensuring a rich variety of unit types. Third, it allows simplification of the development code by not having to expressly define a new terminology of housing category while still meeting the intent of why categorization was discussed in the Master Plan in support of realizing housing variety. The draft of the unit types to be listed in the code is below. A few important notes as follows: all detached units larger than 1500 square feet that look and feel of

like a single-family home are a single unit type; a differentiation is established between side-by-side plexes that are substantially similar to townhouses and stacked or other configurations that are significantly different than townhouses; and a differentiation between larger multi-family buildings and small multi-family buildings that are similar in scale to smaller middle housing.

Draft Unit Type List (see also Attachment 4-Table 8C):

Multi-family Unit Types
- Elevator-served attached multi-family
- Other attached multi-family (10 or more units per building)
- Other attached multi-family (5-9 units per building)

Middle Housing Unit Types
- Townhouses and side by side duplex, triplex, quadplex
- Stacked duplex, triplex, quadplex
- Cottage cluster
- Other non-cottage cluster housing (excluding cottage cluster and cluster housing that are technically cluster housing but look and function much the same as detached single-family) or mix of attached and detached middle housing

Accessory Dwelling Units (ADUs) Unit Type
- All ADUs

Other Detached Units Unit Type
- All other detached units including detached single-family homes, cluster housing that looks and functions similar to detached single-family, and detached multi-family (i.e. cottage clusters of 5+ units where units are too big to be defined as cottage clusters)

Discussion Questions
The following would be helpful feedback from the Planning Commission at this work session:

- Does the Planning Commission support not having a minimum lot size in Frog Pond East and South?
- Does the Planning Commission support basing front setbacks on the street the property faces?
- What feedback does Planning Commission have on requirements for narrow side yards?
- Does the Planning Commission support the approach to building width standards?
- Does the Planning Commission support establishing floor-to-area ratios (FARs) rather than lot coverage standards for Frog Pond East and South?
- Does the Planning Commission support the approach to presenting and calculating minimum and maximum variety standards?
- Does the Planning Commission have additional input to guide refinement of variety standards?

- Does the Planning Commission support the new text to establish boundaries between Subdistricts and Urban Form Type Areas?
- Does the Planning Commission support the text updates for defining lot lines and yards?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

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.

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 is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:
1. Frog Pond East and South Master Plan Map excerpts, Urban Form Type descriptions and map
2. Precedent residential structures in Wilsonville for establishment of new standards
3. Draft Siting and Design Standards November 29, 2023
4. Updated draft Variety Standards November 29, 2023
5. Draft boundary descriptions for Subdistricts and Urban Form Type Designations November 29, 2023
6. Draft amendments to definitions of lot lines and yards November 29, 2023

FROG POND EAST & SOUTH MASTER PLAN

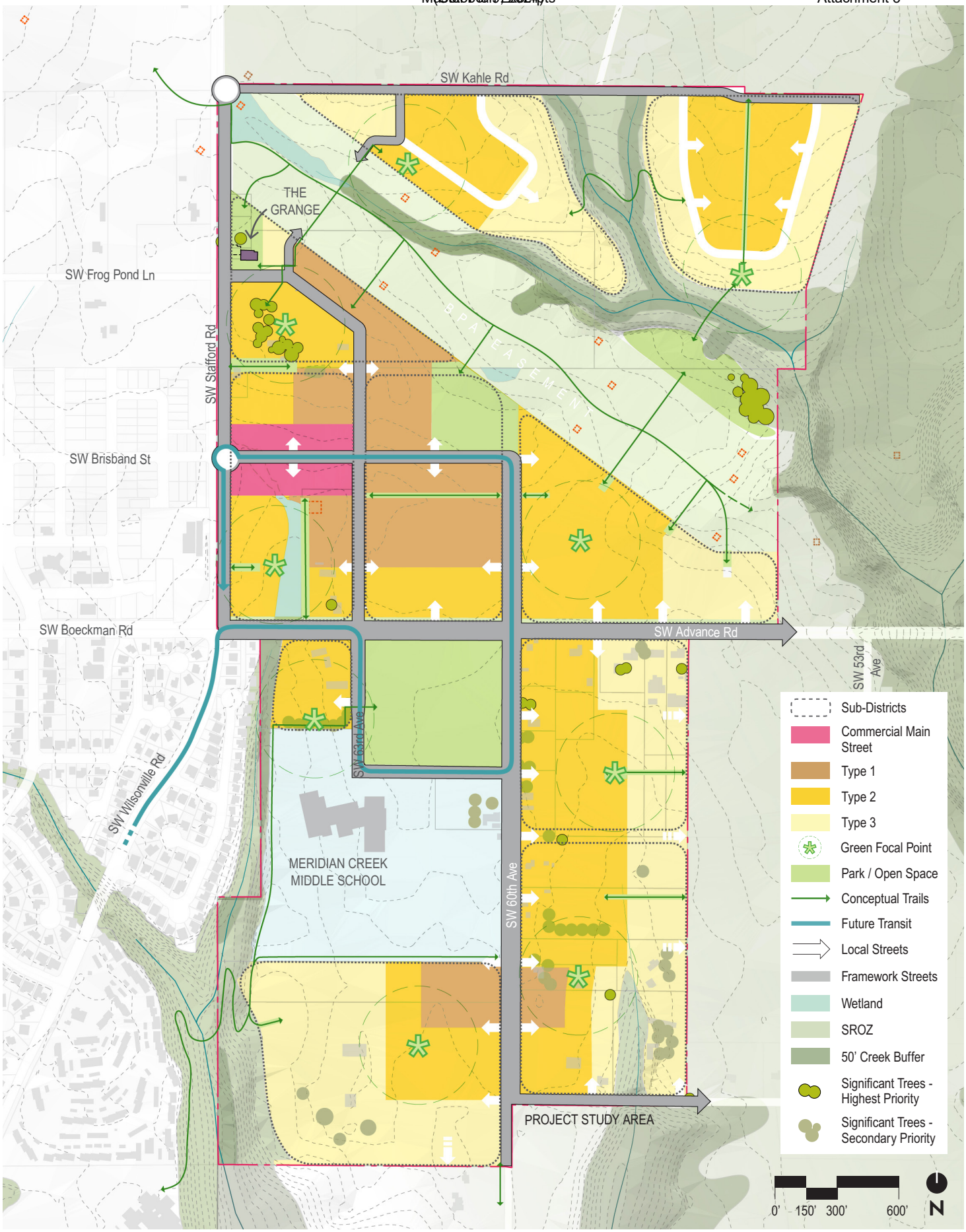
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan



TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

Planning Commission Meeting - December 13, 2023
Frog Pond East and South Implementation-Development Code
Planning Commission Meeting - October 9, 2024
Frog Pond East and South Implementation-Development Code

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

<u>11395 SW Toulouse Street</u>
Toulouse Street block-wide multi-family
Building Width 257 feet
Front Setback 5 feet

Type 2 Urban Form Precedents

<u>11489 SW Toulouse Street</u>
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

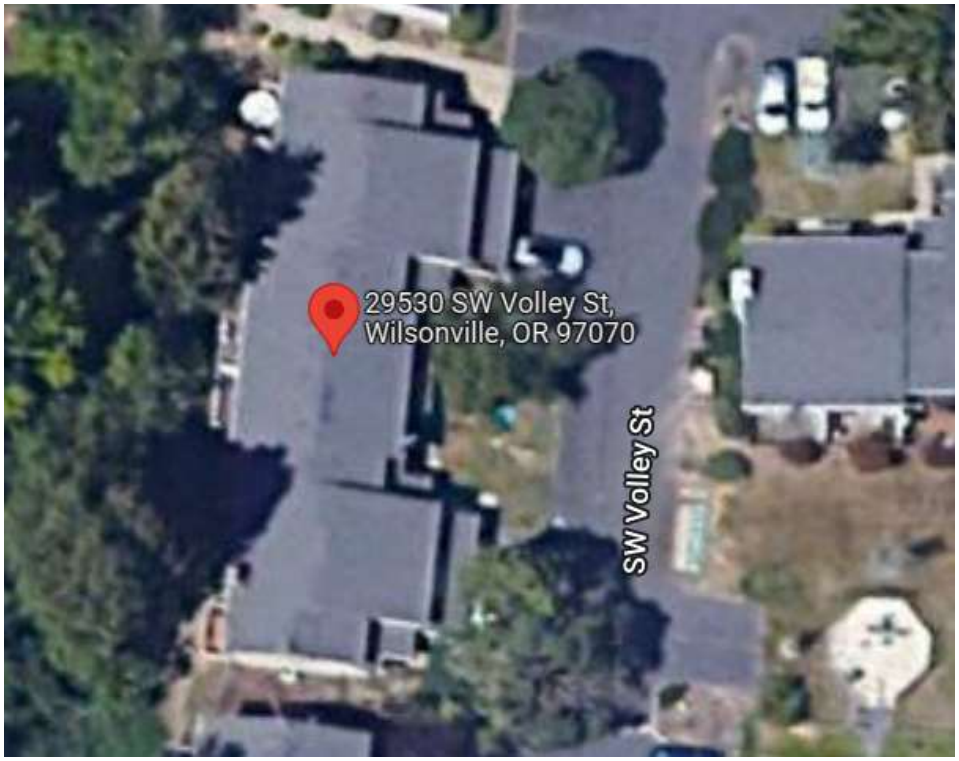
Type 2 Urban Form Precedents continued

28796 SW Ashland Loop
Traditional multi-family-Boulder Creek
Building Width 116 feet
Setback from Street 30 feet
Setback from Parking lot 20 feet

7114 SW McDonald Drive
Traditional multi-family-Berkshire Court
(Could be Type 3 Urban Form if buildings without single-level connection)
Building Width 125 feet
Setback from Street 35 feet
Setback from Parking lot 20 feet

Type 2 Urban Form Precedents continued

29530 SW Volley Street
Six-unit condo building
Building Width 120 feet
Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

28515 through 28535 SW Paris Ave
Villebois six-unit townhouse
(Could also be Type 2 Urban Form)
Building Width `92 feet
Front Setback 10 feet

29136 through 29152 SW Costa Circle E
Five-unit townhouse in Villebois next to detached single-family
(Could also be Type 2 Urban Form)
Building Width 88 feet
Front Setback 15 feet
Distance Between Buildings 8 feet

Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet

Type 3 Urban Form Precedents continued

<u>29455 SW Serenity Way</u>
Older triplex
Building Width 80 feet
Front Setback 20 feet

<u>29670 SW Brown Road</u>
Older four-plex, with stacked flats
Building Width 55 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents continued

29631 SW Serenity Way
Older four-plex (side by side configuration)
Building Width 89 feet
Front Setback more than 20 feet

28741 through 28753 SW Cost Circle East
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street
Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet

Type 2 Urban Form Precedent

7245 SW Chestnut Lane
Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet

Type 3 Urban Form Precedents

6761 SW Primrose Court
Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet

30944 SW Kensington Drive
Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet

Section 4.127. Residential Neighborhood (RN) Zone.

(.08) *Development Standards:*

A. . . .

B. . . .

C. Unless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table 8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.

D. . . .

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot width/street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds[E]	Max. Floor to Area Ratio (FAR)[GH]
Urban Form Type 1	10	35	See Table 8C.	None	10	[B]	None[D, E]	10[F]	3
Urban Form Type 2	15	35		120 except that buildings over 90 feet cannot occupy entire block face.	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3	15	35		90	15[A]	[B]	5	10	0.9

Notes:

A. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

B. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.

2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.

3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

C. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.

D. Setbacks may be required to be greater than the minimum to accommodate minimum distance between buildings.

E. Setbacks resulting in less than 10 feet between buildings on separate lots is only allowed if all of the following conditions are met:

1. The entire area between the buildings operates as a single yard area and has gate access, if fenced.

2. A recorded document will clearly identify use and access easements provide for continual maintenance for active yard space, maintenance of vegetation, prevention of weeds, and no storage visible off-site.

E. Minimum building spacing for ADUs is as-required by Building Code.

F. For Urban Form Type 1 and 2 distance between buildings may be reduced to less than 10 feet if all of the following criteria are met:

1. Both buildings have less than a 50-foot width facing the street

2. The entire area between the buildings operates as a single yard area and has gate access, if fenced. If the area goes over a property line a recorded document must clearly identify use and access easements.

3. Recorded documents provide for continual maintenance for active yard space, maintenance of vegetation, prevention of weeds, and no storage visible off-site.

G. On lots where detached accessory buildings are built, maximum FAR may be increased by 0.1 as long the otherwise maximum FAR is still met by the primary dwelling structure(s). Cottage clusters and ADUs are exempt from maximum FAR standards.

H. For townhouses maximum FAR is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

Table 8C. Frog Pond East and South Neighborhoods Development Standards-Front Setbacks

Street[A] the lot faces	Front Min. (ft.)	Front Max.[C] (ft.)
• SW Brisband Street between SW 63rd Avenue and SW 60th Avenue • SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road • Other streets or street segments bounded on at least one side by Urban Form Type 1, but not Urban Form Types 2 or 3.	6[B]	10
• SW 60th Avenue • SW 63rd Avenue south of SW Advance Road • SW Stafford Road except the Brisband Main Street buildings • SW Advance Road • SW Kahle Road • Framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue • Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension • Other streets or street segments bounded on at least one side by Urban Form Type 2, but not Urban Form Types 3.	10	25
• Other streets or street segments bounded on at least one side by Urban Form Type 3.	10	No max

Notes:

A. Where a lot fronts a platted private drives or open space/pathway tract that same setbacks standards apply as if the private drive or open space/pathway were a street.

B. In Urban Form Type 1 the minimum front setback is 6 feet to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

Section 4.127. Residential Neighborhood (RN) Zone.

(.06) *Minimum and Maximum Residential Lots or Units and Housing Variety Standards:*

A. . . .

B. . . .

C. The minimum unit count for the Frog Pond East and South neighborhoods, including those to ensure a variety of housing types throughout the neighborhoods consistent with the Frog Pond East and South Master Plan, are as shown in Table 6B. Below:

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts

Sub-Districts	Minimum Total Number of Units [A]	Minimum Number of Middle Housing Units [A B C]	Minimum Number of Small Units [A B D]	Mobility-Ready Units[E]	
				Minimum Total (Full plus Partial) Mobility-Ready Units	Minimum Full Mobility Ready Units
E1	92	28	7	14	5
E2	97	30	8	15	5
E3	120	36	9	18	6
E4[D]	213				
E4 TL 1101 (portion) [B]	175	15[F]	4[F]	8[F]	3[F]
E4 TL 1200 [B]	35	11	3	6	2
E4 TL 1000	3	0	1	0	0
E5	214	65	17	33	11
E6	114	35	9	18	6
S1	31	10	9	5	2
S2[D]	119				
S2 TL 1000 28050 SW 60th Ave	9	3	1	1	0
S2 TL 800 5890 SW Advance Rd	9	3	1	1	0
S2 TL 500 5780 SW Advance Rd	6	3	1	1	0
S2 TL 300 5738 SW Advance Rd	6	2	1	0	0

S2 TL 100 5696 SW Advance Rd	6	2	1	0	0
S2 TL 900	7	3	1	1	0
S2 TL 700	42	13	4	7	2
S2 TL 400	4	2	1	1	0
S2 TL 200	4	2	1	1	0
S2 TL 1100 28152 SW 60th Ave	8	3	1	1	0
S2 TL 1200	7	3	1	1	0
S2 TL 1300 28300 SW 60th Ave	11	5	1	1	0
S3 [D]	147				
S3 TL 1400 28424 SW 60th Ave	31	10	3	5	2
S3 TL 1500 28500 SW 60th Ave	31	10	3	5	2
S3 TL 1600	11	4	1	2	0
S3 TL 1800 28668 SW 60th Ave	12	4	1	2	0
S3 TL 1700 28580 SW 60th Ave	9	3	1	2	0
S3 TL 1900 5899 SW Kruse Rd	42	13	4	7	2
S3 TL 2000 5691 SW Kruse Rd	11	4	1	2	0
S4 [D]	178				
S4 TL 2600	56	17	5	9	3
S4 TL 2700 28901 SW 60th Ave	122	37	10	19	6

Notes:

A Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

B See Table 6C for which units qualify as Middle Housing Units and/or Small Units

C Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

D Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

E. The mobility-friendly units can be any unit type and also count towards other minimums for different unit categories.

F. An assumed 125 mixed use apartments on the Brisband Main Street were not included in the base minimum to calculate other minimum requirements. Rather this calculation uses a minimum of 50 units that are not mixed-use apartments

1. As an alternative to Table 6B when the Net Development Area (calculated pursuant to Subsection E. 3. Below) is less than 75% of the Gross Development Area, the applicant may adjust the minimum requirements in table 8B using the following steps:

   Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 75% of the Gross Development Area, round to the nearest 100th. This is the Reduction Ratio.

   Step 2. Multiply each applicable minimum in Table 8B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum requirements.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.

2. Unit Types Categories for Housing Variety Standards are in Table 6B.

Table 6C Housing Unit Types and Categories

Housing Unit Type	Countable as Middle Housing Unit to Meet Minimum in Table 6B?	Countable as Small Unit[B] to Meet Minimum in Table 6B?
Multi-family		
Elevator-served attached multi-family	No	If at least 75% of units are 1500 sf or less[B]
Other attached multi-family (10 or more units per building)	No	If at least 75% of units are 1500 sf or less[B]
Other attached multi-family (5-9 units per building)	No	If at least 75% of units are 1500 sf or less[B]
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less[B C]
Stacked duplex, triplex, quadplex	Yes	If majority of units are 1500 sf or less[B C]
Cluster housing[A] other than cottage cluster or mix of attached and detached middle housing	Yes, subject to qualifications in note[A]	If majority of units are 1500 sf or less[B C]
Cottage cluster	Yes	Yes [C]
Accessory Dwelling Units (ADUs)		
All ADUs	No	Yes
Other Detached Units		
All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family[A] , and detached multi-family	No	If 1500 sf or less[B]

Notes:

[A] For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as other detached units on their own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for detached single-family homes. Such dissimilarity is determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least two years after occupancy is granted for the unit.

[B.] Qualification as a Small Unit is based on Habitable Floor Area as defined in Section 4.001.

[C] As applicable, the same unit can be double counted as both a Middle Housing Unit and Small Unit.

E. Unit Category Variety:

1. Required number of Unit Types in a Development. To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, as listed in Table 6B, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. Net Development Area is calculated as laid out in Subsection 3. below. The number of units for each required category is shown in Table 6C.

   2 Acres or less- 1 Unit Type Required

   More than 2 acres up to 5 acre- 2 Unit Types Required

   More than 5 acres- 3 Unit Types Required

2. Maximum Net Area for A Single Unit Type. These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small development requiring only 1 unit type under E.1. above, no more than 60% of the Net Development Area of the smaller of Stage I Master Plan Area or Subdistrict shall be planned for the development a single-unit type, as listed in Table 6B.

   a. Where a lot has multiple unit types (i.e. ADU on same lot as detached home), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.

3. For the purpose of these standards, the Net Development Area includes the Gross Development Area used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space and landscaping and hardscape not otherwise excluded as follows: areas excluded from net development area for the purpose of these standards are required open space in tracts, stormwater facilities in tracts, and public right-of-way. Where an alley or parking area is shared between two categories it shall be evenly divided between the categories. Any further minor determinations not explained above regarding net area shall be determined by the Planning Director based on the principles of exempting common use tracts and proportionate assignment of shared private and semi-private facilities. In Subdistrict E4, net development area (parking, etc) associated with the Commercial Main Street does not count towards net development area for the purpose of these standards, but the building footprint does.

F. Pursuant to ORS 197.758 and OAR 660-046-0205, any lot designated for single-family homes can also be developed or redeveloped as middle housing even if the maximum percentage of of a Middle Housing Unit Type, as listed in Table 6B, is exceeded. However, this does not allow the maximum for a Middle

Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at time of future building permit issuance or replat of individual lots.

Section 4.127. Residential Neighborhood (RN) Zone.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. . . .

2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:

a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.

B. Sudistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1580 feet east of SW Stafford Road.

C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, east of Subdistrict E2, north of the BPA Eastment, and west of the eastern edge of the Master Plan area.

D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of the intersection of SW Advance Road and SW 63rd Avenue, north.

E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of the intersection of SW Advance Road and SW 60th Avenue.

F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of the eastern edge of the Master Plan area.

G. Subdistrict S1. The area south of SW Advance Road, east of the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.

H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of the eastern edge of the Master Plan area.

I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road and west of the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of the western edge of the Master Plan area, north of the southern edge of the Master Plan area, and west of SW 60th Avenue.

(.07) *Frog Pond East and South Urban Form Types:*

A. The Frog Pond East and South Neighborhoods are divided into different urban form land use designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure 7-A. Applicability of development standards are based on these designations. The designations and their purpose are as follows:

1. Commercial Main Street: This urban form is for a limited area along Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented commercial street feel.

2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by buildings being allowed to be larger, including full block width, with less setbacks than other residential urban forms.

3. Urban Form Type 2: The purpose of this Urban Form Type is create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.

4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, providing for larger setbacks, and limiting FAR to encourage no more than two-story buildings.

B. Urban Form Area Boundary descriptions:

1. Subdistrict E1:

   a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and west of the framework street connecting across the BPA easement.

   b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.

   c. Urban Form Type 3: The area of the Subdistrict west of the of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane except for Frog Pond Grange area described in Subsection (.24) A. below.

2. Subdistrict E2:

   a. Urban Form Type 2: A contiguous area of between 6 and 6.5 acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.

   b. Urban From Type 3: The area of the Subdistrict that is not Urban Form Type 2.

3. Subdistrict E3:

   a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.

   b. Urban From Type 3: The area of the Subdistrict that is not Urban Form Type 2.

4. Subdistrict E4:

   a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the subdistrict and extending between 125 feet and 160 feet both north and south of Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.

   b. Urban Form Type 1:

      - The eastern half of the Subdistrict area north of the Commercial Main Street area
      - The eastern half of the Subdistrict area south of the Commercial Main Street extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern

limits most be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 that serves as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, the boundary shall be the closest street or property line to the centerline of that street at the intersection of SW 63rd Avenue.

c. Urban Form Type 2:

- The western half of the Subdistrict area north of the Commercial Main Street area
- The western half of the Subdistrict area south of the Commercial Main Street area
- The eastern half of the Subdistrict area south of the Commercial Main Street area and south of the Urban Form Type 1 area that is south of Commercial Main Street area.

5. Subdistrict E5:

a. Urban Form Type 1: the northern portion of the Subdistrict extending south to approximately 250 feet of SW Advance Road and extending east to west across the entire subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.

b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area.

6. Subdistrict E6:

a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be a close as possible to 680 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area.

7. Subdistrict S1:

a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.

8. Subdistrict S2:

a. Urban Form Type 2: The western portion of the Subdistrict, extending east approximately 360 feet east of SW 60th Avenue between SW Advance Road and a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue south of that point. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet or between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

9. Subdistrict S3:

a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 east of SW 60th Avenue and is encouraged to be a close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be a close as possible to 320 feet.

b. Urban Form Type 2: The western portion of the Subdistrict, excluding the Urban For Type 1 area, extending east approximately 500 feet east of SW 60th Avenue between the northern boundary of the subdistrict and a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and approximately 340 feet east of SW 60th Avenue south the point directly east of the northern boundary of Subdistrict E4. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet or between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.

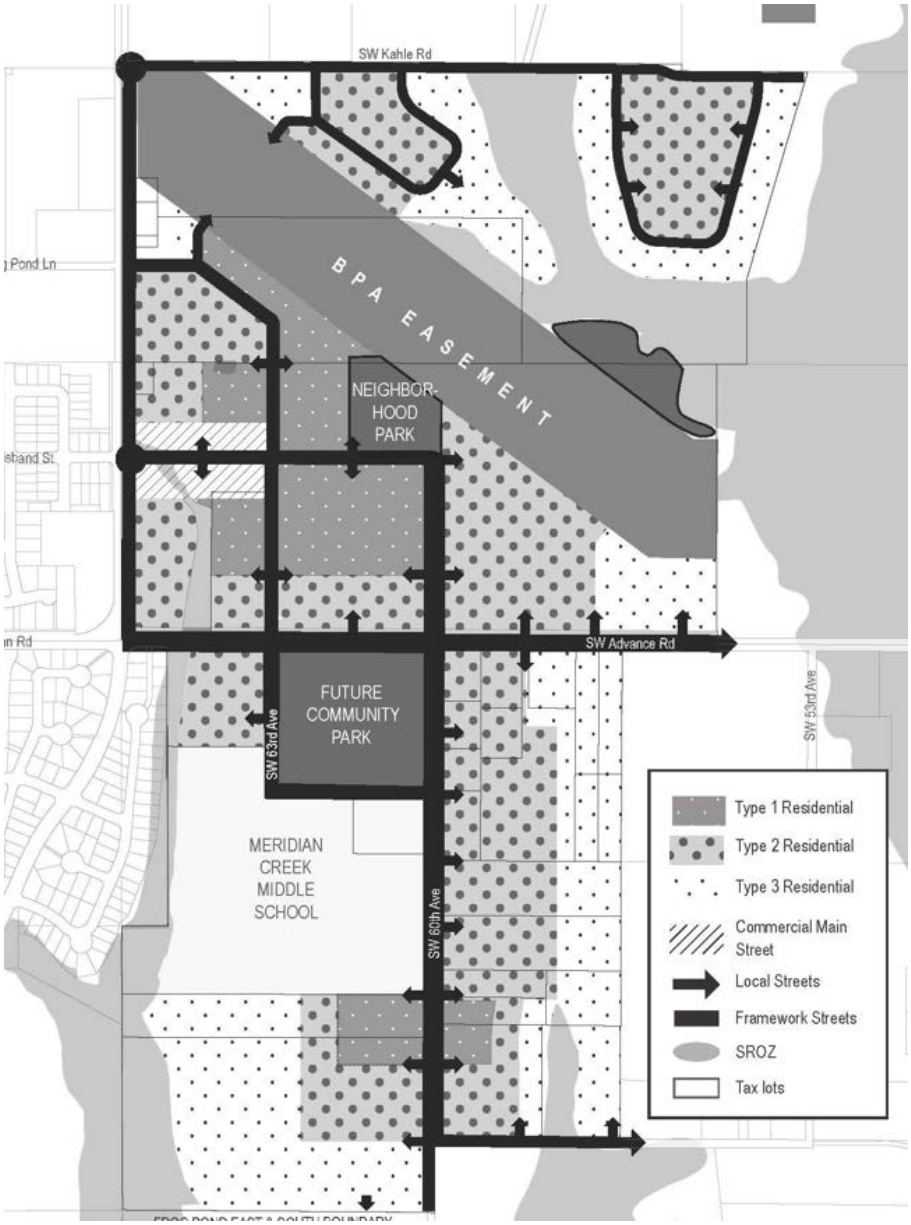
10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west approximately 380 feet west of SW 60th Avenue and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 west of SW 60th Avenue and is encouraged to be a close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be a close as possible to 320 feet.

b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 west of SW 60th Avenue and is encouraged to be a close as possible to 570 feet.

c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

Figure A-7 Urban Form Type Land Use Designation Boundaries


SW Kahle Rd
BPA EASEMENT
NEIGHBOR-
HOOD
PARK
SW Advance Rd
FUTURE
COMMUNITY
PARK
SW 63rd Ave
SW 53rd Ave
MERIDIAN
CREEK
MIDDLE
SCHOOL
SW 60th Ave
Type 1 Residential
Type 2 Residential
Type 3 Residential
Commercial Main Street
Local Streets
Framework Streets
SROZ
Tax lots

4.001 Definitions

(.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts an alley or tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.**

(.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** ~~Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway.~~ Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.

~~*(.XXX)* Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~

(.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, **the** ~~The~~ boundary line of a lot abutting a street or private drive~~, other than a boundary line along a side or rear yard~~. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, the boundary line abutting the tract with a pathway.** ~~the narrowest boundary line shall be considered to be the front. In the Village zone:the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley~~. ~~in~~ In the case of a ~~corner lot~~ **Corner Lot**, the shortest lot line along a ~~public space~~ **tract with a pathway**, street or private drive~~, other than an alley~~. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both equal length and same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.

(.XXX) Lot Line, Rear: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a corner lot.

(.XXX) Yard, Front: Any yard abutting a ~~street or private drive~~ **Front Lot Line**, unless one side is determined to meet the definition of a side yard, below. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a front yard.

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
December 13, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Updates on draft Development Code Amendments
  - Development Standards (Siting and Design)
  - Housing Variety Update
  - Subdistrict and Urban Form Type Boundaries
  - Yard and lot line definitions

Development Standards

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds[E]	Max. Floor to Area Ratio (FAR)[GH]
Urban Form Type 1	Sufficient size to site at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR	10	35	See Table 8C.	None	10	[B]	None[D, E]	10[F]	3
Urban Form Type 2		15	35		120 except that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max.	Front	Maximum	Rear	Garages	Side Min.	Distance	Max. Floor to Area Ratio (FAR)[GH]
Urban Form Type 1	Sub... to site at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR			8C.						3
Urban Form Type 2		15	35		120 except that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Land Use Map Designation

Many of the standards vary between the different urban forms

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max	Front	Maximum	Rear	Garages	Side Min	Distance	Max. Floor
Urban Form Type 1	None, except that lot must be large enough for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR	10		8C.						
Urban Form Type 2		15	35		120 except that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Minimum Lot Size

Sufficient size to allow at least one unit as well as meet setbacks and other standards

Why no minimum lot size?

- No maximum density
- Limit barriers to smaller homes
- Overlapping standards
- Lot designed to home rather than home to lot
- Limits needs for Middle Housing Land Divisions
- Limits amount of waiver requests

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street	Max. Floor to Area Ratio (FAR)[GH]
Urban Form Type 1	None, except that lot must be large enough for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR	10	35							
Urban Form Type 2		15	35		cannot occupy entire block face. [I]					
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Minimum Lot Width

Need something, but intent is for easy to meet, not a barrier

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max height (ft.)	Front Set…	Maximum …	Rear …	Garages …	Side Min …	Distance …	Max. Floor …
Urban Form Type 1	None, except that must be large enough for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR	10	35	S… 8…						
Urban Form Type 2		15	35		cannot occupy entire block face. [I]					
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Maximum Building Height

Same as Wilsonville's other residential zones. State rules require allowance of three-story middle housing.

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Fac Str pa fro fac (ft)	Rear Min.	Garages (note)	Side Min. (ft.) [C]	Distance Between	Max. Floor to Area
Urban Form Type 1	None, except that must be large enough for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR	10	35	See Table 8C.	No					
Urban Form Type 2		15	35		12 tha bu ove canno occupy entire block face. [I]					
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Front Setbacks

Based on street a lot fronts. Intent is to have uniform on a street. Help smooth transition between urban forms.

Front Setbacks

Table 8C. Frog Pond East and South Neighborhoods Development Standards-Front Setbacks		
Street the lot faces	Front Min. (ft.)	Front Max. (ft.)
• SW Brisband Street between SW 63rd Avenue and SW 60th Avenue • SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road • Other streets or street segments bounded on at least one side by Urban Form Type 1, but not Urban Form Types 2 or 3.	As needed for utilities	10
• SW 60th Avenue • SW 63rd Avenue south of SW Advance Road • SW Stafford Road except the Brisband Main Street buildings • SW Advance Road • SW Kahle Road • Framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue • Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension • Other streets or street segments bounded on at least one side by Urban Form Type 2, but not Urban Form Types 3.	10	25
• Other streets or street segments bounded on at least one side by Urban Form Type 3.	10	No max

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Map Designation	Min. lot size	Min. lot width	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds[E]	Max. Floor to Area Ratio (FAR)[GH]
U…					None	10	[B]	None[D, E]	10[F]	3
U… Type 2	for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR				120 except that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Maximum Building Width

Key differentiator between different urban forms.

Maximum Building Width

- Urban Form Type 1 - No maximum
  - Precedent- block length townhouse, condo, or apartment like Villebois Village Center
- Urban Form Type 2 - Maximum of 120 feet
  - Precedent - 7-unit townhouse building)
- Urban Form Type 3 - Maximum of 90 feet
  - Precedent – 5-unit townhouse building or street of dreams home

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Ma… De…	Min. lot size	Min. lot width	Max.	Front	Maximum …t …rk	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds[E]	Max. Floor to Area Ratio (FAR)[GH]
Ur… Ty…						10	[B]	None[D, E]	10[F]	3
Urba… Type 2	for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR				…cept that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Rear setback (including alley facing garages)

Based on Villebois and Frog Pond West standards

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Ma… De…	Min. lot size…	Min. lot width…	Max. …	Front …	Maximum …	Rear …	Garages …	Side Min. (ft.) [C]	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds[E]	Max. Floor to Area Ratio (FAR)[GH]
Ur… Ty…								None[D, E]	10[F]	3
Urba… Type 2	for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR				that buildings over 90 feet cannot occupy entire block face. [I]			3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

Side setbacks

Based on Villebois and Frog Pond West standards. Larger buildings (50 feet or wider) must be at least 10 feet apart.

Draft Standards Table

Table 8B. Frog Pond East and South Neighborhoods Development Standards

Land Use Ma… De…	Min. lot size	Min. lot width	Max.	Front	Maximum	Rear	Garages	Side Min.	Distance	Max. Floor to Area Ratio (FAR)[GH]
Urba… Type 1	that must be large enough for at least a one-unit residential building that meets building code and applicable development standards, including setbacks and FAR			8C.						3
Urban Form Type 2		15	35		120 except that buildings over 90 feet cannot occupy entire block face. [I]	10	[B]	3[D, E]	10[F]	1.8
Urban Form Type 3		15	35		90	15[A]	[B]	5	10	0.9

…n 50 …) …eet … and … …s[E]

Maximum Floor to Area Ratio (FAR)

Functions similar to lot coverage, but introduces relationship with building height.

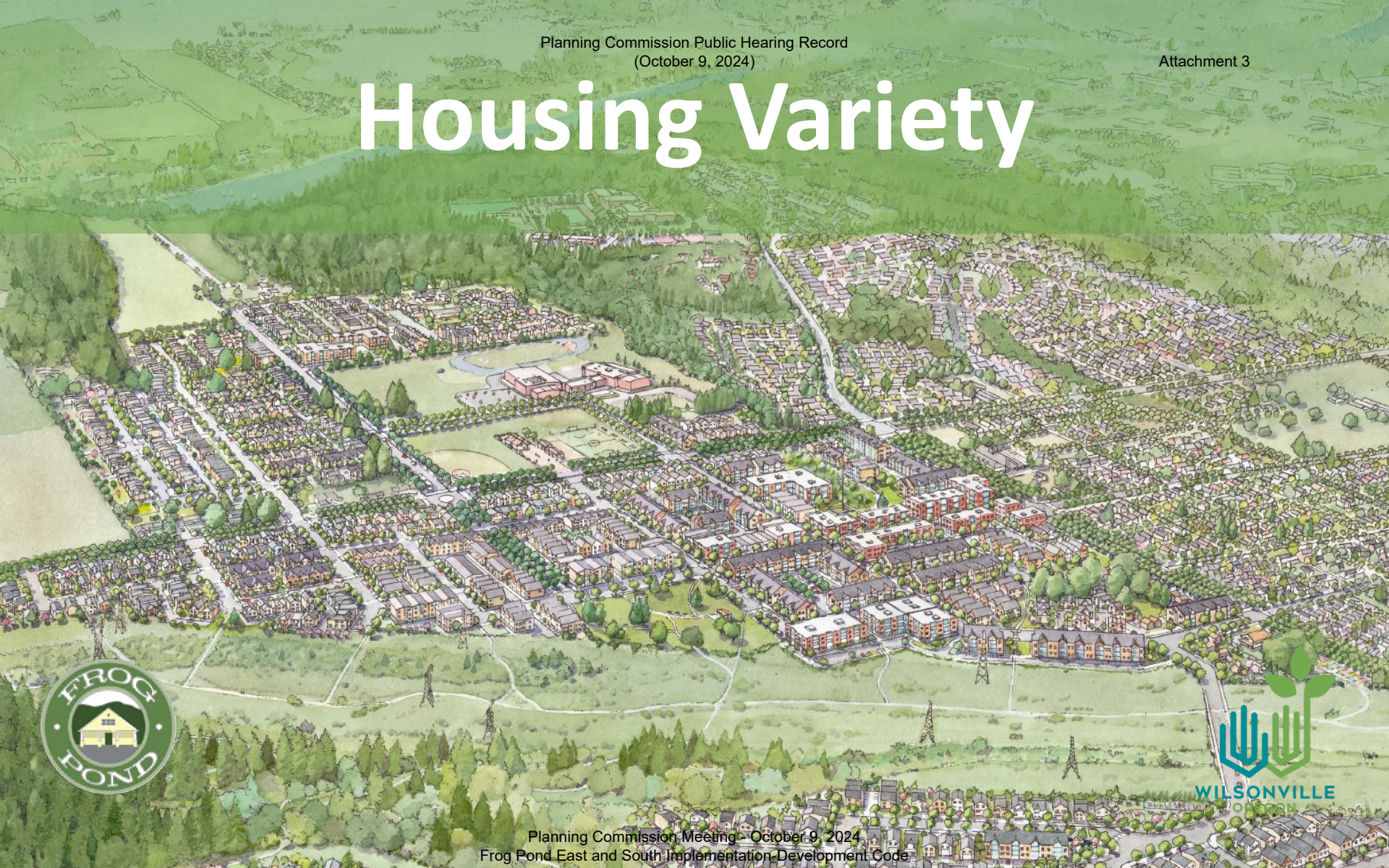
Draft FAR

- Urban Form Type 1 – FAR of 3, allows 75% lot coverage at four stories (two to three stories more likely)
  - Maximum example: block length apartment or townhouse building.
- Urban Form Type 2 – FAR of 1.8, allows 60% lot coverage at three stories
  - Maximum example: three-story townhouse and similarly scaled apartment buildings as well as detached homes, which will likely be primarily two-story.
- Urban Form Type 3 – FAR of 0.9, allows 45% lot coverage at two stories, and likely result in only one and two-story buildings.
  - Maximum example: 4,800 square foot two-story house on a 6,000 square foot lot.

Discussion:

No minimum lot size
Front setbacks
Side yards
Building width
FAR rather than lot size
Development standards-generally

Housing Variety



Minimum of Target Housing

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units	Minimum Number of Small Units (1500 sf or less)	Minimum Number of Mobility-Ready Units Total minimum (partial or full)/ Minimum full
E1	92	28	7	14/5
E2	97	30	8	15/5
E3	120	36	9	18/6
E4	213			
E4 TL 1101 (portion)	175	15	4	8/3
E4 TL 1200	35	11	3	6/2
E4 TL 1000	3	0	1	0/0
E5	214	65	17	33/11
E6	114	35	9	18/6

Minimum of Target Housing

Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle	Minimum Number of Small Units	Minimum Number of Mobility-Ready Units
E1	92			
E2	97	30	8	15/5
E3	120	36	9	18/6
E4	213			
E4 TL 1101 (portion)	175	15	4	8/3
E4 TL 1200	35	11	3	6/2
E4 TL 1000	3	0	1	0/0
E5	214	65	17	33/11
E6	114	35	9	18/6

Standards expressed for the smaller of the subdistrict or existing tax lot

Minimum of Target Housing

Sub-Districts	Minimum Total Number of Units	Minimum Num... Mi... Ho... Un...	Minimum	Minimum Number of
E1	92	28		
E2	97	30		
E3	120	36		
E4	213			
E4 TL 1101 (portion)	175	15		
E4 TL 1200	35	11		
E4 TL 1000	3	0		
E5	214	65		
E6	114	35	9	18/6

Minimum Total Number of Units

Presented in same table for ease of reference

1,325 minimum across Master Plan area

Minimum of Target Housing

Minimum Number of Middle Housing Units

20% of moderate build out, 30% of minimum

Middle housing defined by existing code

Approx. 360 required across Master Plan area

S…	…f	Minimum Number of Middle Housing Units	Minimum Number of Small Units (1500 sf or less)	Minimum Number of Mobility-Ready Units Total minimum (partial or full)/ Minimum full
		28	7	14/5
		30	8	15/5
		36	9	18/6
		15	4	8/3
		11	3	6/2
		0	1	0/0
E…		65	17	33/11
E6	114	35	9	18/6

Minimum of Target Housing

Minimum Number of Small Units

5% of moderate buildout, 7.5% of minimum

Any unit 1500 square feet or less counts

Approx. 90 required across Master Plan area

Sub		m of	Minimum Number of Small Units (1500 sf or less)	Minimum Number of Mobility-Ready Units Total minimum (partial or full)/ Minimum full
E1			7	14/5
E2			8	15/5
E3			9	18/6
E4				
			4	8/3
			3	6/2
E			1	0/0
E5	214	65	17	33/11
E6	114	35	9	18/6

Minimum of Target Housing

Sub-Districts	Minimum Total Number of	Minimum	Minimum …nber of Units sf or	Minimum Number of Mobility-Ready Units Total minimum (partial or full)/ Minimum full
E1				14/5
E2				15/5
E3				18/6
E4				
E… (p…				8/3
E…				6/2
E4 …				0/0
E5	214	65	17	33/11
E6	114	35	9	18/6

Minimum Number of Mobility Friendly Units

10% of moderate build out, 15% of minimum

1/3 of mobility-friendly units must be “full mobility-friendly”

Approx. 180 required across Master Plan area, 60 of which are full

Unit Types (replaces category table)

Housing Unit Type	Countable as Middle Housing Unit to Meet Minimum in Table 6B?	Countable as Small Unit to Meet Minimum in Table 6B?
Multi-family		
Elevator-served attached multi-family	No	If at least 75% of units are 1500 sf or less
Other attached multi-family (10 or more units per building)	No	If at least 75% of units are 1500 sf or less
Other attached multi-family (5-9 units per building)	No	If at least 75% of units are 1500 sf or less
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less
Stacked duplex, triplex, quadplex	Yes	If majority of units are 1500 sf or less
Cluster housing other than cottage cluster or mix of attached and detached middle housing	Yes, subject to qualifications	If majority of units are 1500 sf or less
Cottage cluster	Yes	Yes
Accessory Dwelling Units (ADUs)		
All ADUs	No	Yes
Other Detached Units		
All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family , and detached multi-family	No	If 1500 sf or less

Maximum Limit of Unit Type

- Unit type rather than category
  - More flexibility
  - Encourages more variety by encouraging more unit types
- Based on the smaller of subdistrict or development area
- Number of different unit types required based on subdistrict/development area size
  - Two acres or less → One unit type
  - More than two acres up to five acres → Two unit types
  - More than five acres → Three unit types
- More than two acres, no more than 60% of land used for one unit type

Discussion of Variety Standards

Subdistrict and Urban Form Boundaries

Boundaries: Text adds clarity to map

- Example-Subdistrict
  - Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.
- Example-Urban Form Type Designation
  - Subdistrict E1. Urban Form Type 1. The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and west of the framework street connecting across the BPA easement.

Discussion of Boundary Descriptions

Definition of Lot Line and Yard

Definition of Lot Line and Yard

- New definition:
  - corner lot
- Clarified definitions:
  - through lot
  - front lot line
  - front yard
- Delete redundant definition:
  - front lot

Discussion of Lot Lines and Yards

Thank you!

  - Ms. Bateschell noted criteria already existed in the Code requiring applicants to show how the original intent of the standard within the form-based code was being met in order to obtain the adjustment.
    - For the Black Creek project site, parking beyond the maximum allowed on Garden Acres Rd, the Addressing Street frontage, required a waiver and therefore, had to go through the hearing process. The project still had to meet the Code's intent, which was to not have a sea of parking out front, not that much depth before getting to the building and have it oriented in a certain way. Because of the waiver, additional landscaping and screening was required to diminish the view of the parking lot. The design standards and handbook of the form-based code provided some criteria for how to evaluate such adjustments.
- Knowing something in the Code outlined the process for obtaining an adjustment was helpful and having staff's documented justification of the Black Creek project addressed concerns about adjustments being approved willy-nilly; otherwise, the City was setting a precedent by waiving a rule without justifying it properly and the next applicant would expect the same.
- Ms. Luxhoj explained the thoughtful approach taken in the recommended modifications to the form-based code without losing sight of its intent while also providing the waiver process. Based on discussions with former applicants, considerations were made about what could be tweaked to reduce the number of requested waivers, such as having a wider width on a secondary driveway, while keeping the primary driveway at the narrower width.
  - The aim was to balance adjustments that made compliance more feasible for future projects while preserving the Code's intent and maintaining waivers for more substantial changes, like extensive parking or tall retaining walls, where proper justification would still be required through the waiver process.

Commissioner Mesbah commended Ms. Luxhoj for her clear explanation of the rules and codes, without any reference to the public good that should come from enforcing the Code, noting the potential for such regulations to become overly bureaucratic.

4. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, continued the discussion on the Frog Pond East and South Implementation Code Amendments via PowerPoint, updating the Commission on specific draft Development Code amendments for Siting and Design Development Standards, further describing the removal of minimum lot sizes, as well as updating other key standards, including front setbacks, maximum building width, and draft floor to area ratios (FARs). (Slides 3-18)

- He clarified the State rules requiring the allowance of three-story middle housing was only if parking was required; the City could limit the height to two-stories if parking was not required, which would be the case in Frog Pond. As the Code continued to be refined, the maximum building height could potentially be adjusted down. The 35-ft height maximum was based on an old, traditional 10-ft story and current development patterns now had slightly higher ceiling heights. (Slide 9)

Comments from the Planning Commission on the Draft Development Standards topics were as follows with responses to Commissioner questions as noted:

- Mr. Pauly confirmed the subject proposal to have no minimum lot size was just for Frog Pond East and South, not the entire city.
- “Building the lot to fit the home, not the other way around" was an effective way to explain why a minimum lot size was not needed, but rather, “here are the homes we are going to build, now let’s make the lots for the homes.”
- Mr. Pauly confirmed residential Development Code adjustments for building height might be addressed in the future. (Slide 9)
- In response to a question about the commercial area potentially surpassing three floors, particularly in light of discussions about a four-floor building area,
- Mr. Pauly clarified that the standards outlined in the Draft Standards Table on Slide 9 did not apply to the commercial zoning on the Brisbane main street, which had its own set of height standards. (Slide 9)
- The overall direction of the proposed Code was acceptable and the additional flexibility to benefit individuals involved in development processes.
- If side yard setbacks were reduced, it was important that utilities were not located in those setbacks.
- If the minimum lot width was scaled so small, what was its purpose? Urban Form Type 3 had a 5-ft side minimum which meant the minimum house width would be 5-ft on a minimum 15-ft lot width. Perhaps, the minimum lot width requirement should be eliminated with the side yard minimums retained.
    - Mr. Pauly agreed further examination might be needed, noting that even with a skinny house, which was just wide enough to have a garage, the extreme would be a 10-ft-wide house, which would realistically be more like 15-ft or 16-ft wide, resulting in a 30-ft lot width. However, the minimum house width also applied to townhouses, which could be much narrower, so essentially, all the standard would guarantee is a garage and vehicle access to the lot, not much else.
    - A townhouse with a garage was required to have a specific lot width, regardless.
        - Mr. Pauly explained the wider vehicular access was the key rationale for the minimum lot width. There was a connection between lot width and size, especially in the context of larger buildings, where the minimum building width drove the overall lot width. The question was, what options was Staff not thinking about that someone else might? The street needed full, meaningful frontage, not a small 1-ft frontage.
        - Ms. Bateschell noted the minimum lot width standard allowed flexibility, particularly for standard housing types with narrow frontages. But, if there were places where accessory dwelling units (ADUs) were being developed and/or partitioned or small units, each time the City required something larger and bigger, it forced a larger and bigger housing type. She believed further discussion and evaluation was needed to determine whether such low numbers were even needed, such as with regard to minimum lot size.

Chair Heberlein called for public comment.

Mimi Doukas, AKS, representing West Hills Land Development, stated West Hills had spent a lot of time with Staff talking through these details and how the Code was going to work, specifically for the West Hills site.

- She distributed the Preliminary Layout 36-Phasing Plan, West Hills' latest site plan as an exhibit, noting the primary change that was important to Staff was the addition of a view vista into the park along 60th Ave as one traveled north. This matched what was envisioned in the Master Plan, but also still maximized how the park related to the BPA corridor, so that could really be a continuous amenity.
  - She also noted the urban form districts were overlaid on the exhibit to see how that mapping related to West Hills' actual site plan. The brownish color in the middle indicated Urban Form 1, the orange was Urban Form 2, and the yellow was Urban Form 3, and now one could see how the housing types relate to it relate to the draft standards table.
  - Staff had already made a few changes that they had talked about or identified, and one area they still needed to work through was the maximum building length facing a street and she believed there were several ways to achieve it.
    - In the Urban Form 2, the maximum building length facing a street was currently shown as 120 ft. The apartment buildings on Stafford Rd were about 180 ft deep, which West Hills believed was the right urban form. The length of those buildings essentially allowed for an eight-unit floor plate with two sets of stairways; so, there was a reason for that the dimension. She did not believe that standard should necessarily be across all of Urban Form 2, but that it was very specific to Stafford Rd, so West Hills would work with Staff on some potential solutions to see how that could be resolved.
- The other discussion item was the maximum building height. The townhomes shown on the site plan along the Brisbane Street extension were envisioned to be three-story townhomes. The 35-ft height maximum was a bit snug to be able to do that. Depending on topography and the roof form, it is measured to the midpoint of the roof, so it would be a bit more comfortable if that maximum was 40 ft, or somewhere between 35 ft and 40 ft. So, getting just a little more relief on the height would be helpful, specifically for Urban Form 1.
- The number of stories in buildings was not specified in the Code table, but was in the descriptions of Urban Forms 1, 2, and 3. For Urban Form 3, the yellow district, it was described as a two-story maximum, which she believed was intended to be at the street.
- West Hills had a unique situation in this site as one area needed to be served by a sanitary sewer private pump station based on elevations of sanitary sewer and so forth. So, in order to develop that land, a private pump station was really the way to go, and multifamily was the type of housing that is permitted with that. West Hills would prefer that those be three-story buildings. West Hills could work on some site planning, as there was some flexibility for how those multifamily buildings would relate to Advance Rd, but that was something they were still working through. She just wanted it on the Planning Commission's radar as something everyone needed to wrap their heads around.
- West Hills was still running some calculations for the FAR standards. The FAR for Urban Form 3 felt too low for the for-sale homes, though she believed West Hills could make it work for the multifamily, depending on how that site planning worked out. However, for continuity of housing type, West Hills was struggling a bit on what that FAR was; from a policy perspective, she believed it was worth considering exempting ADUs from the FAR calculation, which might help incentivize the ADUs.
- Side yard setbacks for attached homes could be discussed a bit later as West Hills was still talking with Staff. However, the way the Code was currently written worked pretty well for the detached

homes with the shared use easement. Otherwise, she believed the Code work was headed in a pretty good direction, adding Dan Grimberg wanted to talk a bit about mobility units.

Comments, clarifications, and responses to questions were as follows:

- Mr. Pauly clarified ADUs were exempt from the FAR calculation, which was also in the Middle Housing rules.
- Ms. Doukas confirmed that West Hills anticipated four-story buildings on Brisbane St., but she was uncertain of the actual height, noting that was the mixed-use zone. They were still working through things, but she would be surprised if the building height reached 60 ft high.
- Mr. Pauly confirmed Staff was open to considering uniform front setbacks extending throughout Brisbane St.
  - Ms. Doukas said she had concerns about the setback on Brisbane, but noted another table stated setbacks on specific streets, and that Brisbane was the public utility easement (PUE) or a maximum of 10, which she believed supersedes the table in the presentation. Extending the front setback to 59th St instead of 60th St would meet the requirements.
- Mr. Pauly clarified slight variations would still occur even if requiring a uniform front setback, adding too much variety results in a hodgepodge appearance. With a range of 5 ft to 10 ft, as well as incorporating variety in the architecture and architectural features, the right balance could be achieved.
  - Ms. Doukas noted the minimum and maximum, and added many of West Hills' homes were alley-loaded homes, so the alley façade, which had been set at an even 18 ft to allow for parking, so the front façade would vary a bit depending on the home design.
  - Mr. Pauly confirmed the front setbacks were not identical.
- Ms. Doukas confirmed West Hills' current plan was to incorporate ADUs into the end units of their front-loaded townhome housing type, which were slightly larger in size. The small, single-level, mobility-friendly ADUs scattered through both Urban Planning District E5 and E6 helped meet a lot Housing Variety requirements in those districts; multifamily was proposed in District E4.
- Ms. Doukas deferred a question about ADU parking to Mr. Grimberg, given his familiarity with the housing footprints. She noted there was on-street parking throughout the district, and the alley-loaded homes provided ample space for on-street parking which would not be broken up by garage driveways.

Dan Grimberg, West Hills Land Development, stated the developer was working diligently with Staff and having robust discussions on what works and what does not, and attending these meetings were important in determining whether West Hills' plan was feasible. West Hills had not had a chance to talk with Staff on some issues being discussed tonight, and some of the minimums and maximums in the tables did not work. In discussing the issues with Staff, one response was that this was what the Planning Commission was looking for, but West Hills did not get a chance to talk about it. It was not a criticism, but just how the process works.

- West Hills greatly supported flexibility. While there needed to be standards, markets change, and West Hills needed to respond to what people are looking for in homes, including affordability, etc.
- Regarding the maximum building length on some apartment units, West Hills believed articulation could effectively address appearance issues instead of strictly adhering reducing the length of a building to a 120-ft limit. Early in the process, West Hills had presented examples of building with a lot of articulation, which he believed the Planning Commission found favorable. The buildings were

broken up and had different materials, windows, and articulation, which was more important than building length. He asked that the Commission be open for further discussion, noting West Hills would provide some examples to consider.

- The accessible units were also an issue for West Hills, particularly the partial mobility accessible units, which required a living room, bedroom, kitchen, and bathroom on the main floor; however small homes on small lots had limited footprints, and those requirements really limited what could be done with the home. The criteria might be met, but it could result in a terrible floor plan no one would buy, so West Hills was very concerned. He urged further discussion and offered to provide some plans. The tables show a minimum number of accessible units, which was a large portion of West Hills' single-family homes, and if the footprint affected the market for those units, the project would not be feasible. Pre-sale units would be fine, but requiring minimums would be a problem.
- Due to the smaller lot size, ADU parking was typically on the street. Most of West Hills' units were alley-loaded, which provided an attractive street scene with parking behind the unit and an open curb line with no driveway cuts, ensuring ample street parking.
- Having the ADUs with the townhomes was a practical approach to providing smaller, more affordable homes in the neighborhood. The space constraints of the small lots limited the feasibility of separate ADU structures, which would typically be in the backyard of a large lot.
- He clarified that the townhomes in Frog Pond would be about 20-ft wide with the ADUs situated on the ends rather than as interior units. Typically, West Hills would have a three- or four-plex in a townhome building with 80 ft of parking.

Mr. Pauly continued his presentation updating on the Housing Variety Standards, noting he would address Subdistrict and Urban Form Type Boundaries and Yard and lot line definitions at another time. He clarified for the record that double counting was allowed. For example, a mobility-ready townhouse less than 1500 sq ft would meet all the Housing Variety Standards. He described the details and requirements in the Minimum of Target Housing table. He also explained that housing unit types had replaced housing categories, and noted Staff had done the calculations and provided the answers for the minimum number of housing units in the Code.

Commissioner Willard asked how the diagrams West Hills provided tonight and at the last meeting compared to the Housing Variety Standards outlined tonight.

- Mr. Pauly stated while he did not have the specific calculations, he believed the diagrams were very close to the Variety Standards, which did not create a barrier to what West Hills had shown. In West Hills' work as well as other demonstrations that the Housing Variety Standards were workable at the level proposed at this point. One tweak was that mixed-use apartments were counted differently than standard apartments, which helped that subdistrict meet the standard. Staff was still working on the amount of Middle Housing in that district, which currently had none.
- At an upcoming work session, Staff would share some other demonstration plans that were done with another consultant to see another alternative about how the area might lay out.

Chair Heberlein confirmed there was no public comment.

Commissioner comments on what Staff might provide for future work sessions was as follows:

- Having the subdistrict map in the packet to remember the subdistricts was helpful.
- More noodling time would be good.

- The public comments were appreciated to know whether the standards would result in buildable projects, especially since West Hills had the largest development, but having input with smaller developments would be good.
  - Mr. Pauly noted that testing and demonstration plans had been ongoing for a year for smaller developments as well. Despite initial expectations, much of the time was dedicated to testing, demoing, and refining the plans. Because certain infrastructure needed to be built before development could occur, the extended time period proved beneficial for the City, allowing thorough consideration before construction to get the Development Code as right as possible.
- Seeing West Hills' site plan example evolve over time to fit into the City's standards had been great. It would be interesting to see other potential development plans for other subdistricts and how they would be shaped under the same standards.
- Regarding the Definition of Lot Line and Yard topic, Mr. Pauly clarified the corner lot definition in the first paragraph of Section 4.001.xxx defined what an actual corner lot is, and the second half of Paragraph 3 described how to figure out what the front lot line was in the case of a corner lot, which could be a pretty involved exercise.

INFORMATIONAL

5. City Council Action Minutes (October 2 & 16 and November 6, 2023) (No staff presentation)

6. 2024 PC Work Program (No staff presentation)

Miranda Bateschell, Planning Director, commented on the commitment and sacrifice required of volunteers in the Wilsonville and commended both Commissioner Neil and Commissioner Mesbah for their service on the Planning Commission and in other arenas at the City. She briefly overviewed Commissioner Mesbah's contributions on the Planning Commission, acknowledging his talents and invaluable professional expertise and influence for better plans and community results. Recognizing him as an avid learner, inquisitive listener, and a kind, funny person, she hoped for continued collaboration in the future. On behalf of the City of Wilsonville, including the Planning Division Staff, she extended their gratitude and presented each with a small award commemorating their service.

Daniel Pauly, Planning Manager, thanked Commissioner Neil for stepping up to the Planning Commission, expressing appreciation for her thoughtful approach and excellent listening skills. He acknowledged the considerable amount of information Commissioner Neil had to manage during her time on the DRB and the Planning Commission. Despite the time commitment as a volunteer, he noted Commissioner Neil's energy, consistent presence, and dedication to the city, and her fellow DRB members and Commissioners. He wished Commissioner Neil all the best in her future endeavors.

Chair Heberlein thanked Commissioner Neal for her outstanding service on the Planning Commission and wished her all the best in her next adventures. He noted he and Commissioner Mesbah had the longest working history together on the Planning Commission, and it was amazing to work with him at every meeting, noting Commissioner Mesbah's insights, knowledge, and thoughtfulness that he consistently brought to each meeting made him think in different ways. He appreciated everything Commissioner Mesbah had done for the City adding he would be missed.

CITY COUNCIL

MONDAY, DECEMBER 4, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: December 4, 2023	**Subject:** Frog Pond East and South Development Code **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** N/A
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will seek City Council input on development standards controlling the bulk and placement of buildings in 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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will seek City Council input on specific topics related to development standards that will control the size of buildings and their location on each lot or parcel. The specific topics include: not having a minimum lot size; front setbacks; side yard maintenance and access; building width; and floor-to-area ratio (FAR). The standards relate to and help differentiate the different Urban Form Types as mapped and described in the Master Plan (see Attachment 1). Staff notes any specific numbers below are draft and reflect the precedents shown in Attachment 2, but ongoing analysis from the site plan testing and conversations with development partners may lead to refinements to these numbers.

No Minimum Lot Size

All of Wilsonville's existing residential zones have a minimum lot size. Minimum lot size often corresponds to maximum density or establishes the default maximum density. Staff suggest dropping minimum lot size requirements to both simplify the standards as well as add flexibility for smaller and lower-cost, for-sale homes. Standards including building width, setbacks, and FAR (see below) will be sufficient to guide the size and location of buildings without lot size standards. If lot size standards were included, staff has concerns about lot size requirements overlapping and causing conflict with the other standards relating both to building size and location, but also housing variety.

Front Setbacks based on Streets

Rather than designating front setbacks based on zoning or Urban Form Type, the project team recommends basing them on the street they face. This allows for consistency along street frontages and smooths transitions between areas with different Urban Form Type designations, which often have a street as a boundary.

Side Setbacks and Usable Side Yards

In other residential zones in Wilsonville, for medium to large buildings, side setbacks are often five feet or ten feet between buildings. For medium to large residential buildings, five feet is a standard side yard setback used throughout much of Wilsonville and generally functions well for maintenance and access. In order to support the efficient use of land and not create barriers to smaller, less-expensive detached homes through increased land costs, the draft standards propose less than five-foot setbacks for smaller buildings, such as detached homes, similar to

Villebois. The Council has previously raised concerns about functionality, maintenance, and access to small side yards. To address these concerns, the draft standards add clear requirements where separation between buildings is less than then ten feet:

- Only allowed where the buildings are less than 50 feet wide;
- The entire area between the buildings operates as a single yard area and has gate access, if fenced; and
- A recorded document clearly identifies use and access easements for continual maintenance for active yard space, maintenance of vegetation, prevention of weeds, and no junk storage visible to adjacent properties.

Maximum Building Widths

A proposed standard for Frog Pond East and South not found in other residential zones is maximum building width. Staff recommends adding this standard to help establish a clear differentiation, in terms of look and feel, between the different Urban Form Types. As can be found in Attachment 2, the project team reviewed precedents of different housing types throughout the City as a starting point with the objective of establishing reasonable standards that allow the housing types typical for the different Urban Form types and create the desired meaningful differentiation between the Urban Form Types. Based on the precedents (Attachment 2), the standards may be something like the following:

Urban Form Type 1 - No maximum (precedent- block length townhouse, condo, or apartment building similar to that in the Villebois Village Center)
Urban Form Type 2 - Maximum of 120 feet (precedent - 7-unit townhouse building)
Urban Form Type 3 - Maximum of 90 feet (precedent – 5-unit townhouse building)

Floor-to-Area Ratio

Floor-to-Area Ratio (FAR) has been used for years in planning and urban design to regulate the bulk of buildings. However, to date it has not been used in Wilsonville. FAR is directly related to both lot coverage (the percent of a given lot that the building footprint can cover) and building height to create an allowed volume or bulk of a building. Wilsonville's other residential zones use lot coverage for similar regulation as the allowed and typical building height are fairly constant. Under State rules the City must allow three story buildings in all of Frog Pond East and South, including in Urban Form 3 where a three-story height is not consistent with most precedent buildings, such as those examined in Attachment 2. FAR allows the City to better encourage a height typical of the precedents. The encouragement occurs because developers will typically choose to maximize the allowed lot coverage before going higher. In other words, in order to build a three-story building in Urban Form Type 3, a developer would have to leave a substantial portion of the site unbuilt. This is unlikely with the high cost of land. Using FAR thus helps encourage the desired differentiation between Urban Form Types, as follows:

- Urban Form Type 1 – FAR of 3, allows 75% lot coverage at four stories, however most buildings will likely be two to three stories with a lot coverage of about 65%.
- Urban Form Type 2 – FAR of 1.8, allows 60% lot coverage at three stories, which likely provides a number of three-story townhouse and similarly scaled apartment buildings as well as detached homes, which will likely be primarily two-story.
- Urban Form Type 3 – FAR of 0.9, allows 45% lot coverage at two stories, and likely result in only one and two-story buildings. An example of the maximum would be a 4,800 square foot two-story house on a 6,000 square foot lot.

Discussion Questions
The following would be helpful feedback from the City Council at this work session:

- Does City Council support not having a minimum lot size in Frog Pond East and South?
- Does City Council support basing front setbacks on the street the property faces?
- Do the requirements for small side yards satisfy concerns raised by City Council about maintenance and access to these small yards?
- Does City Council support the approach to building width standards?
- Does City Council support establishing floor-to-area ratios (FARs) rather than lot coverage standards for Frog Pond East and South?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

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.

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 is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:
1. Frog Pond East and South Master Plan Map excerpts, Urban Form Type descriptions and map
2. Precedent residential structures in Wilsonville for establishment of new standards

FROG POND EAST & SOUTH MASTER PLAN

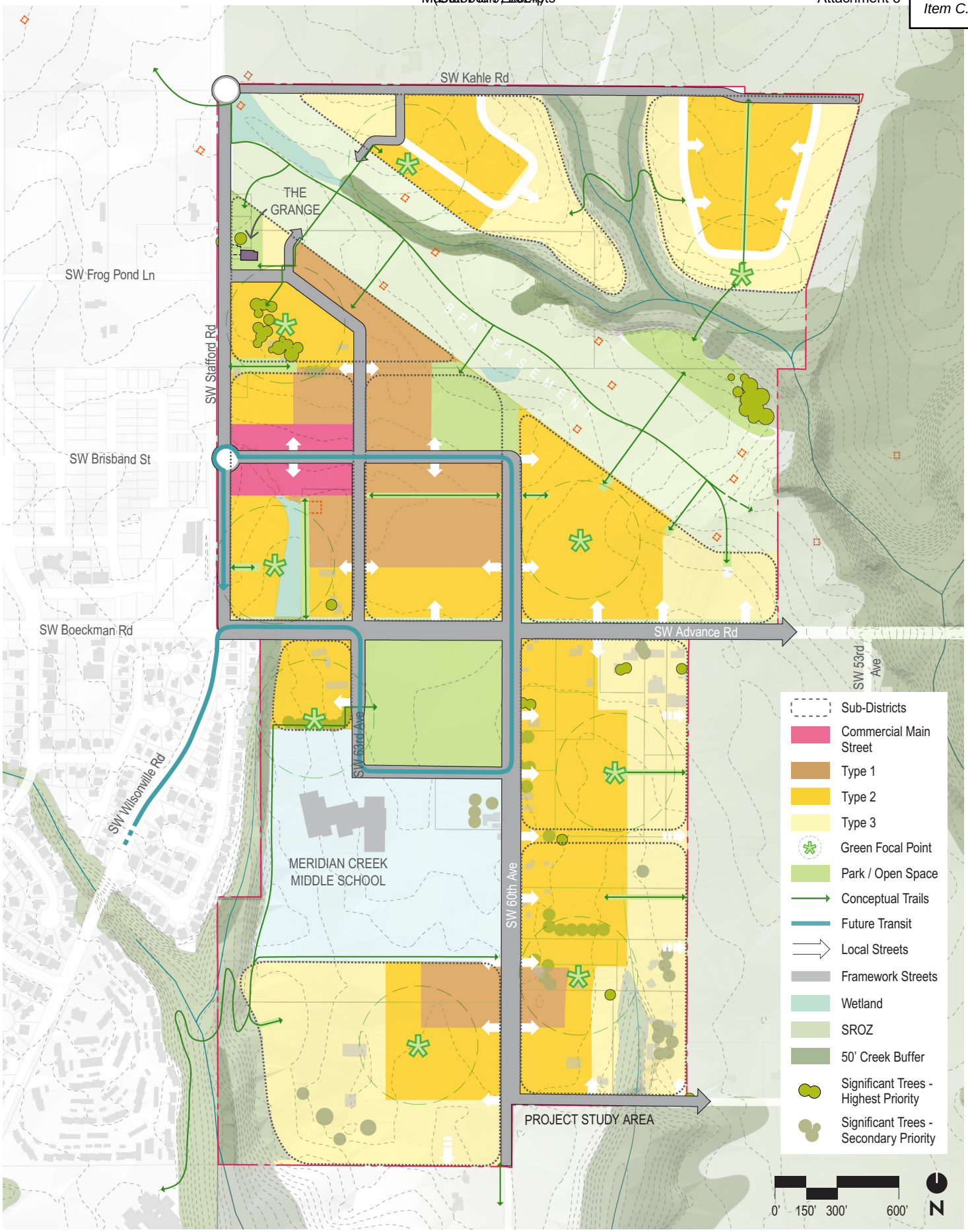
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE
OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan



LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

11395 SW Toulouse Street
Toulouse Street block-wide multi-family
Building Width 257 feet
Front Setback 5 feet

Type 2 Urban Form Precedents

11489 SW Toulouse Street
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

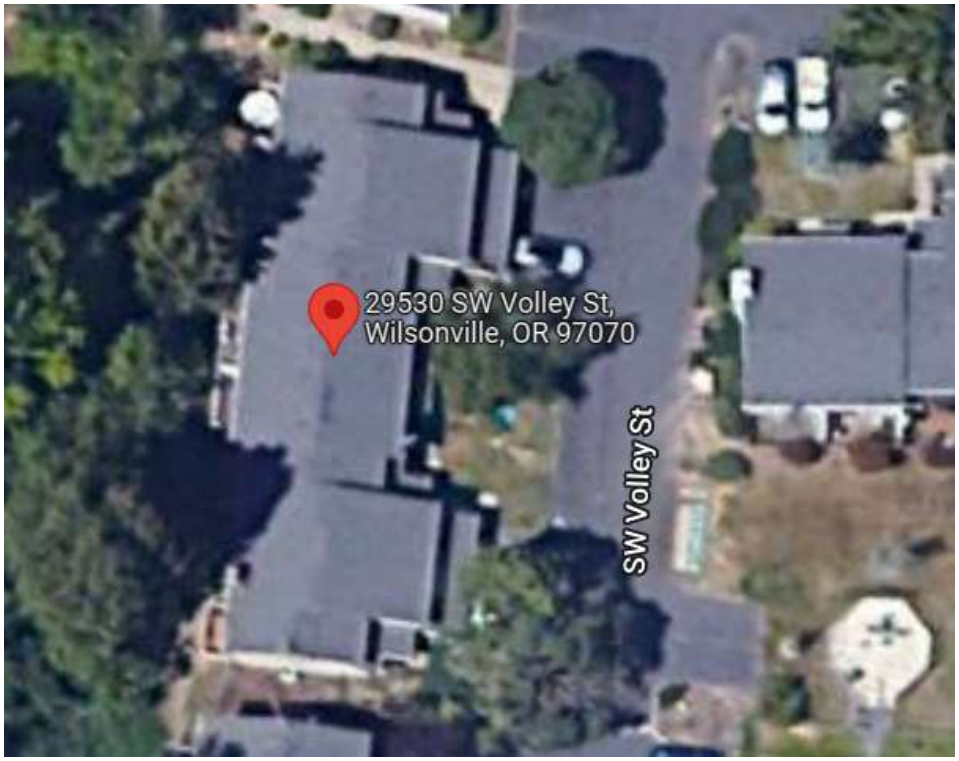
Type 2 Urban Form Precedents continued

28796 SW Ashland Loop
Traditional multi-family-Boulder Creek
Building Width 116 feet
Setback from Street 30 feet
Setback from Parking lot 20 feet

7114 SW McDonald Drive
Traditional multi-family-Berkshire Court
(Could be Type 3 Urban Form if buildings without single-level connection)
Building Width 125 feet
Setback from Street 35 feet
Setback from Parking lot 20 feet

Type 2 Urban Form Precedents continued

29530 SW Volley Street
Six-unit condo building
Building Width 120 feet
Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

28515 through 28535 SW Paris Ave
Villebois six-unit townhouse
(Could also be Type 2 Urban Form)
Building Width `92 feet
Front Setback 10 feet

29136 through 29152 SW Costa Circle E
Five-unit townhouse in Villebois next to detached single-family
(Could also be Type 2 Urban Form)
Building Width 88 feet
Front Setback 15 feet
Distance Between Buildings 8 feet

Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet

Type 3 Urban Form Precedents continued

29455 SW Serenity Way
Older triplex
Building Width 80 feet
Front Setback 20 feet

29670 SW Brown Road
Older four-plex, with stacked flats
Building Width 55 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents continued

29631 SW Serenity Way
Older four-plex (side by side configuration)
Building Width 89 feet
Front Setback more than 20 feet

28741 through 28753 SW Cost Circle East
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street
Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet

Type 2 Urban Form Precedent

7245 SW Chestnut Lane
Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet

Type 3 Urban Form Precedents

6761 SW Primrose Court
Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet

30944 SW Kensington Drive
Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
December 4, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Draft Development Standards
  - New approach to lot size
  - New approach to front setbacks
  - Side yards
  - Maximum building widths
  - Floor to Area Ratio rather than Lot Coverage

No Minimum Lot Size

- Recommend No Minimum Lot Size to:
  - Simplify
  - Avoid overlapping/conflicting standards
  - Provide flexibility, especially for smaller homes
- Instead:
  - Building width
  - Setbacks
  - Floor-to-area Ratio

New Approach to Front Setbacks

- Typically vary based on zoning designation, but streets are often the boundary
- Recommend varying focused on creating consistency on given street

Floor to Area Ratio rather than Lot Coverage

- Lot coverage is percent of a lot covered by buildings
  - Used throughout residential zones
- Floor to Area Ratio is amount of habitable space compared to lot size
  - Introduces height/lot coverage trade off
  - Can encourage lower height

Maximum Building Widths

- New type of recommended standard
- Measured facing street
- Draft standards based on Wilsonville precedent
- Key to differentiate urban forms

Narrow Side Yards

- Nothing “walled off” less than 5 feet wide
- Only for smaller buildings
- Prevent barriers to small detached homes

Narrow Side Yards-Special Requirements

- Limit known concerns
- Two regulating approaches
  - Directly required/enforced
  - Require to be in CC&Rs for HOA to enforce
- Draft concepts to regulate
  - Maintenance
  - Limit visible storage
  - Access (gates and access from home)
  - Limit non-compatible trees and shrubs

City Council Meeting Action Minutes
December 4, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville - Excused
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Andrew Barrett, Capital Projects Eng. Manager
Bill Evans, Communications & Marketing Manager
Chris Neamtzu, Community Development Director
Dan Pauly, Planning Manager
Dwight Brashear, Transit Director
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Kerry Rappold, Natural Resources Manager
Mark Ottenad, Public/Government Affairs Director
Marissa Rauthause, Civil Engineer
Matt Lorenzen, Economic Development Manager
Nancy Kraushaar, PE, Civil Engineer
Andy Stone, IT Director
Zach Weigel, City Engineer
Zoe Mombert, Assistant to the City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:00 p.m.
A. Boeckman Road Corridor Project	Staff informed Council of the Boeckman Road Corridor Project, Resolution No. 3022, and URA Resolution No. 338. The resolutions authorize the City Manager to execute Guaranteed Maximum Price amendment no. 3 to the progressive design-build agreement for the Boeckman Road Corridor Project with Tapani Sundt|A Joint Venture.
B. Town Center Urban Renewal Feasibility Study (Update)	Staff provided an update on the nearly complete Urban Renewal Feasibility Study for Town Center. The Council reviewed the list of projects that would – if funded through a future Urban Renewal Plan – create the infrastructure that would stimulate walkable, private development as envisioned by the community in the 2019 Town Center Plan.
C. Frog Pond East and South Development Code	Council's input was sought on development standards to be established within the Frog Pond East and South Master Plan area to regulate the size and location of new buildings to provide more flexibility for developers to meet objectives set forth in the Frog Pond East and South Master Plan and other housing policies, including the Equitable Housing Strategic Plan.

REGULAR MEETING	
Mayor's Business A. Wilsonville Wildcats Week Proclamation	The Mayor read a proclamation declaring December 4 -8, 2023 as Wilsonville Wildcats Week and presented proclamations to coaches and members of the Wilsonville Wildcats Girls Varsity Soccer Team.
B. Employment Contract Renewal for Municipal Court Judge Fred Weinhouse	Council made a motion to approve the extension of Fred Weinhouse's employment agreement as Municipal Court Judge from January 5, 2024 to January 5, 2026 as outlined in the employment agreement. Passed 4-0.
C. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
Communications A. None.	
Consent Agenda A. **Resolution No. 3094** A Resolution Of The City Of Wilsonville Authorizing The Sole Source Selection Of Friends Of Trees For FY 23-24 Through FY 25-26. B. **Resolution No. 3095** A Resolution Of The City Of Wilsonville Adopting The Updated South Metro Area Regional Transit Public Transportation Agency Safety Plan. C. **Resolution No. 3098** A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The Priority 1B Water Distribution Improvements Project. D. **Resolution No. 3100** A Resolution Of The City Of Wilsonville Authorizing The Sole Source Selection Of The Backyard Habitat Certification Program For FY 23-24 Through FY 25-26. E. **Resolution No. 3101** A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract	The Consent Agenda was adopted 4-0.

With Absco Solutions For Updating Card Access And Security Cameras At The Library. F. **Resolution No. 3102** A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With CompuNet, Inc. For Refresh Of The Virtual Computing Environment. G. Minutes of the November 6, 2023 Council Meeting.	
New Business A. **Resolution No. 3022** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute Guaranteed Maximum Price (GMP) Amendment No. 3 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani Sundt|A Joint Venture	Resolution No. 3022 was adopted 4-0.
Continuing Business A. **Resolution No. 3091** A Resolution Of The City Of Wilsonville Adopting The Findings And Recommendations Of The Solid Waste Collection Rate Report Date October 2023 And Modifying The Current Republic Services Rate Schedule For Collection And Disposal Of Solid Waste, Recyclables, Organic Materials And Other Materials, Effective February 1, 2024.	Council made a motion to table Resolution No. 3091 until the next City Council meeting, December 18, 2023. Approved 4-0.
Public Hearing A. None.	
City Manager's Business	The City Manager reminded Council to respond to the email regarding training for the Council's trip to Kitakata, Japan. Once, responses were received staff would create an itinerary for the training.
Legal Business	Council moved to approve the public contracting solicitation thresholds, stated in Senate Bill (SB) 1047 for the City of Wilsonville, beginning January 1, 2024. Passed 4-0.
URBAN RENEWAL AGENCY	
URA Consent Agenda	The URA Consent Agenda was adopted 4-0.

A. **URA Resolution No. 338** A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute Guaranteed Maximum Price (GMP) Amendment No. 3 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani|Sundt A Joint Venture. B. Minutes of the October 2, 2023 URA Meeting.	
New Business A. None.	
Continuing Business A. None.	
URA Public Hearing A. None.	
ADJOURN	8:05 p.m.

CITY COUNCIL

MONDAY, NOVEMBER 6, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: November 6, 2023	**Subject:** Frog Pond East and South Development Code **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☒ Approval ☐ Denial ☐ None Forwarded ☐ Not Applicable **Comments:** The Planning Commission has reviewed the information being presented and supports pending finalization for adoption.
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will provide the City Council an update on important housing variety standards as well as present draft residential stormwater design standards.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will first provide an update on housing variety standards and second present draft residential stormwater design standards.

Housing Variety Standards

In review, there are two main related housing variety standards directed by the Master Plan for Frog Pond East and South: (1) require a minimum amount of targeted housing types (middle housing, and other/accessible units including cottages/ADUs and multi-family) and (2) set a maximum amount of any single housing category (see housing categories in Attachment 2) that can be built in a given area. Attachment 1 contains excerpts from the Master Plan directly related to housing variety.

The City Council last discussed variety standards in February. Since then staff has worked to refine and test draft variety standards, running tests internally, working with consultants to run test development scenarios, and getting feedback from developers for the purpose of getting additional perspective on how the standards would work, in application. This process continues, but the project team wanted to confirm preliminary direction with Council and the Planning Commission before incorporating into the next version of test scenarios and draft housing variety standards.

Besides ensuring the recommendations fulfill the direction from the Master Plan, the review has focused on creating the clearest and least variable standards and supporting quality and efficient site planning and subdivision design for different scale projects. The recommendations cover both what quantifiable items the variety standards are based on (i.e. number of units or development area) as well the geographic scale at which the standards are applied. The team is fairly confident in this direction based on the testing and analysis to date. If Council supports this policy direction, these recommendations will be integrated into the variety standards. The specific recommendations are:

1. Establish a clear minimum number of target housing units based on a percentage of the minimum unit count to achieve the Council's overall goals/percentages for targeted housing types. All minimums will be clearly listed in a table. This approach helps ensure the target unit goals are met while establishing a constant variable in site planning and subdivision design.

2. Establish a maximum development area to be used for any one housing type category as a percentage of the net development area. Net development area is the most constant quantifiable item on which it is practicable to base the standard and it reflects the spatial landscape of the development. The maximum percentages of net development area, will be greater than 50%, be set low enough to ensure no one unit category dominates an area, while being high enough to allow for efficient site planning and subdivision design, which supports lower costs and a more cohesive built environment. The percentage allowed, would vary by size of a development, with smaller developments allowed a higher percentage of land dedicated to a single category given to allow for efficient site planning on small developments.
3. Measure variety at the smaller of existing tax lot or subdistrict. In much of the master plan area, existing lots and parcels are smaller than the subdistricts established by the Master Plan, so the standards would be applied at the scale of the existing tax lot. However, in Frog Pond East there are a couple large ownerships that span multiple subdistricts, so applying variety at the smaller geography of subdistrict is needed to ensure variety throughout the large area. Measuring housing variety at the recommended geographic scale helps ensure the following Master Plan implementing measures and strategies are honored:
    - require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level;
    - establish minimum housing variety standards by subdistrict and development area; and
    - encourage variety at the block level. While the proposed does not directly require a variety of housing on each block, the recommended geographic scale does lead to different housing types being in close proximity substantially meeting the intent of variety at the block level. Directly requiring this at the block level would lead to undesired inefficiencies in site planning and subdivision design that can increase costs and create less cohesive designs.

    Any individual exceptions to this recommended geographic scale for measuring variety due to unique geometry or development restraints will continue to be explored.

The following would be helpful feedback from the City Council at this work session:

- Does City Council support the general approach to measuring minimum and maximum standards related to housing variety?
- What other input and guidance does City Council have on housing variety standards based on the direction adopted in the Frog Pond East and South Master Plan?

Residential Stormwater Design Standards

This work session will bring forward draft Development Code amendments related to stormwater treatment and management (Attachment 3). Stormwater standards must comply with the City's federal stormwater permit, the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit, which is shared with a number of nearby jurisdictions.

The draft stormwater standards aim to establish clear and objective standards during review of development applications. The standards additionally aim to establish clarity about an alternative discretionary review path and what factors would be considered for the alternative path. These proposed standards would apply to all new residential development in the City, not just Frog Pond East and South. In addition, they will likely be the basis for future stormwater design standards for other development types. Key components of the draft standards are:

- Incorporating a purpose statement clarifying the intent of the standards;
- Explaining the requirement to follow low-impact development design standards, meaning above-ground facilities that mimic the natural flow and soil percolation of historic pre-development conditions;
- Encouraging the minimization of impervious surfaces creating stormwater runoff by use of alternative designs such as green roofs and pervious pavement;
- Setting a clear prioritization of where stormwater facilities should be located within a development;
- Identifying typical conflicting design elements and uses, such as light poles, street trees, utilities, bicycle and pedestrian paths, and usable open space, and when those would be prioritized over stormwater facility placement;
- Establishing the review authority as the City Engineer and key factors for considering waivers to stormwater design standards.

The project team has held two (2) work sessions with Planning Commission and worked with interested private engineers working on behalf of developers to get feedback. The version of the standards before Council reflect this previous feedback from the Planning Commission and others.

At the work session, the project team is seeking the following feedback from the City Council:

- What questions does the City Council have about the proposed standards, particularly about their intent and how they relate to other development standards?
- What further refinement, if any, would the City Council like to see?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

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.

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 considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:
1. Frog Pond East and South Master Plan Excerpt Re: Housing Variety and Urban Forms and Typical Housing Development Types
2. Housing Categories for Reference
3. Draft Residential Stormwater Standards October 2023

FROG POND EAST & SOUTH MASTER PLAN

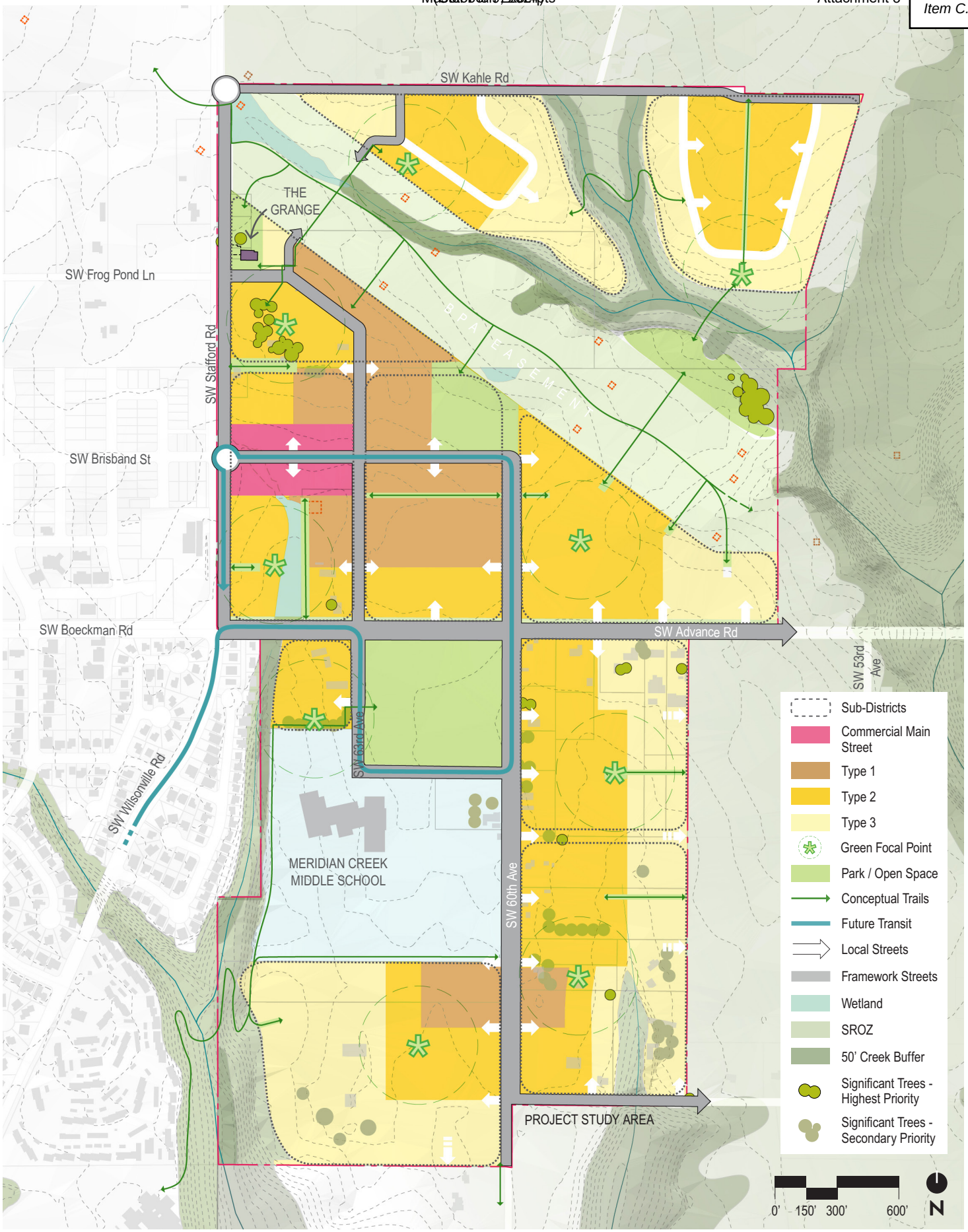
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

Attachment 1 Planning Commission Public Hearing Draft (October 9, 2024)
Attachment 1 Planning Commission Work Session Draft (September 4, 2024)
Attachment 1 Planning Commission Work Session Draft (August 7, 2024)
Attachment 1 Planning Commission Work Session Draft (June 5, 2024)
Attachment 1 Planning Commission Work Session Draft (May 1, 2024)
Attachment 1 Planning Commission Work Session Draft (March 6, 2024)
Attachment 1 Planning Commission Work Session Draft (January 17, 2024)
Attachment 1 Planning Commission Work Session Draft (December 6, 2023)
Attachment 1 Planning Commission Work Session Draft (November 1, 2023)
Attachment 1 Planning Commission Work Session Draft (October 4, 2023)
Attachment 1 Planning Commission Work Session Draft (September 6, 2023)
Attachment 1 Planning Commission Work Session Draft (August 2, 2023)
Attachment 1 Planning Commission Work Session Draft (June 7, 2023)
Attachment 1 Planning Commission Work Session Draft (May 3, 2023)
Attachment 1 Planning Commission Work Session Draft (April 5, 2023)
Attachment 1 Planning Commission Work Session Draft (March 1, 2023)
Attachment 1 Planning Commission Work Session Draft (February 1, 2023)
Attachment 1 Planning Commission Work Session Draft (January 4, 2023)
Attachment 1 Planning Commission Work Session Draft (December 7, 2022)
Attachment 1 Planning Commission Work Session Draft (November 2, 2022)
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Attachment 1 Planning Commission Work Session Draft (January 6, 1975)
Attachment 1 Planning

IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Frog Pond East and South DRAFT Housing Categories for Reference[1]			
Category A	Category B	Category C	Category D
Multi-family attached	Middle Housing	Cottages, ADUs, and small units	Standard Detached Units larger than 1500 sf
Attached multi-family units	Townhouses	Cottage clusters	Detached homes 1500 sf or larger on their own lot
	Duplex, triplex, quadplex, and equivalent cluster housing or mix of detached and attached	Detached units 1500 sf or less (not meeting definition of cottage cluster units)	Detached multi-family 5 units or more not meeting definition of cottage cluster
		Accessory Dwelling Units	

[1] These categories modified from current draft code standards for ease of reference for the limited purpose of this staff report

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features outside the public right-of-way

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

. . .

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

. . .

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

. . .

(.04) *Residential uses for treatment or training:*

. . .

(.05) *Stormwater Facilities Standards:*

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.

B. Low Impact Development. All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

C. Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.

D. Areas where stormwater management facilities are required to be integrated. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard D. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-g.) being the highest priority, and 2. (a.-b.) being the lowest priority. Each facility shall include both water quality and flow control unless there is a documented technical need for separate facilities. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:
    a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;
    b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;
    c. Unpaved areas within five feet of an alley curb;
    d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;
    e. Edges and buffers around parks and open space; and
    f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).
2. Lower priority:
    a. Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and
    b. Separate landscape tracts for stormwater facilities.

E. Conflicting Uses Prioritized Over Stormwater Management Facilities. The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under C. if a feasible alternative location for the conflicting use is not available.

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;
2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;
3. Fire hydrants and FDCs;
4. Manholes, clean outs, pedestals and vaults for public and franchise utilities;
5. Pedestrian walkways and bicycle paths;
6. Public Utility Easements for gas, electricity, and communication; and
7. Minimum area of usable open space required under Subsection (.01) above,. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).

F. Typically Prohibited Design Elements. The following design elements are prohibited as part of stormwater facilities as barrier to integrated design unless their inclusion is approved by the City Engineer, or their authorized representative, as part of a waiver request;

1. Fences
2. Retaining walls over two feet in height

G. Standards for Waivers to the Standards of this Subsection. The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being available in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.
2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).
3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
November 6, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Draft Development Code Amendments
  - Introduce Stormwater Design Standards
  - Update on Housing Variety Standards

Residential Stormwater Design Standards

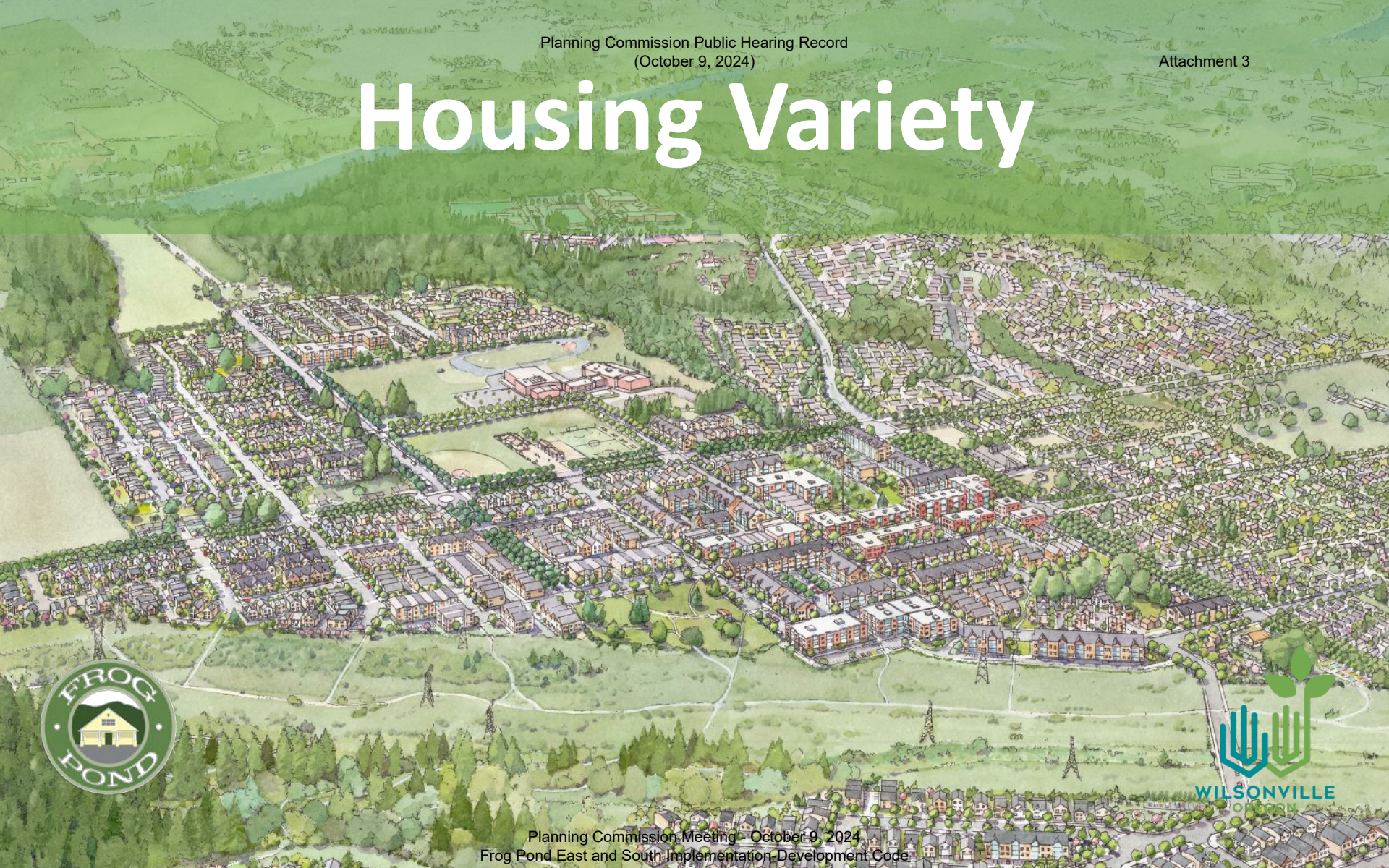
Summary of Proposed Stormwater Design Standards

- Purpose statement
- Low-impact development required
- Encourage minimizing impervious surfaces
- Set clear location prioritization
- Identify conflicting design elements and uses
- Establishing the review authority for waivers

Question

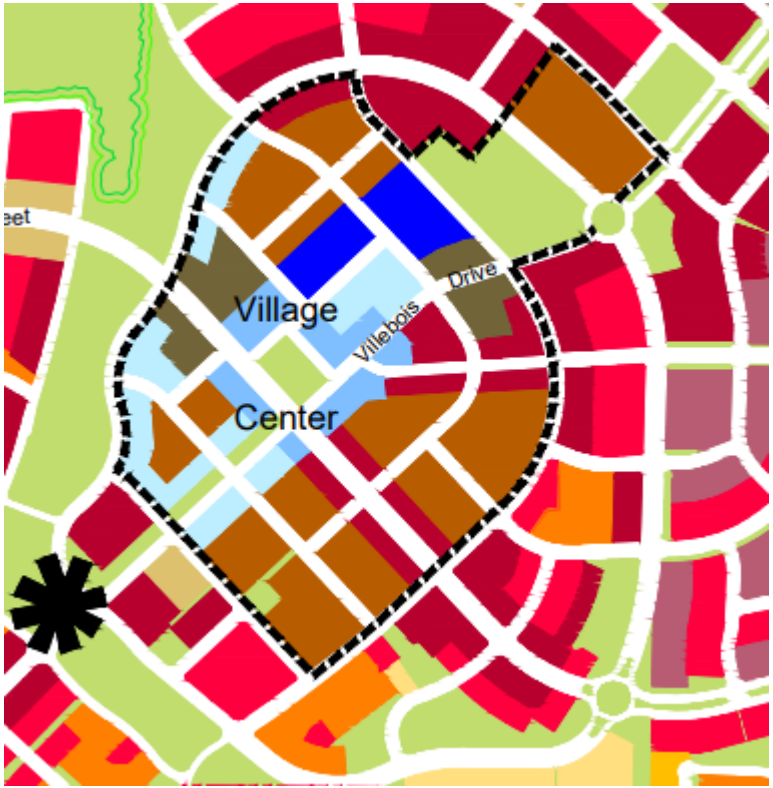
- What questions or input does the City Council have about the proposed stormwater design standards?

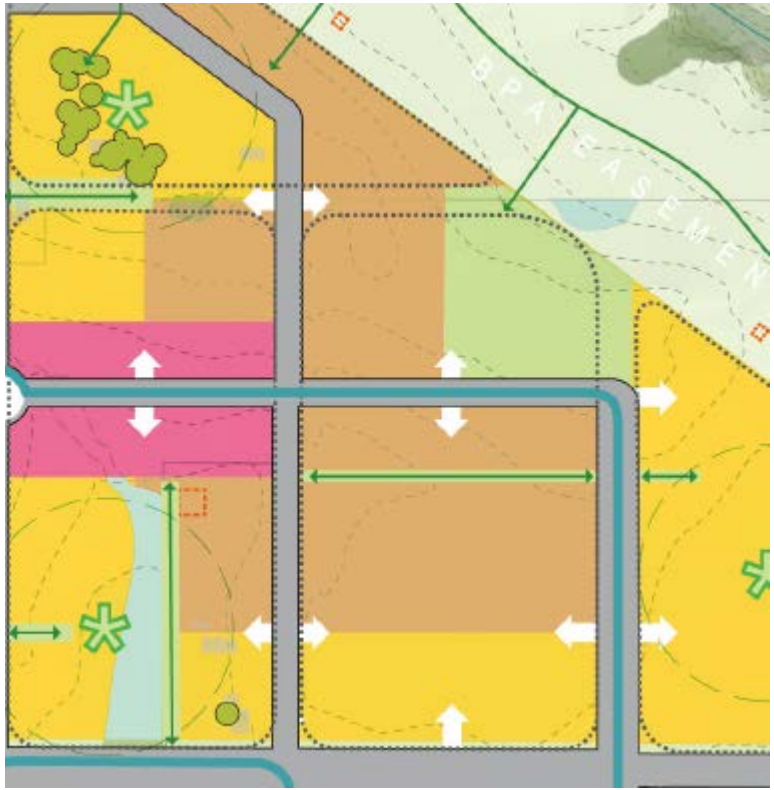
Housing Variety



Housing Variety Approach

Comparing Villebois & Frog Pond East and South





Villebois

Frog Pond E & S

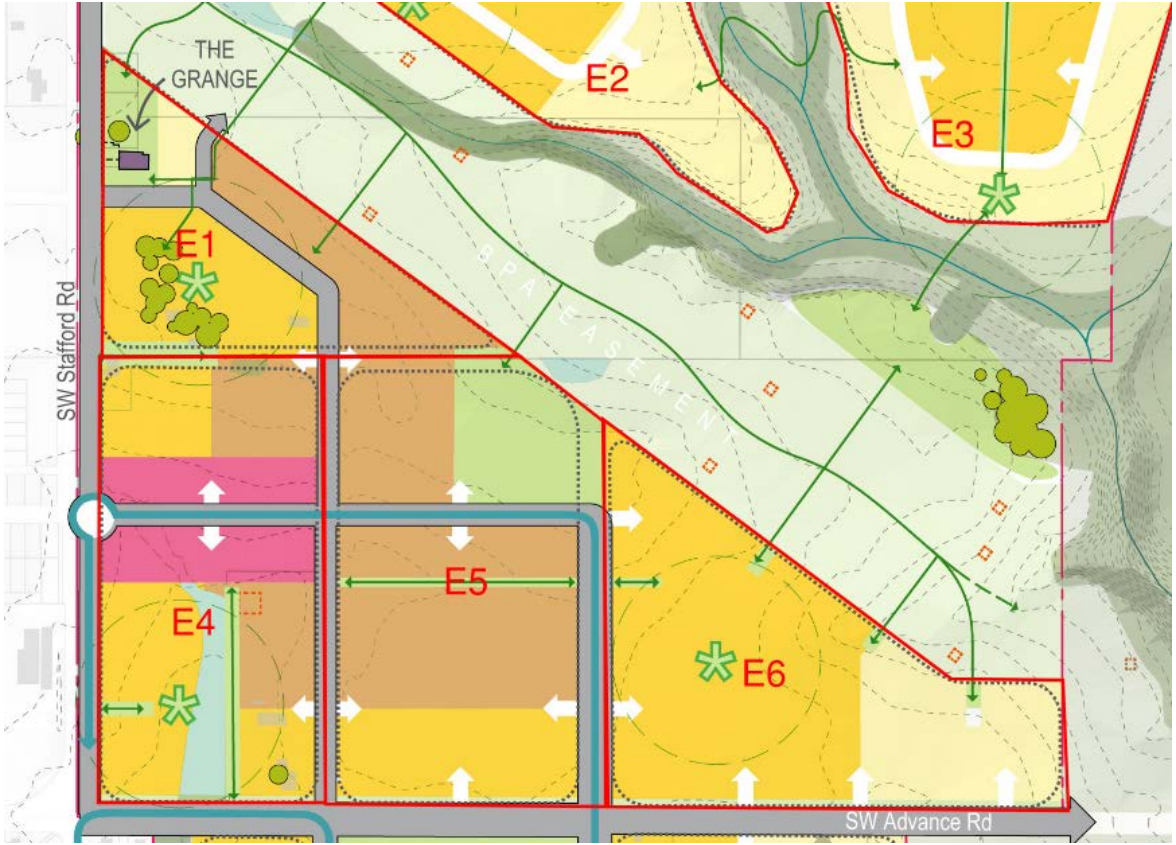
Housing Variety
Review of Key Concepts-Categories

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Accessory dwelling units • Other detached units 1500 sf or less	Detached dwelling units more than 1500 sf • Detached homes on their own lot • Cluster housing • Detached multi-family units

Housing Variety
Review of Key Concepts – Urban Form

Type 1 Urban Form	Type 2 Urban Form	Type 3 Urban Form
Less setbacks, larger buildings -Apartments -Large townhouse buildings -Closely spaced detached homes	**Moderate setbacks, moderate-sized buildings** -Moderately spaced detached homes -Townhouses and plexes -Apartments (smaller than Type 1)	**More setbacks, smaller buildings** -Detached homes -Smaller townhouse and plex buildings -Cottage clusters -Small apartments buildings

Housing Variety
Review of Key Concepts – Subdistricts



Housing Variety
Review of Key Concepts

- Maximum of any one unit category
- Minimum of target unit categories
  - Middle Housing and Smaller Units
  - Mobility Friendly Units
- Min and Max on Subdistrict or Tax Lot Level
- Block-level variety (or similar)

Review of Draft Code Minimum of Target Units

Subdistrict	Minimum Total Units	Minimum Middle Housing	Minimum Additional Category(s)
E1	92	28	7
E2	97	30	8
E3	120	36	9

Review of Draft Code
Maximum of One Category

- Percentage of net development area
- Percentage allowed varies based on size of development
  - Testing different percentages based on development / parcel sizes
  - Maximum percentage greater than 50%
  - Low enough to achieve variety goals

Questions

- Does City Council support the proposal for measuring minimum and maximum standards related to housing variety?
- Other input and guidance?

City Council Meeting Action Minutes
November 6, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall – Arrived 7:00 p.m.
Councilor Linville
Councilor Berry
Councilor Dunwell – Arrived 5:07 p.m.

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Dan Pauly, Planning Manager
Delora Kerber, Public Works Director
Dustin Schull, Parks Supervisor
Erika Valentine, Arts & Culture Program Coordinator
Jeanna Troha, Assistant City Manager
Kerry Rappold, Natural Resources Manager
Kimberly Veliz, City Recorder
Kris Ammerman, Parks and Recreation Director
Mark Ottenad, Public/Government Affairs Director
Mike Nacrelli, Civil Engineer
Stephanie Davidson, Assistant City Attorney
Zach Weigel, City Engineer
Zack Morse, Parks Maintenance Specialist
Zoe Mombert, Assistant to the City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:06 p.m.
A. Wastewater Treatment Plant Master Plan Update	Staff shared analysis that informs an updated draft of the Wastewater Treatment Plant Master Plan.
B. Stormwater Master Plan Update – Executive Summary and Capital Improvement Project	Staff presented an executive summary of the draft Stormwater Master Plan, a 20-year plan detailing the City's work plan and identifying capital needs to effectively maintain, restore and enhance local watersheds and to meet engineering, environmental and land use needs.
C. Frog Pond East and South Development Code	Staff sought the Council's feedback to inform development code amendments drafted for the Frog Pond East and South Master Plan.
D. Boones Ferry Park Projects Update	Staff provided a combined presentation on Resolution Nos. 3088 and 3089, both of which provide upgrades to Boones Ferry Park.
REGULAR MEETING	
<u>Mayor's Business</u> A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.

B. Proclamation	The Mayor read a proclamation declaring November 2023 as National American Indian Heritage month.
Communications A. None.	
Consent Agenda A. **Resolution No. 3088** A Resolution Of The City Of Wilsonville Approving A Construction Contract With Romtec, Inc. For The Boones Ferry Restroom Construction Project. B. **Resolution No. 3089** A Resolution Of The City Of Wilsonville Approving A Construction Contract With Buell Recreation LLC For The Boones Ferry Playground Project. C. **Resolution No. 3090** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Master Services Agreement With OpenGov, Inc. For Asset Management Software Services. D. **Resolution No. 3092** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The 2024 Street Maintenance Project (Capital Improvement Project No. 4014, 4118, 4725). E. **Resolution No. 3093** A Resolution Of The City Of Wilsonville Accepting The Jurisdictional Surrender For A Portion Of SW Stafford Road And SW Frog Pond Lane By Clackamas County Pursuant To Oregon Revised Statute 373.270. F. Minutes of the October 16, 2023 City Council Meeting.	The Consent Agenda was adopted 5-0.
New Business A. **Resolution No. 3081** A Resolution Of The City Of Wilsonville Approving The City Of Wilsonville Public Art Policy And Guidelines.	Resolution No. 3081 was adopted 5-0.

B. **Resolution No. 3083** A Resolution Of The City Of Wilsonville Adopting The Arts, Culture, And Heritage Commission (ACHC) FY 2023/24 Five-Year Action Plan And Annual One-Year Implementation Plan.	Resolution No. 3083 was adopted 5-0.
C. **Resolution No. 3091** A Resolution Of The City Of Wilsonville Adopting The Findings And Recommendations Of The "Solid Waste Collection Rate Report, October 2023" And Modifying The Current Republic Services Rate Schedule For Collection And Disposal Of Solid Waste, Recyclables, Organic Materials And Other Materials, Effective January 1, 2024.	Resolution No. 3091 was tabled until the December 4, 2023 City Council meeting.
Continuing Business A. None.	
Public Hearing A. **Ordinance No. 883** An Ordinance Of The City Of Wilsonville Adopting A Franchise Agreement For Solid Waste Management And Collection Within The City And Repealing Ordinance No. 814.	After a public hearing was conducted, Ordinance No. 883 was adopted on first and second reading by a vote of 5-0.
City Manager's Business	The City Manager shared staff would arrange a training for Council to prepare them for their trip to Kitakata, Japan.
Legal Business	The City Attorney, who is also a running coach at the Coffee Creek Correctional Facility, shared some feedback from adults in custody who participate in the running program.
ADJOURN	10:10 p.m.

PLANNING COMMISSION

WEDNESDAY, OCTOBER 11, 2023

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly) (30 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: October 11, 2023	**Subject: Frog Pond East and South Development Code** **Staff Member:** Daniel Pauly, Planning Manager **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will provide the Planning Commission an update on housing variety standards and stormwater design standards.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will provide updates on two development code topics the Planning Commission has discussed previously: (1) housing variety standards and (2) residential stormwater design standards.

Housing Variety Standards

In review, there are two main related housing variety standards directed by the Master Plan: (1) require a minimum amount of targeted housing types (middle housing, and other/accessible including cottages/ADUs and multi-family) and (2) set a maximum amount of a single housing category that can be built in a given area.

Other standards, particularly minimum number of units and lot standards, also impact variety. The Planning Commission last discussed variety standards in February. Since this time staff has worked to refine and test these novel standards, which is still in process. In particular, the City has hired MIG and Walker Macy to run design scenarios to test the standards to help understand any unintended consequences with how the various standards interact with each other. The first round of these design scenarios was completed at the end of September and the project team is in the process of reviewing them and will share any initial insights from this review in the presentation during the work session.

Specifically, the project team is working to understand better and address any potential issues with implementing the following elements of the variety and lot standards:

1. Different unit types consume land per unit at different rates (i.e. detached homes take up more land per unit than multi-story multi-family). How can the variety standards control for this varying rate of land consumption and how does this varying rate relate to any standards using net development area?

2. Variety, density, and design requirements (i.e. setback, building widths) are interrelated. How do these standards relate and which standards can be removed to simplify development applications, while getting substantially the same results?

3. The minimum and maximum variety requirements, discussed to date, do not add up to 100% of the units or net area, leaving a gap of 15% of units or net area. These “gap units” do not have to fall within a certain category to meet the minimum requirements. However, as they cannot be within a category that would push that category beyond the maximum allowed, they most likely would have to be within one of the required

Planning Commission Meeting - October 9, 2024
Frog Pond East and South Implementation-Development Code

categories thus inadvertently requiring more units in the required categories than otherwise stated in the standards. The City is trying to understand how big of a concern this might be. It is trying to understand if the "gap units" are inadvertently pushed to be a unit type they otherwise would not be based on market preference, minimum unit count, and site and design standards. Standards may need to be adjusted to "close the gap" if determined it is a significant concern. Standards that may be adjusted to "close the gap' include:

- Whether the minimum unit variety and maximum units in a single category requirements are based on planned unit count or net area, or a combination of both;
- The geographic scale at which minimum target unit requirements and maximum units in one category are measured (see four, below); and
- Percentages of required unit categories and percentage allowed in a single unit category.

4. Confirming at what geographic scale the minimum and maximum requirements should be measured. Should they be measured at the subdistrict level or is there a case to measure on a broader scale (i.e. full planning area or a proposed development area), and should both minimum and maximum requirements be measured on the same scale?

   In determining the scale at which minimum and maximum requirements should be measured, the following Master Plan implementing measures and strategies need to be honored:

   - require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level;
   - establish minimum housing variety standards by subdistrict and development area; and
   - encourage variety at the block level.

   Because of these implementing measures and strategies, staff does not support applying both minimum and maximum requirements across multiple subdistricts as this would run counter to the clear Master Plan language about requiring variety at the subdistrict level and encouraging it at the block level.

   Staff also recommends keeping any measure at the ownership level rather than broader subdistrict or Master Plan area covering multiple ownerships. This would prevent a development approval from impacting the development potential of another owner that may or may not actively engage or be aware of a proposed development.

   However, for large developments encompassing multiple subdistricts, it may work to apply one requirement at the subdistrict level and the other at the wider development-wide level. One way this could be structured is if the minimum amount of target unit

categories requirement was measured on the subdistrict scale and deemed sufficient to ensure variety per the Master Plan, the maximum units in a single category requirement could be measured across the larger Stage I area allowing for additional flexibility in unit placement, especially any "gap units" across the development area. This may allow a single category to be higher than 60% in a given subdistrict, but this could be evened out by having fewer of that unit category in another subdistrict within a development.

5. What percent should be used for the variety standard that sets a maximum amount of any one housing unit category? The City is currently testing 60% as it is near half, but adds some flexibility and reduces the percentage of "gap units" while not allowing a single unit category to dominate. In addition, it avoids a "gridlock scenario" that could happen if the maximum is set at 50%. In the "gridlock scenario", two unit categories represent exactly 50% each. This would put any future flexibility in "gridlock" because you could not change any unit type as it would push one or the other over 50%. Even in initial development, the developer would have to artificially ensure the amount of multiple unit types is exactly 50%. As any "gap unit" concern is addressed, this maximum percentage may need to be further increased, but should be kept low enough to not allow a single unit category to dominate a subdistrict, per the Master Plan.

6. The Master Plan also delineates three urban forms for Frog Pond East and South to create diversity in the built form throughout the planning area and to focus denser urban forms in highly active areas of focus (near the commercial main street and neighborhood park). While all areas will allow and require housing variety, certain housing types will be more typical of different urban forms and their accompanying design standards (see Attachment 1).

   The question has been raised whether it is desirable for the variety requirements to differ or adjust based on the urban form rather than applying the same variety requirements evenly regardless of urban form. In assessing this concept, the project team finds it better reflects the notion of the transect discussed in the Master Plan, with more housing typical of more dense forms in Urban Form 1 and 2 than in Urban Form 3. For example, the Commission previously discussed an overall requirement of 20% of units to be middle housing. In conducting the case study, the project team recommends shifting this slightly for different urban forms, where a subdistrict or development with a large amount of Urban Form 1 and some Urban Form 2 would have a requirement of 22.5% and where it is primarily Urban Form 3, it would be 17.5%.

While the project team will bring forward specific recommendations to address these questions in the coming months, the following would be helpful feedback from the Planning Commission at this work session:

- Would the Planning Commission support measuring one of the variety requirements (minimum or maximum units) at a larger scale than subdistrict as long as the other

variety requirement is felt substantial enough to ensure variety of housing choices within each subdistrict?

- Does the Planning Commission support 60% as the maximum limit of a single unit category?

- Does the Planning Commission support the concept of slight variations for the amount of target housing required in a given subdistrict or development based on the amount of area designated for different urban forms (number six, above), with subdistricts with more Urban Form 1 and 2 requiring more target housing than subdistricts with primarily Urban Form 3?

- What other input does the Planning Commission have on the topics still being refined and tested related to housing variety?

Residential Stormwater Design Standards

The draft stormwater standards aim to establish clear and objective standards during review of development applications. The standards additionally aim to establish clarity about an alternative discretionary review path and what factors would be considered for the alternative path. The primary update to stormwater standards since Planning Commission discussed them in July is the project team is recommending moving away from establishing a maximum percentage of a development's stormwater that can be in a single facility in an effort to require decentralized storm facilities. Following developer feedback and internal discussion, the project team recommends instead simply focusing on the draft location prioritization standards. The team feels this is adequate to ensure decentralization of stormwater facilities as the priority locations are located throughout any given development. The team also found it difficult to scale the percentage standards for different sizes of projects, with the requirement being more cumbersome for small projects between 2 and 5 acres. Staff feels the simplified approach will lead to substantially similar results without overlapping standards. Staff is exploring putting a maximum size limit for single-facilities as a double-check against large, centralized facilities, but needs to do more work to determine what would be the appropriate size limit.

As modified, the draft standards (Attachment 3):

- Include a purpose statement for the standards;
- Explain the requirement to follow low-impact development design standards, meaning above-ground facilities that mimic the natural flow and soil percolation of historic pre-development conditions;
- Set a clear prioritization of where stormwater facilities should be located within a development with priority on areas like alley shoulders and curb bump outs that are located throughout development for other design reasons;

- Identifying conflicting design elements and uses, such as light poles, street trees, utilities, bicycle and pedestrian paths, and usable open space, and when those would be prioritized over stormwater facility placement;
- Establishing the review authority as the City Engineer and key factors for considering waivers to stormwater design standards.

The project team seeks the following feedback regarding draft stormwater standards from the Planning Commission:

> Does the Planning Commission have any concerns or comments about removing the previously drafted threshold requirement that no more than a certain percent of a development or basin's stormwater can go to a single facility?
>
> Does the Planning Commission have any additional concerns or questions about the draft stormwater standards?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

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 will 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 considered to meet the same intent.

ATTACHMENTS:
1. Frog Pond East and South Master Plan Excerpt Re: Housing Variety and Urban Forms and

Typical Housing Development Types
2. Housing Categories for Reference
3. Draft Residential Stormwater Standards October 2023

FROG POND EAST & SOUTH MASTER PLAN

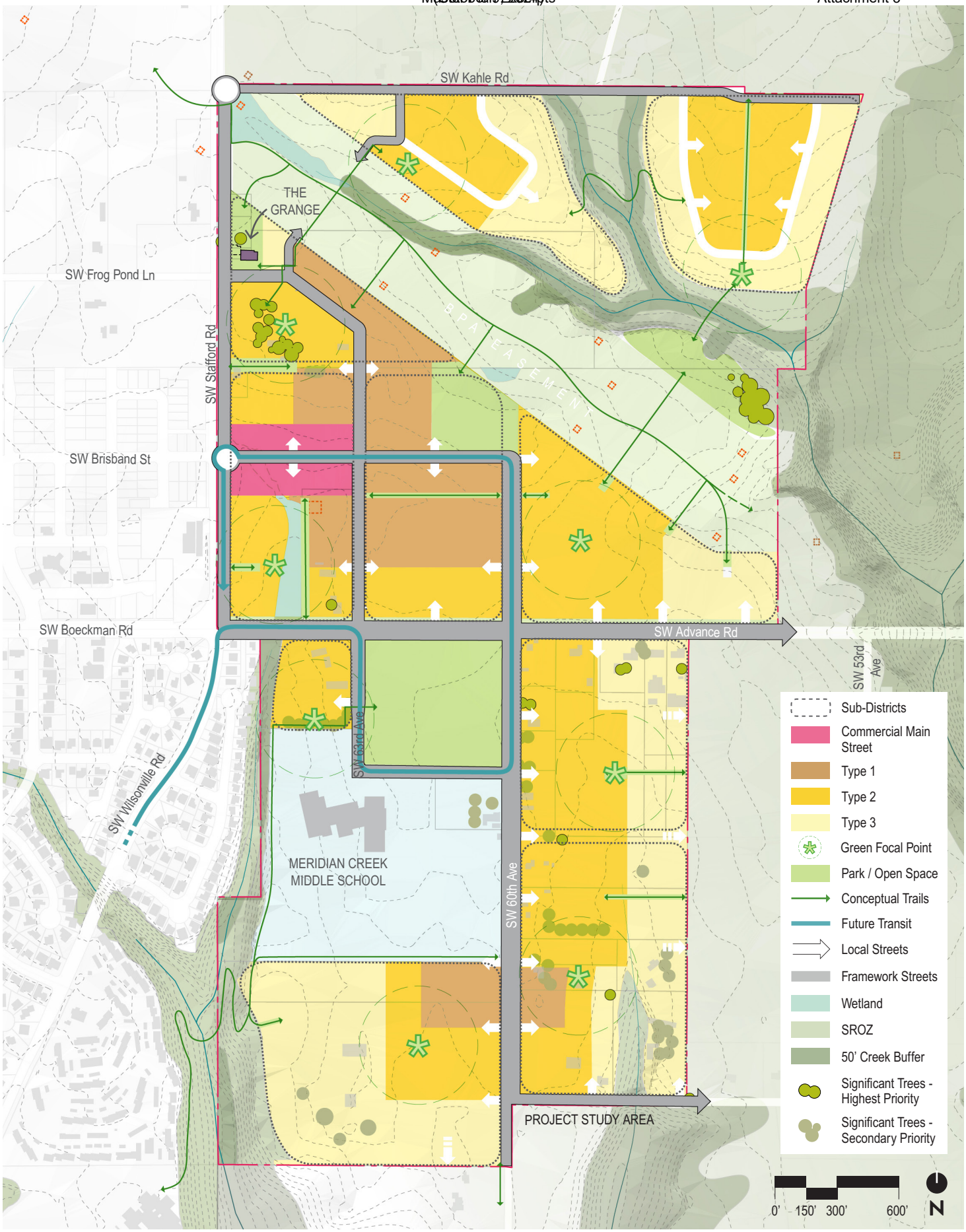
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

Planning Commission Meeting - October 11, 2023
Frog Pond East and South Implementation-Development Code
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Frog Pond East and South Implementation-Development Code

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Frog Pond East and South DRAFT Housing Categories for Reference[1]			
Category A	Category B	Category C	Category D
Multi-family attached	Middle Housing	Cottages, ADUs, and small units	Standard Detached Units larger than 1500 sf
Attached multi-family units	Townhouses	Cottage clusters	Detached homes 1500 sf or larger on their own lot
	Duplex, triplex, quadplex, and equivalent cluster housing or mix of detached and attached	Detached units 1500 sf or less (not meeting definition of cottage cluster units)	Detached multi-family 5 units or more not meeting definition of cottage cluster
		Accessory Dwelling Units	

[1] These categories modified from current draft code standards for ease of reference for the limited purpose of this staff report

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features outside the public right-of-way

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

. . .

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

. . .

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

. . .

(.04) *Residential uses for treatment or training:*

. . .

(.05) *Stormwater Facilities Standards:*

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.

B. Low Impact Development. All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

C. Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.

D. Areas where stormwater management facilities are required to be integrated. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard D. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-g.) being the highest priority, and 2. (a.-b.) being the lowest priority. Each facility shall include both water quality and flow control unless there is a documented technical need for separate facilities. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:
    a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;
    b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;
    c. Unpaved areas within five feet of an alley curb;
    d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;
    e. Edges and buffers around parks and open space; and
    f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).
2. Lower priority:
    a. Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and
    b. Separate landscape tracts for stormwater facilities, subject to the size limitations in E. below.

E. Conflicting Uses Prioritized Over Stormwater Management Facilities. The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under C. if a feasible alternative location for the conflicting use is not available.

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;
2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;
3. Fire hydrants and FDCs;
4. Manholes, clean outs, pedestals and vaults for public and franchise utilities;
5. Pedestrian walkways and bicycle paths;
6. Public Utility Easements for gas, electricity, and communication; and
7. Minimum area of usable open space required under Subsection (.01) above,. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).

F. Typically Prohibited Design Elements. The following design elements are prohibited as part of stormwater facilities as barrier to integrated design unless their inclusion is approved by the City Engineer, or their authorized representative, as part of a waiver request;

1. Fences

2. Retaining walls over two feet in height

G. Standards for Waivers to the Standards of this Subsection. The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above -subject to substantial evidence being available in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.

2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).

3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.

Frog Pond East and South Development Code Amendments

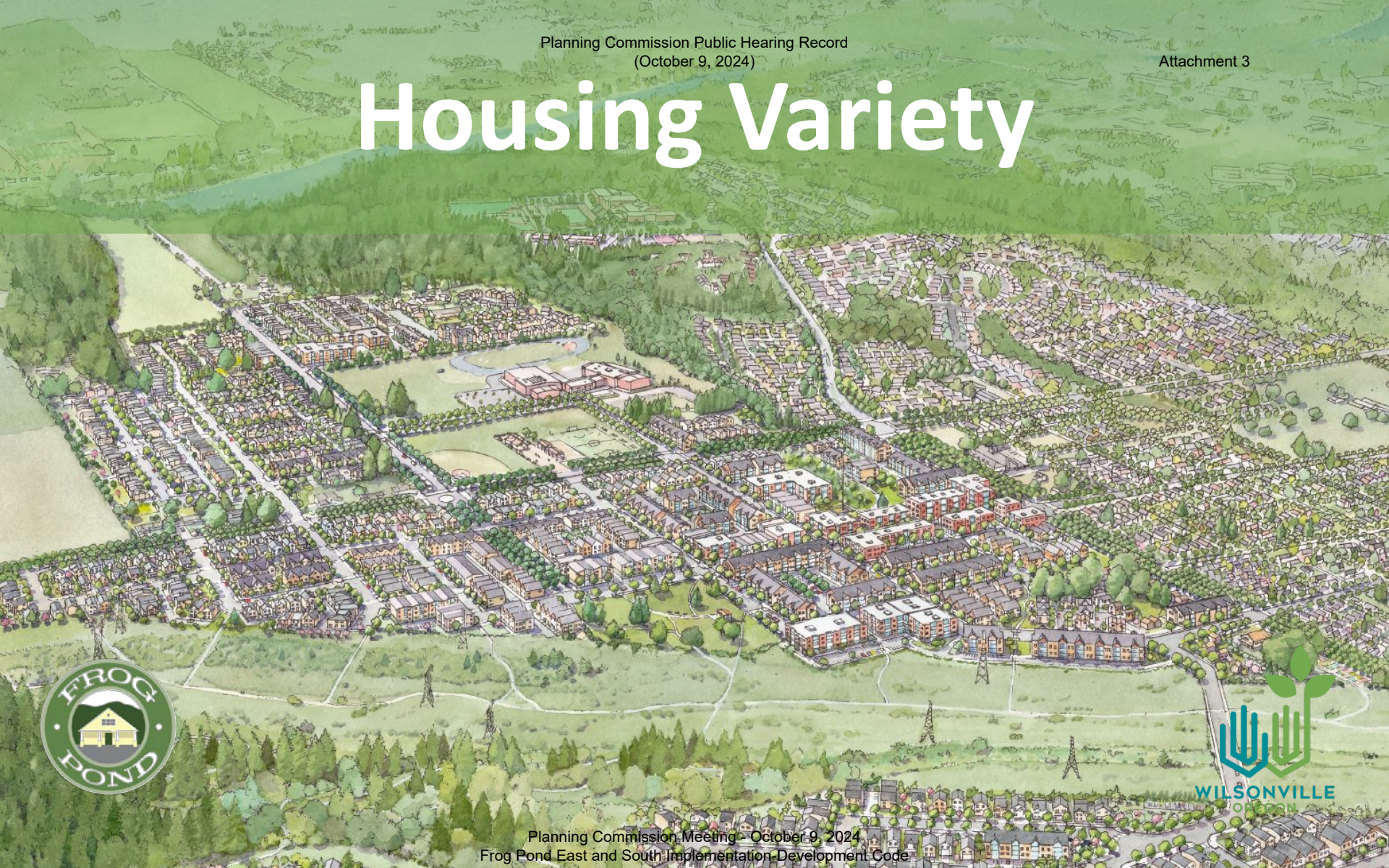
Wilsonville Planning Commission
Work Session
October 11, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Updates on draft Development Code Amendments
  - Housing Variety
  - Stormwater Design Standards

Housing Variety



Housing Variety
Review of Key Concepts-Categories

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Accessory dwelling units • Other detached units 1500 sf or less	Detached dwelling units more than 1500 sf • Detached homes on their own lot • Cluster housing • Detached multi-family units

Housing Variety
Review of Key Concepts – Urban Form

Type 1 Urban Form	Type 2 Urban Form	Type 3 Urban Form
Less setbacks, larger buildings -Apartments -Large townhouse buildings -Closely spaced detached homes	**Moderate setbacks, moderate sized buildings** -Moderately spaced detached homes -Townhouses and plexes -Apartments (smaller than Type 1)	**More setbacks, smaller buildings** -Detached homes -Smaller townhouse and plex buildings -Cottage clusters -Small apartments buildings

Housing Variety
Review of Key Concepts – Min and Max

- Minimum amount of target unit categories
  - Middle Housing and “Other”
- Maximum land dedicated to one unit category

Housing Variety

Review of Key Concepts – Variety Throughout

- Min and Max on Subdistrict or Tax Lot Level
- Block-level variety (or similar)

Housing Variety
Elements to Continue to Explore

- Different rates of per unit land consumption
- Relationship to siting and design standards
- What is the right “max” to prevent one category from dominating a subdistrict

Housing Variety Elements to Continue to Explore

- "Gap Units"
  - Units not part of minimum required or maximum allowed
  - Min+Max ≠100% of units/land
- Does it lead to unintended requirements?

Housing Variety Elements to Continue to Explore

- Geographic scale to measure min and max
- Is there a case to measure at a larger scale?
  - Master plan directs “subdistrict or tax lot level”
  - Encourage “block level” variety
- Aim for smaller of subdistrict or development area, larger areas as needed

Housing Variety Elements to Continue to Explore

- Have variety requirements vary by the amount of various urban forms
- More in sync with other requirements

Housing Variety
Questions for the Planning Commission

- Thoughts on measuring one of the variety requirements on a larger scale than subdistrict?
- Does the Commission support 60% as the max limit of a single unit category?
- Does the Commission support the concept of variation of minimum requirements based on amount of different Urban Form Types?
- Other input on topics still being refined?

Residential Stormwater Design Standards

Stormwater Standards Review: Summary of Standards

- Purpose statement
- Low-impact development required
- Encourage minimizing impervious surfaces
- Set a clear prioritization of where stormwater facilities should be located
- Identify conflicting design elements and uses
- Establishing the review authority as the City Engineer and key factors for considering waivers

Stormwater Standards Updates Since Last Work Session

- Ensuring Decentralization of Storm Facilities
  - Prior Draft: Number/Size Limitations + Location Prioritization
  - Only Location Prioritization

Housing Variety
Questions for the Planning Commission

- Concerns or comments about removing the previously drafted threshold requirement?
- Any additional concerns or questions about the draft stormwater standards?

PLANNING COMMISSION
MEETING MINUTES
October 11, 2023 at 6:00 PM
City Hall Council Chambers & Remote Video Conferencing

Draft PC Minutes were reviewed and approved at the December 13, 2023 PC Meeting.

CALL TO ORDER - ROLL CALL

A regular meeting of the Wilsonville Planning Commission was held at City Hall beginning at 6:00 p.m. on Wednesday, October 11, 2023. Chair Heberlein called the meeting to order at 6:01 p.m., followed by roll call. Those present:

Planning Commission:	Ron Heberlein, Jennifer Willard, Andrew Karr, Kathryn Neil, and Nicole Hendrix. Kamran Mesbah was absent.
City Staff:	Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, Kerry Rappold, Amy Pepper, Zach Weigel, Mike Nacrelli, and Mandi Simmons.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN INPUT

This was an opportunity for visitors to address the Planning Commission on items not on the agenda.

There was none.

ADMINISTRATIVE MATTERS

1. Consideration of the September 13, 2023 Planning Commission Minutes

The September 13, 2023 Planning Commission Minutes were accepted as presented.

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, thanked Development Engineering Manager Amy Pepper, Natural Resource Manager Kerry Rappold, and City Engineer Zach Weigel for their input, support, and collaboration on the Frog Pond development standards. He presented the updates on the draft Development Code Amendments via PowerPoint, reviewing the key concepts related to housing variety, which included unit categories, urban form, minimum and maximum target unit categories, and described specific elements still being explored. (Slides 8-11) Questions for the Commission's feedback/discussion were as follows:

- Thoughts on measuring one of the variety requirements on a larger scale than subdistrict?
- Does the Commission support 60% as the max limit of a single unit category?
- Does the Commission support the concept of variation of minimum requirements based on amount of different Urban Form Types?
- Other input on topics still being refined?

Comments from the Commission and responses to Commissioner questions were as follows:

- Mr. Pauly described gap units, using the example if 25% of the units had to be a certain housing category/type, and developers were pushing for the rest to be detached homes, but the maximum number of detached homes plus that minimum 25% requirement did not add up to 100%; gap units were those that could not be part of that maximum and were not required to be part of the minimum. So, what happens to those 'undesignated' units?
  - Developers did not necessarily get to choose to put whatever they want in as gap units, but that was what Staff was testing. The concept was developers have choices with the gap units, but did the standards, as written, unintentionally require those gap units to be something.
  - He confirmed the minimums and maximums regarded the housing categories, (Slide 4) and affirmed the example that if the minimum for Category B was met and the maximum had been met for Category D, the developer would have to fill the gap with units from Category A or C; or the minimum is not really a minimum, so more Category B units would be required.
- Miranda Bateschell, Planning Director, added Staff was trying to test the Code to understand if they were unintentionally pushing something in addition to the minimums being set, knowing they were also placing a maximum on any housing type. For example, it was not just a maximum on Unit Category D, but that any unit type should be 60%, and with 25% that would be 85%, so was Staff inherently requiring a specific housing type in that 15%? If so, and Staff said the minimum was really not 25% but 40%, then no flexibility was being provided to the developer. Staff wanted to test with the Code to ensure there was still some flexibility for a variety of housing types beyond just the minimum thresholds the City wanted to see in the area.
  - Mr. Pauly noted what Staff tended to see were things like minimum unit count, proximity to other unit types, and site planning seemed to resolve this issue on its own, but Staff continued to be very conscious of it to see if that actually holds true as they test different scenarios.
- Writing or modifying Code was suggested to account for exceptions to ease the requirements on individual tax lots who develop first, as done in South Frog Pond.
  - Mr. Pauly noted challenges in Frog Pond East with one subdistrict with mixed use that was more difficult because it was broken up by a wetland and other tax lots, making it more difficult to make minimums and maximums work.
- Writing Code in a more generic fashion was also suggested to allow for exceptions that could be discussed at a later date. Or was Staff literally trying to account for all the different exceptions?
  - Mr. Pauly believed it was a balance. The Code was drafted to take a discretionary path if some things did not work; however, one or two fairly straightforward, known exceptions could be easily written into the Code so they would not have to artificially go through a discretionary process later.
- Mr. Pauly clarified one of Metro's conditions with the urban growth boundary (UGB) expansion in 2018 was that there was a minimum of 1325 units. Staff had modeled this, assumed 125 of those units would likely be in the mixed use on Brisband, then 1200 units would be spread out across the rest of the Master Plan to add up to the 1325 minimum.

- Ms. Bateschell noted the number from Metro included in the ordinance originated from the Frog Pond Area Plan, and what the Area Plan estimated for East and South.

Discussion and feedback from the Planning Commission on the questions presented by Staff were as follows (Slide 12):

Commissioner Hendrix stated she leaned toward the 60% maximum and was curious about the variation of the large scale of the subdistricts.

Commissioner Karr:

- Asked if variation meant just a larger scale in the subdistrict or within the subdistrict and within the larger?
  - Mr. Pauly responded developers could pick and choose. One concept could be to measure minimum by subdistrict and then do maximum across a larger geography, or the opposite; but however it was done, the intent was to ensure there was still that good level of variety within each subdistrict.
- Noted the lower the level it was measured, the more it guaranteed getting the same thing at a higher level. If the concern was for a variety without making it too onerous on the builders, the lower the level that variety was required, the more complete the development would be to have variety.
- Confirmed there were nine subdistricts.
  - Mr. Pauly clarified that generally, the subdistricts were about the same size. The smallest was Subdistrict S1, which was about five acres, but it was the oddball because it was just one property completely surrounded by streets which would have special provisions, because some of the variety requirements scale based on the size of development for feasibility purposes.
- Believed if variety requirements were measured at the subdistrict level, then it would have that same variety at a larger level. He was definitely supported the 60%, which seemed to make sense. The more variation in the urban forms, the better and it gave the developer more options.

Commissioner Willard stated the more she learned about the homelessness crisis and how it keeps festering, and how even Wilsonville residents were struggling with rent and housing costs, she believed the community needed to do all it could to increase the amount of available affordable middle housing, so whatever mixture achieved a goal of quantity of units and lower costs was her priority.

Commissioner Neil agreed, but also knew developers needed a bit of flexibility to be profitable. She believed if 60% of their units were used single dwellings, the gap should be more on the middle housing cluster type of homes and not larger townhomes.

Chair Heberlein:

- Said he had trouble seeing how housing variety at a larger scale than a subdistrict would be practicable. How could the City force variety in such a broken or segmented development? In Villebois, the City could identify exactly what goes where, right down to the house. In Frog Pond with so many different property owners, development would be “haphazard” and entirely dependent upon who sells, the developer, etc. He did not know how Code could be written in a way that variety would function at a larger level; it was hard to visualize.

    - Mr. Pauly replied it could be like Frog Pond East, where a developer develops across multiple subdistricts.
- Responded he was not sure. He believed the 60% maximum limit on a single unit category was okay, but he would love to see some numbers to justify it was okay and to see some examples of what that would look like. It would likely be 60% single family.
    - Mr. Pauly responded not necessarily; there would probably be some 60% middle housing and some 60% apartments based on some of the models and ideas floated. He explained the models gave some good information but also some inaccurate information, so they were not quite ripe as far as sharing. The model does not really reflect a preference or direction Staff was headed.
    - Ms. Bateschell added Staff had essentially just seen first drafts and were starting to see what issues popped up and were working to resolve those issues, some of which would be brought back to the Commission in December. Staff would also share some example site plans of the entire Master Plan area to show demonstrations of the results of the Code, including examples of variety if the minimum versus the maximum density were used and hopefully some other alternatives to give the Commission a sense of what the standards would look like, and any refinements Staff considered to resolve any complications.
- She confirmed the Commission was comfortable with Staff testing between 50% and 60% as the maximum limit of a single unit category, noting Staff would return to the Commission with those results.

Dan Pauly, Planning Manager, continued the PowerPoint, summarizing the residential stormwater design standards, and noting the key updates since the Commission's July work session.

Kerry Rappold, Natural Resources Manager, noted this was kind of a unique process that he believed would be useful to other jurisdictions as well because while low impact development (LID) is required, without clear and objective standards, it was difficult for applicants to submit plans that were integrated and decentralized because there was no direction in terms of what needed to be considered for a development site. These design standards were really important as they would allow for a better discussion when working with various development sites in the community and provide more certainty in terms of the process.

Questions for the Commission's feedback/discussion were as follows:

- Concerns or comments about removing the previously drafted threshold requirement?
- Any additional concerns or questions about the draft stormwater standards?

Comments from the Commission and responses to Commissioner questions were as follows:

- Mr. Rappold explained the location prioritization list was created using locations that were most likely to be used in terms of having stormwater facilities and lent themselves to having them more readily placed in those locations. The locations were all equally important in the high priority. The list was a means of working through the development site in terms of where facilities could be placed, such as in the right-of-way, curb extensions, or remnant pieces of land, based on Staff's experience with other sites and where a facility was most likely to work.
    - Mr. Pauly noted the list would be like a checklist when reviewing the development.

  - Mr. Rappold added the City had rapidly moved from encouraging LID, but now through the MPDS MS4 permit the City has to comply with, LIDs are required to be incorporated into development sites. Staff was trying to find the best means possible to make that happen.
- Mr. Pauly explained the size of the facilities would be dictated by the constraints around them; however, if any of the high priority areas were maxed out and there just was not enough land, it provided the flexibility to have a larger single facility, if that was the only option left.
- Mr. Rappold confirmed it gave more flexibility by only having locations. It was problematic to try to establish a percentage that would actually work, so the proposed update made more sense in terms of how it was required.
- What realistically prevents the developer from defaulting to lower priority.
  - Mr. Pauly replied when looking at a site plan, Staff could recognize pretty readily whether a developer was using stormwater facilities as dictated by the standards. Staff has tested it, and it seemed to work in that manner.
- Mr. Rappold noted Staff always had the prerogative of telling the applicant that the site design did not meet City standards, so they would have to try again. The expectation was that the applicant would give some type of accounting of how they had gone through the priority locations and describe why they did or did not use them, and Staff would expect to see something in terms of that explanation or description.
- He confirmed the Code included enough information for applicants to make a reasonable first pass. Staff has had detailed discussions about proposed sites, walking through the entire priority list and describing where facilities would be placed. He believed it would work well in that respect.
- In Frog Pond West, it looked like two of the developments in progress had some pretty large stormwater facilities that were close in proximity. Would those fall into this lower priority 2B as a separate landscape track for stormwater facilities if these standards had been in place at the time?
  - Mr. Pauly confirmed some of the sites in Frog Pond West were certainly a catalyst for what Staff tried to develop with the proposed standards as Staff had to work back and forth with developers to incorporate LID without any clear and objective way to achieve them.

Commissioner Willard:

- Understood and agreed with the need to provide clear prioritization but was not fully convinced the priorities in Section E, such as street trees and minimum open space, would take precedence over stormwater. She suggested the priorities be reassessed because they seemed to be saying two different things.
  - Mr. Pauly explained it was a balance, noting language in the Code essentially said, “if there is no other locations for them”, then they can take priority.
  - For example, if a fire hydrant could be adjusted slightly to not stop installation of a large stormwater facility, the hydrant should be moved. However, if the space was too constrained, and a fire hydrant was needed, it would take precedent, similar with street trees. If there was enough room to put the tree behind a sidewalk, or somehow design it in such a way to provide more space for stormwater, that would be done. Otherwise, a mound would probably be created within the stormwater area to put street tree to balance all the competing interests for one little amount of land.
  - Mr. Rappold added that urban canopy street trees were part of the stormwater management system and the City gave credits for street trees or trees within the stormwater standards.
- Supported keeping development costs low to get more affordable housing on the market.

Mr. Rappold explained that low impact development (LID), also referred to as green infrastructure, tried to replicate or mimic the way things would have been prior to development. The best way to manage stormwater was not to concentrate it or put it into pipes but disperse it. LID tries to capture runoff flows as close to where it was occurring, whether it was coming off a street or a roof or a parking lot, and intercept that runoff into these facilities, and not through a pipe system that took it to a big pond somewhere out of sight, out of mind. LID was a different approach in terms of trying to mimic what nature does.

Chair Heberlein called for public comment.

Mimi Doukas, AKS Engineering, distributed Preliminary Layout 30-Phasing Plan to the Commission, which she described as West Hills current schematic site plan. Fundamentally, the primary issue West Hills had concerns with was the ability to achieve the variety standards across the entire Stage 1 Master Plan area, instead of by subdistrict.

- West Hills was involved with the Azer property, believed to be the largest piece of property within the planning district, so the situation was kind of opposite from the one in Frog Pond South.
- She understood the current thought was to require variety across each subdistrict, but she believed the City would rather want to achieve the variety across the planning area, particularly because of the block variety standards, to avoid ending up with monochromatic development.
- West Hills located multifamily along the western edge on the site plan. Like every type of development, multifamily has parameters that are pretty unique, in that you do not see a single apartment building floating out in the middle of the neighborhood. They were typically developed by commercial developers with 200 dwelling units per development, which was what it took to have proper amenities, proper management, and a marketable project in the future if one wanted to sell it to another commercial real estate group. So, there was a certain amount of mass that went into a multifamily development. If West Hills had to achieve the multifamily in the middle subdistrict, it would be one or two apartment buildings sort of floating out in space, which was not how the real estate market works.
    - Multifamily was one housing type that does not want to be dispersed across the whole district. West Hills can achieve the mix of categories across the entire Stage 1 planning area in a pretty comfortable way and in a way that creates good urban design and provides good block level variety, but it matches the market.
- One of West Hills' big concerns was how did the goals and policies the City wanted to achieve align with the marketplace to actually have development that could move forward, as far as selling homes, building apartments and bringing people to Wilsonville. There was a balance point in there.
    - If West Hill could achieve those variety standards across the whole Stage 1 master plan, then they could achieve some of the things shown in the distributed sketch, which was a quality sketch with place making, and things like that.
- West Hills could probably deal with the rest of the metrics, the 60%, the different categories. The middle housing category was a struggle. It was not as tested in the marketplace and not as commercially viable, but West Hills had got a way to get there with some ADUs they were incorporating. The attached housing, townhomes, were no problem as long as they could be dispersed across the Stage 1 master plan. Fundamentally, their main struggle was the site planning, particularly for multifamily had some particular constraints to it.

- Regarding Stormwater, the commissioners have talked about affordability and making sure the output of this district is maximizing, and stormwater was really important. The more facilities there were, the more they spread across the district; the costs go up, efficiency goes down, and the land devoted to stormwater increases, and the cost gets spread across the homes ultimately.
- The Azer site has the BPA powerlines which was a fantastic place to put stormwater in a super efficient way that preserves the buildable land within the district. As the language was currently proposed, it would make it very hard for West Hills to propose that type of facility, and that was a really perfect opportunity for an efficient stormwater facility.
  - The other place West Hills had stormwater located was next to the wetland on the southwest corner of the site. Next to a wetland, a facility could be constructed to mimic that wetland, have the visual appeal of a wetland, and be scaled to be efficient, lower management, lower maintenance in the right location. Wetlands are typically where stormwater wants to go because they were the low spots.
- Those were West Hills' concerns with the stormwater; it seemed like the stormwater was a one size fits all kind of approach. While it had the priorities, it seemed to be excluding these opportunities for efficiency that West Hills believed was in everybody's best interest.

Ms. Bateschell stated Staff may want to have time to review the provided site plan in conjunction with the site plans Staff was reviewing and testing against the standards and provide responses to the information received tonight when returning to the Commission in December.

Chair Heberlein believed it would be beneficial to have longer, dedicated time for Commissioner discussion with Staff to get into the details and work through some of the issues.

Mr. Pauly agreed, noted Staff has looked similar site plans and kept those things in mind as Staff has been testing, so it made sense to test some of the items noted tonight. He appreciated West Hills' feedback and continued collaboration.

- He clarified for the record that Ms. Doukas' intended to say that cottage clusters were not as tested in the marketplace, not "middle housing" as townhouses were tested.

Dan Grimberg, West Hills Land Development, noted West Hills very much want to be part of Wilsonville and the Frog Pond East and South, adding West Hills has been a big partner with the City in producing housing. Frog Pond East and South have been very difficult because there were a lot of new concepts that were not necessarily tested. As a builder/developer, West Hills builds to market, they did not create the market, so whatever was done had to be market acceptable. The City was talking about big investments, and maybe it works, maybe it doesn't—that doesn't work in development.

- He noted the site plan distributed to the Commission was Site Plan #30. West Hills has been working on this for a year and has had a number of meetings with the City and addressed many discussion items from Staff. He suggested reviewing the plan, which included all the variety of housing: small and a bit larger single-family, three-story, alley-loaded, and front-loaded townhomes, apartments, and mixed use, all on only 55 acres. There were a lot of different price points and a lot of different buyers. West Hills was doing the best it could, but it needed some flexibility.
- The focus was not maximum limit percentages and categories but what was the community going to look like, what is the market, etc.; that is what West Hills has been testing on this variety every day and he believed they had a good site plan. He would like an hour or half hour of the City's

attention to explain their site plan and why it worked. It was difficult to stand up at the end of a meeting and say this does not work.

- West Hills was also very concerned about the cost of housing and with a lot of these policies, the cost of doing them did not seem to be a concern.
- The size of the ponds and dispersing them throughout the site can affect the availability of land for development which affects the cost of housing. West Hills tested the Code on an earlier version and lost 15% of the density, which was a big hit; it did not work. In response, Staff removed that condition but said they did not want to see any large ponds even with all of West Hills' low-impact development. He was not sure what "large pond" meant, but that was a normal treatment in the Metro area even with LID.
  - Some jurisdictions had moved from small ponds to large ponds because they were more efficient, provided better water quality, were easier to manage, and had lower maintenance costs. And now, this was going the other direction and it does cost money.
- He reiterated that West Hills would like to meet with the Commission to discuss the policies further.

Ms. Bateschell explained there was no standard policy or procedure around meeting with developers in work session. Staff has been meeting regularly with different members of the West Hills team, and there has been a lot of discussion on these things, including the stormwater policies. and that was partly why Staff was testing the different layers of Code, and this took time.

- Staff has heard loud and clear from comments during meetings the concerns around certain standards, certain housing types, those percentages, how different lot standards intersects with housing variety standards, middle housing standards, etc. Staff has been testing what the potential outcomes were when those things are layered on top of each other. Another challenge was Staff could not be as prescriptive around what houses go where because of new State law. Staff understood the Commission wanted to achieve certain housing types and certain amounts of certain housing types; this approach had not been done before.
- Staff wanted to understand what the complications were and where it started to fall apart, and that was where Staff started to see that maybe 50% was not the number, maybe it should be 60% to have some flexibility in what happens with the gap in housing numbers. Staff was looking at all the different standards and what was happening when the model and the site plans came back to see what was not working.
- Once Staff had something that worked with Code, as discussed by the Planning Commission and directed by City Council, a financial analysis would be done to understand the cost to build the different housing types modeled in the site plan and whether it would be feasible. Understanding the developer's building cost would help to understand the potential price of those homes. Staff would also do an assessment to understand the cost of different housing types selling in the area and within the Wilsonville market area, and what the cost would be to a buyer or renter.
  - Staff would want to understand how expensive the new housing variation standards variations would make on development, the effect of too many unit types coming into the market all at once, and so forth.
- This was a new era of codifying housing and housing need, and it was more difficult than it has been in the past, so would be a challenging topic for everyone to work through. That was why Staff was doing all the additional analyses and trying to bring the Commission this additional information so that the City could make sound policy.

Amanda Guile-Hinman, City Attorney, noted there was value in having some leniency in the typical rules for discussions during the work session items, but the important thing for the Planning Commission to remember was when West Hills provides comment, they are talking only about the area they have under the contract, and the standards would address a much larger area.

Commissioner Willard stated it would be great to see a site plan and what the average cost per unit would be compared to one that meets the block variability, stormwater distribution and housing variety to see what adhering to some of the policies did to the bottom line.

Chair Heberlein agreed that was a great idea.

3. Stormwater System Master Plan (Rappold)

Kerry Rappold, Natural Resources Manager, stated in 2021, the City started this project to update the 2012 master plan and tonight's presentation was intended to give the Commission a quick preview of important information in the draft Stormwater System Master Plan, which Staff hoped to finalize by the end of November. He noted master plan updates were typically done every ten years and that the Executive Summary and Capital Improvement Plan were in the packet.

Mr. Rappold and Angela Weiland, Brown & Caldwell, presented the Stormwater Master Plan Update via PowerPoint, reviewing the public outreach received in 2021 regarding stormwater management in Wilsonville; the Master Plan development process, which involved evaluating problem areas, identifying solutions, and getting Staff input; regulatory drivers and the overlap between the Master Plan, NPDES MS4 Permit/SWMP and the TMDL Implementation Plan; technical evaluations; and the development and an overview of the Capital Program. Two of the proposed capital projects at Day Road and Morey's Landing were described, as well as the implementation of the Capital Program and the next steps to finalize the draft, which included hosting a virtual open house in December and a rate study.

Comments from the Commission and responses to Commissioner questions were as follows:

- Ms. Wieland noted the outcome from the surveys showed Wilsonville citizens were very well educated and informed about stormwater, its implications, and what assets and infrastructure were related to making sure stormwater was not a detriment to receiving water health. Some feedback was related to problem areas and was directly incorporated into the problem area list. Some reported issues stemmed from areas that would be redeveloped in the near term and did not necessarily translate to a project but were documented in the Master Plan to be recognized.
  - Morey's Landing was an example of incorporating innovative solutions into the Master Plan, where the pipes could have been upsized to alleviate the bubbler, but the project team wanted to recognize that water quality in a developed area had inherent aesthetics and livability benefits to the city, not just to comply with permits.
  - The elevations and patterns of the BPA easement corridor were considered, and the team tried to incorporate the use of the City's stormwater design standards and the sizing of that area and really honed in a bit more on what those kind of multi-objective solutions look like.
  - A primary area of focus was Memorial Park and Library Pond, which has been a stormwater feature and where the City did a lot of stormwater monitoring. The project team wanted to look more specifically at the sizing and ability of that facility to accommodate redevelopment

CITY COUNCIL

MONDAY, AUGUST 7, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: August 7, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** The Planning Commission held a work session on the same topic and their feedback is reflected in the attachments.
Staff Recommendation: Provide requested input on draft Development Code amendments.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan
☐Not Applicable	

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session focuses on details of the proposed Development Code amendments related to urban form and building architecture.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will bring forward draft Development Code amendments related to design standards (Attachment 1) developed by the project team and reviewed and supported by the Planning Commission in a work session. The amendments include:

- Defining "urban form" and related terms as they are used in the regulatory approach for this area;
- Establishing architectural design standards for structures outside the Brisband Main Street (the standards for Brisband mixed-use buildings were reviewed in a previous work session) that are clear and objective and have direct relationships to maintaining a pedestrian supportive environment and overall quality and interest of design; and
- Special design standards for development along Stafford Road and Advance Road due to the visual prominence of these areas.

Attachment 2 includes, for ease of reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code related to these items.

For the City Council's reference to understand the existing citywide design standards proposed to apply to Frog Pond East and South, staff included the existing Subsection 4.113(.14) (Attachment 3). Most of these citywide design standards were adopted as part of the Middle Housing in Wilsonville Project in 2021.

The project team invites the City Council to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
The project team and Planning Commission will continue to work through the proposed Development Code amendments to implement the Frog Pond East & South Master Plan over the coming months. City Council action on the Planning Commission's recommendation is planned for later in 2023 or early 2024.

CURRENT YEAR BUDGET IMPACTS:
The majority of the work related to the Development Code presented in this work session was done under the budget authorized in the prior fiscal year. This work has primarily been funded 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. With changes to residential zoning approaches related to middle housing, and the Council's goals for housing equity and variety, the project team finds it advisable to extend the project timeline to invest in testing the draft code standards and further developing them during the FY 23-24. While remaining rolled-over grant funding is anticipated to cover a good amount of this additional work, there is potential for additional funding needs. If additional funding is needed, professional services funds from the planning division budget will pay for related consultant work or staff will submit a supplemental budget request for Council consideration.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team is engaging 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 as well as updated certain citywide residential standards and review processes. 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 intent in the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:
1. Draft Development Code Amendments Related to Design (May 2023)
2. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
3. Wilsonville Development Code Subsection 4.113 (.14) Residential Design Standards (citywide)

Frog Pond East and South Implementation

Draft Development Code Amendments Related to Design and Supporting Information (May 2023)

1. Define "Urban Form" and related terms:

- **Intent:** Since "Urban Form" is a new term for Wilsonville's Development Code that is tied directly to control of development related definitions will help provide clarity to what it is and how it is used in regulating development.
- **Explanation:** Specific definitions are proposed for "Urban Form", "Urban Form Type", and "Urban Form Type Designation"
- **Code Reference:** Section 4.001 *Definitions*
- **Draft Code Amendment:**

4.001 (.XXX) Urban Form – The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

4.001 (.XXX) Urban Form Type – In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

4.001 (.XXX) Urban Form Type Designation – A designation applied to land within the Residential Neighborhood (RN) Zone that determines what lot and structure standards apply to guide Urban Form.

2. Architectural Design Standards for Frog Pond East and South besides Brisband Main Street:

- **Intent:** To clarify which of the design standards established for the Residential Neighborhood (RN) Zone for Frog Pond West apply to Frog Pond East and South versus citywide design standards in Subsection 4.113 (.14). These design standards will apply to Frog Pond East and South residential development except the mixed-use on Brisband Street which will be subject to the main street standards the Commission reviewed in March.
- **Explanation:** Edit language in Section 4.127 and 4.113 to clarify which design standards apply to Frog Pond East and South. The general default is to rely on citywide design standards unless the particular standard has specific relevance to the design intent of the area or consistency with Frog Pond West.

  RN Zone Standards for Frog Pond West to apply:

  - Main entrance standards

- Garage standards (simplified)
- Prohibited Materials
- Fences
- Design adjacent to school and parks

RN Zone Standards for Frog Pond West to <u>not</u> apply:

- Window and glazing standards (typically met anyway)
- Articulation (duplicative of new citywide standards)
- Residential design menu (key standards apply citywide, not seen as necessary)
- House plan variety (duplicative of new citywide standards)

- **Code Reference:** Section 4.127 (.14) through (.18) *Residential Neighborhood (RN) Zone Residential Design and Similar Standards. Section 4.113 (.14) Residential Design Standards (citywide)*
- **Draft Code Amendment:**

Note: Commentary in is added in *gray italics* from Planning staff, including the planners that have reviewed the majority of the house permits under the current RN zone requirements.

Section 4.127

(.14) *Main Entrance Standards:*

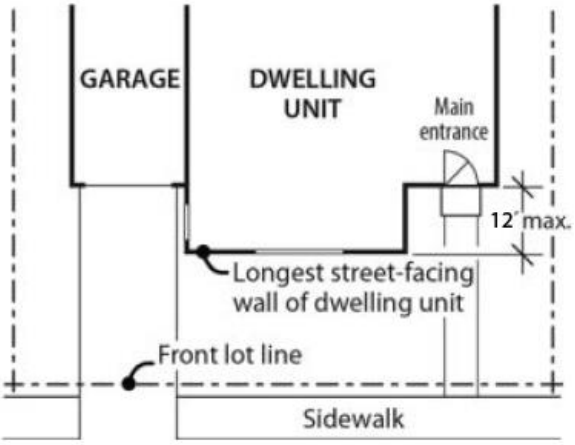
Commentary: These standards are simple to apply, consistent with the desired pedestrian orientation of Frog Pond, and are similar to citywide standards applied to some middle housing types. Staff recommends applying fully to Frog Pond East and South. The exception is C. regarding height of front door, which has not been used and could preclude "brownstone" style townhouses.

A. *Purpose.* These standards:

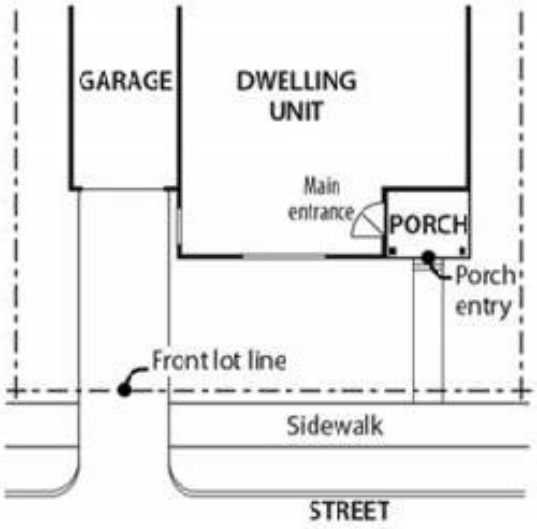
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the~~

~~purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

Commentary: Generally these have been useful standards. However in implementation staff feels the garage wall for wider homes over just garage door for all homes has added complexity without notable benefit. Staff suggests removing garage wall standard unless a compelling benefit to keeping is identified, while still requiring garage door and other standards.

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;
2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;
3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.
2. *Exemptions:*
   a. Garages on flag lots.
   b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.
3. *Standards:*
   ~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that~~

~~are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

a.~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~

~~(i)~~ The width of the garage door***(s)*** may be up to 50 percent of the length of the street-facing façade.

b.~~(ii)~~ The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c.~~(iii)~~ The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

(.16) *Residential Design Standards:*

Commentary: Many of these standards fall under two categories in staff's review in support of not applying them in Frog Pond East and South: (1) duplicative of citywide standards adopted as part of Middle Housing in Wilsonville project; (2) complex to administer without substantial benefit. In general, staff feels citywide residential design standards should apply unless there is a compelling reason not to.

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* ***In Frog Pond West*** these standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. ***In Frog Pond East and South the design standards in 4.113 (.14) apply to all public-facing facades.***

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. For two-story structures:
    a. 15 percent front facades.
    b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
    c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.
2. For one-story structures:
    a. 12.5 percent—front facades.
    b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
3. For all structures: Five percent for street-side facades.
4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.
5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets,

pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. Dormers at least three feet wide.
2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.

11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. Vinyl siding.

2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.
5. Fiberglass panels.

(.17) *Fences:*

Commentary: Has similar applicability to Frog Pond East and South as West.

A. ~~Within Frog Pond West~~, f***F***ences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

Commentary: Has similar applicability to Frog Pond East and South as West.

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.
2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.
3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

Section 4.113

(.14) Design Standards for Detached Single-family and Middle Housing.

Commentary: Language added to clarify exceptions to citywide standards in the RN Zone only apply to the Frog Pond West neighborhood. The citywide standards are proposed to apply in Frog Pond East and South.

A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~***3***. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or ***the Frog Pond West neighborhood in the*** Residential Neighborhood Zone~~s~~, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation ~~and window~~ standards for triplexes, quadplexes, and townhouses in Subsections D.1~~–2.~~ and E. 2~~–3.~~ do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. Special Design Addresses from Master Plan:

- **Intent:** Establish standards for special urban design treatments along Stafford and Advance Roads consistent with the Frog Pond Area Plan, interface with Frog Pond West, and the Frog Pond East and South Master Plan.
- **Explanation:** Add language establishing the special requirements along Stafford and Advance Roads including fencing requirements,

structure orientation and entrances. See Master Plan Implementation Measure 9 on page 107-108 of the Master Plan.

- **Code Reference:** New Subsection 4.127(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.
- **Draft Code Amendment:**

(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.

A. Purpose. The purpose of the design standards in this subsection are to provide clear and objective standards to enhance the look and feel of development along SW Stafford Road and SW Advance Road.

B. Applicability. The design standards are applicable to all structures along or surrounding the designated streets.

C. Special Design Address Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

1. Courtyard Walls and Pedestrian Access Points:

a. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a four-foot red-brick courtyard wall matching the style shown in Figure X. below.

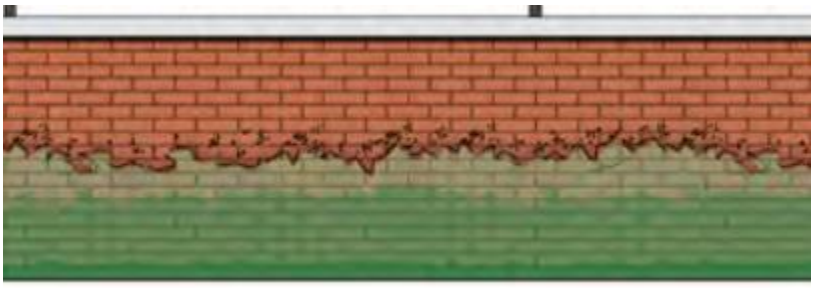


Figure X. 4 Foot Wall Along Stafford Road

b. Except for corner lots at SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access point shall have a black "iron style" gate matching the style shown in Figure X2. below.

Figure X2. 4-Foot High Gate for Pedestrian Access Points along SW Stafford Road

2. Structure and Entry Orientation:

   a. Except for corner lots at SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

D. Special Design Address Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road Design Address C. above:

   1. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

   2. Lots shall have courtyard fencing matching Figure X. including any side yards for lots oriented on intersecting streets.

(image to be updated once confirmed desired design)

3. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

4. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

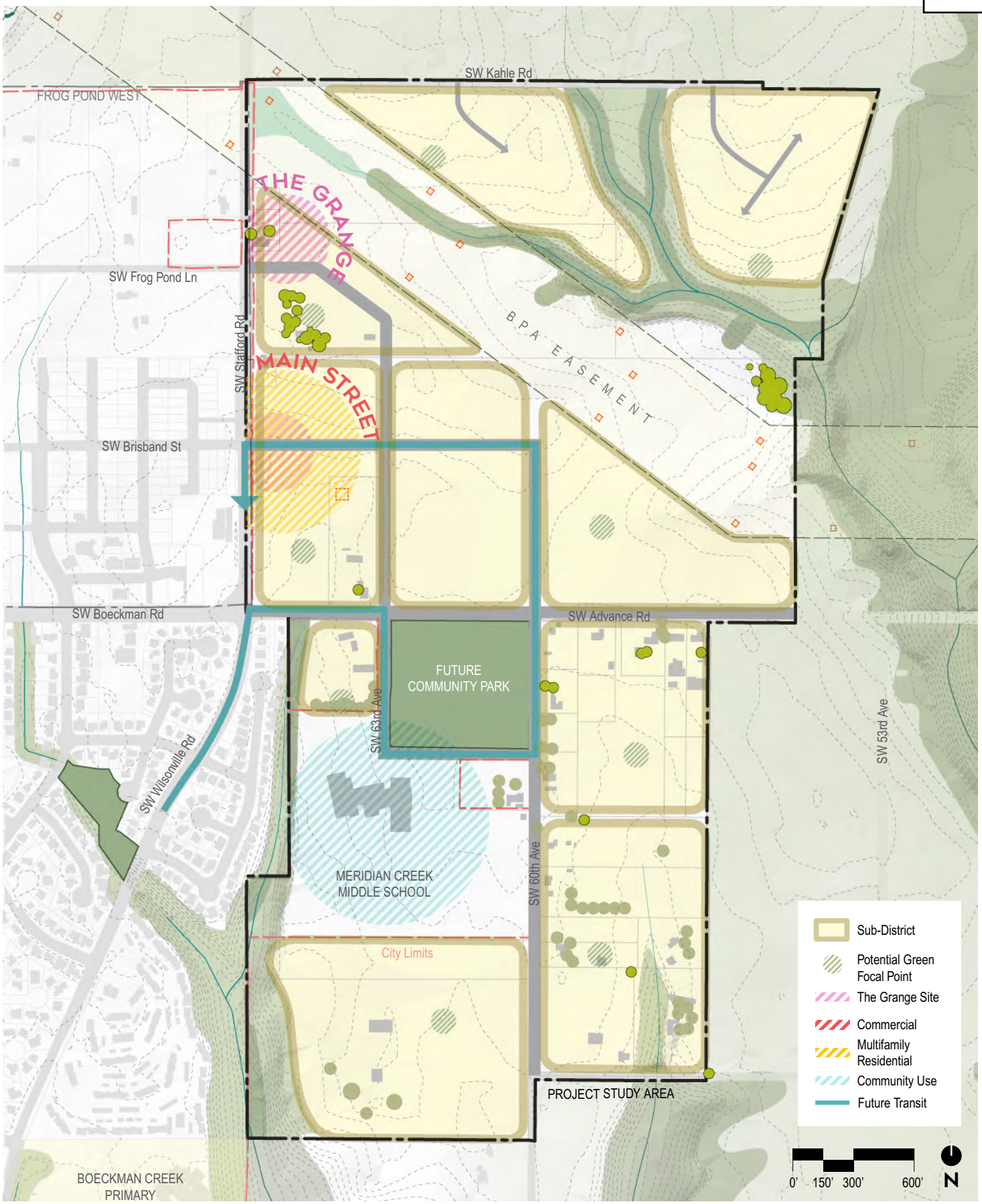
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



COMMUNITY DESIGN CONCEPTS

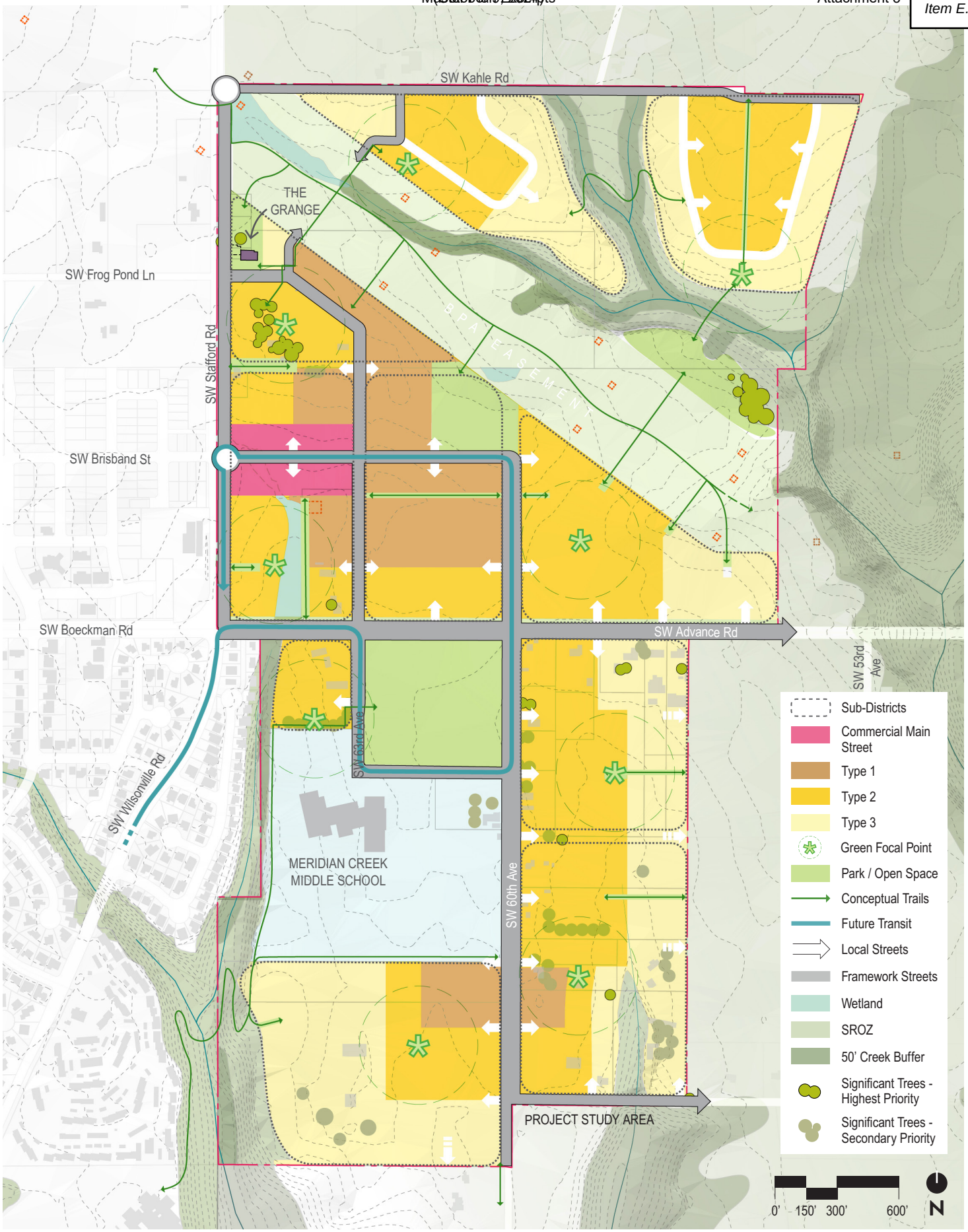
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

PUBLIC REALM

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

IMPLEMENTATION

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

IMPLEMENTATION

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."

— Frog Pond Area Plan

IMPLEMENTATION

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of

siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

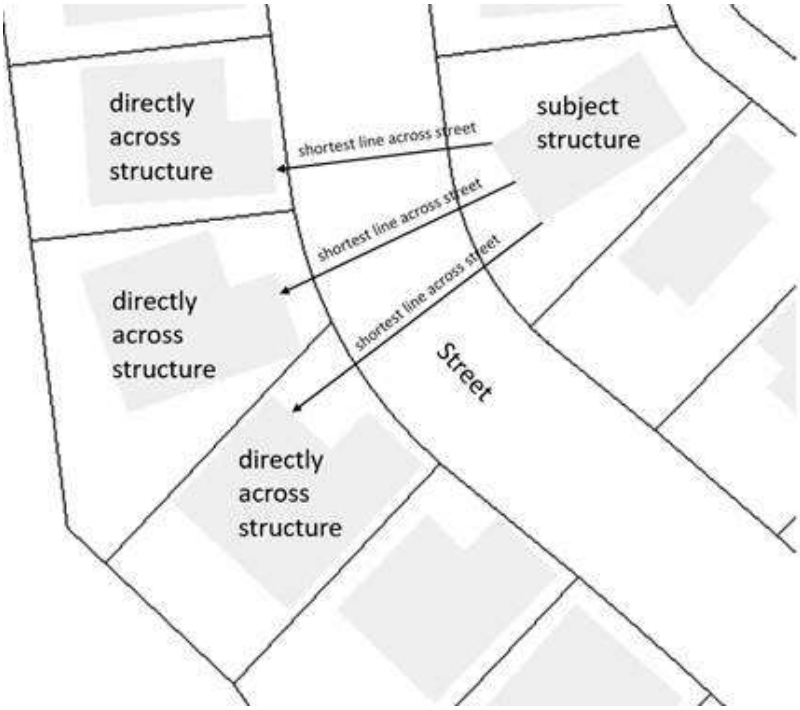


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

i. Use of the same primary and supporting façade materials throughout the structure.

ii. Use of no more than two roof pitch angles.

iii. Use of the same door size for each primary entrance in the structure.

b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

i. varying rooflines.

ii. offsets of at least 12 inches.

iii. balconies.

iv. projections of at least 12 inches and width of at least three feet.

v. porches.

vi. entrances that are recessed at least 24 inches or covered.

vii. dormers at least three feet wide.

c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

i. Where two to four elements are required on a façade, at least two different elements shall be used.

ii. Where more than four elements are required on a façade, at least three different elements shall be used.

e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.

- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.
- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

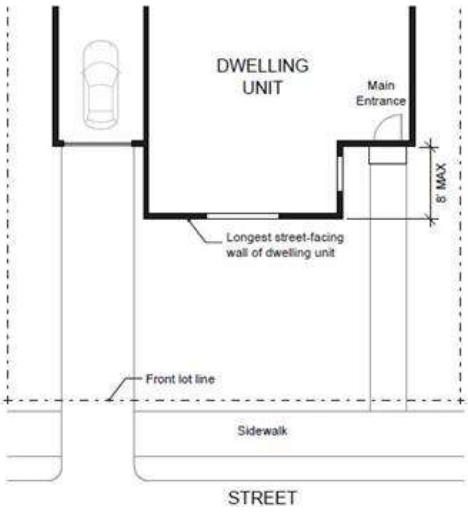


Figure 2. Main Entrance Facing the Street

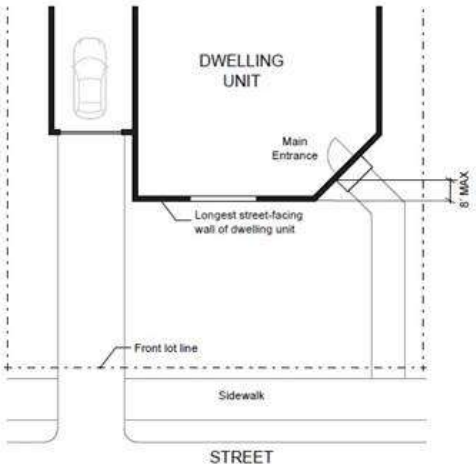


Figure 3. Main Entrance at 45° Angle from the Street

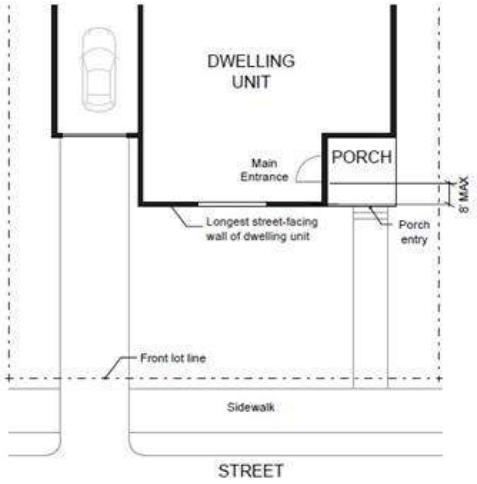


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

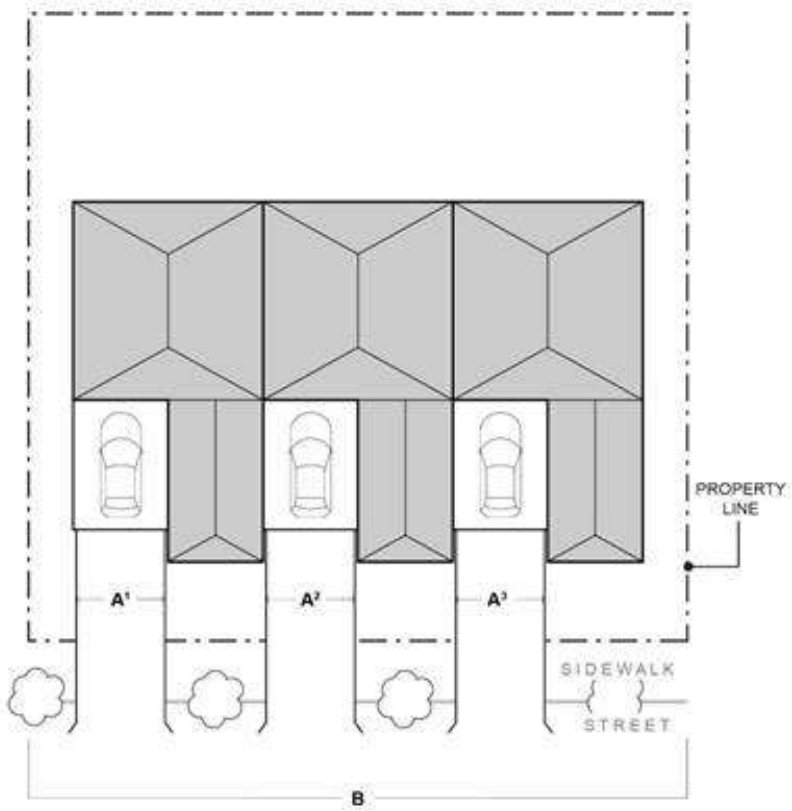


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

   a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

   b. Driveway approaches may be separated when located on a local street.

   c. In addition, lots or parcels with more than one frontage must comply with the following:

      i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

      ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

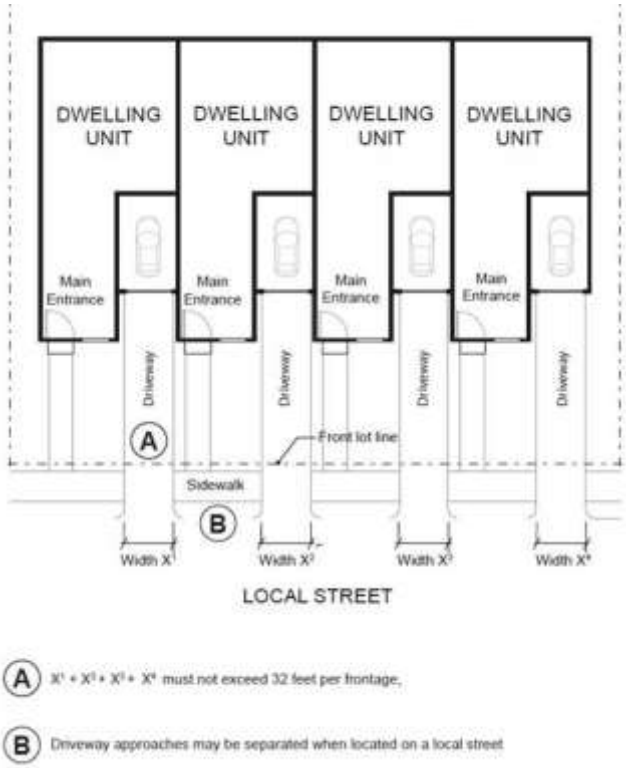


Figure 7. Driveway Approach Width and Separation on Local Street

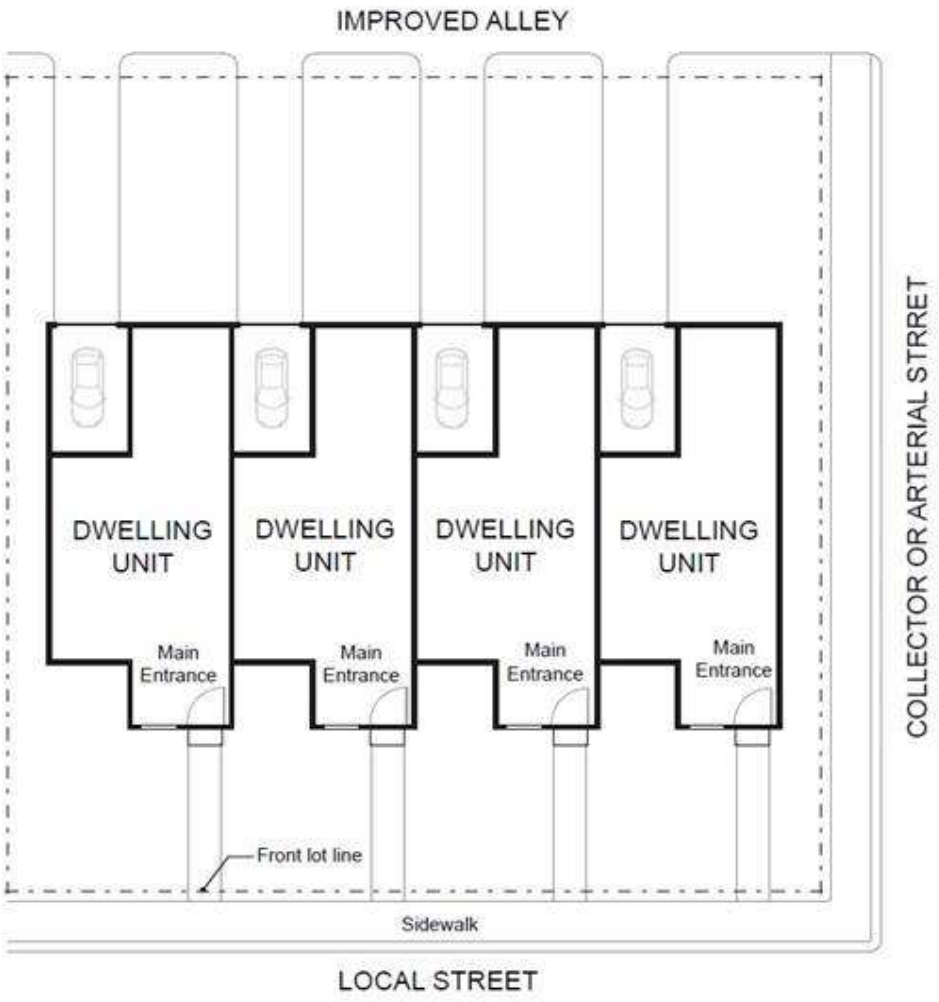
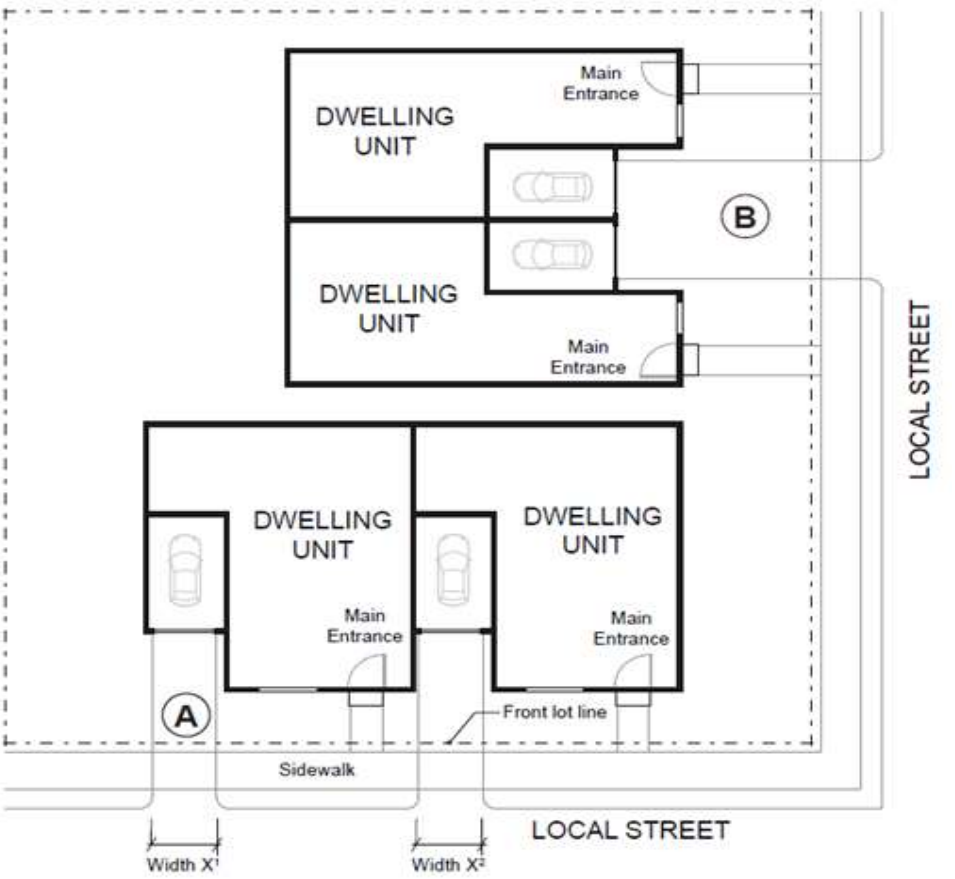


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

   a. Minimum. A townhouse project must contain at least two attached units.

   b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

      - R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
      - RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

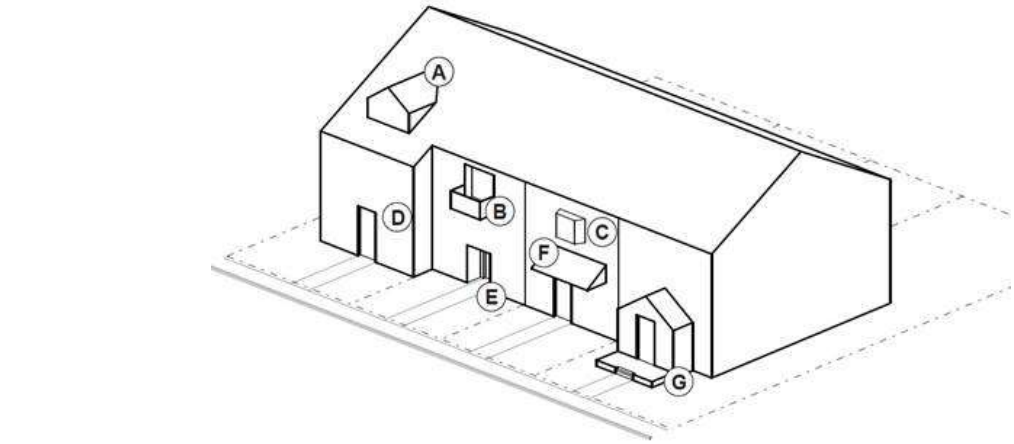
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

    a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

    b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

        i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

        ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

        iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

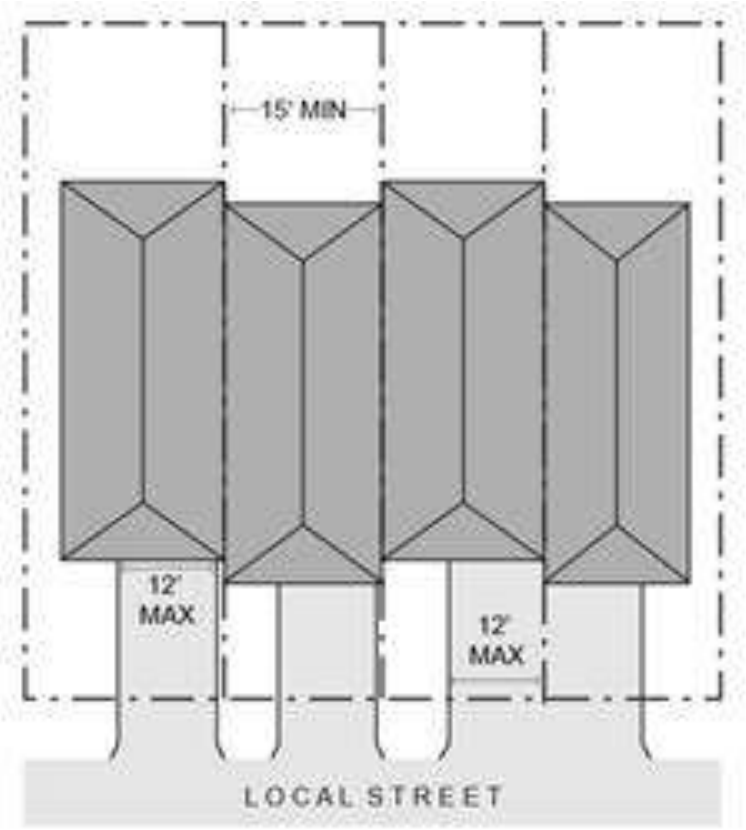


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

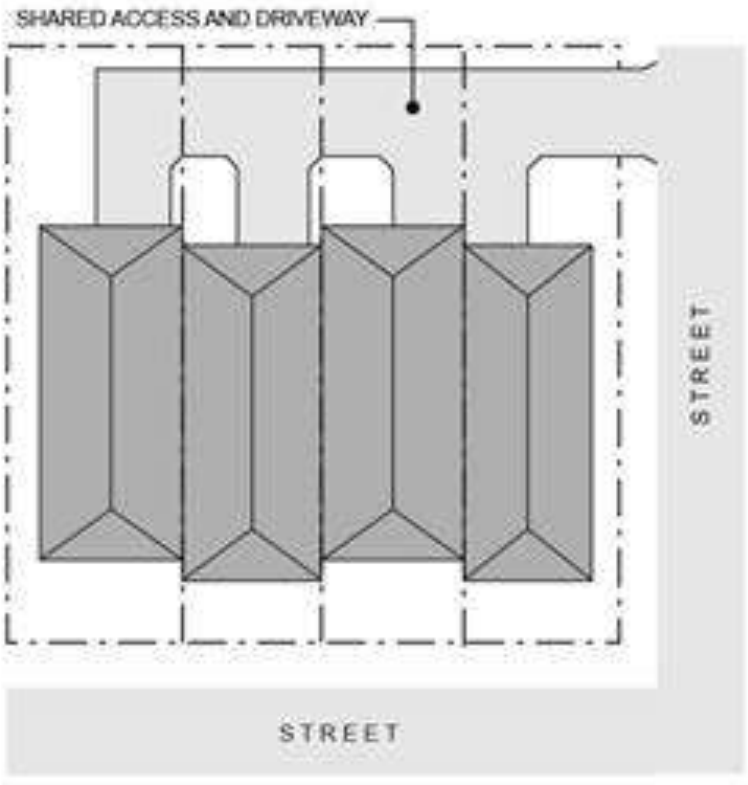


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

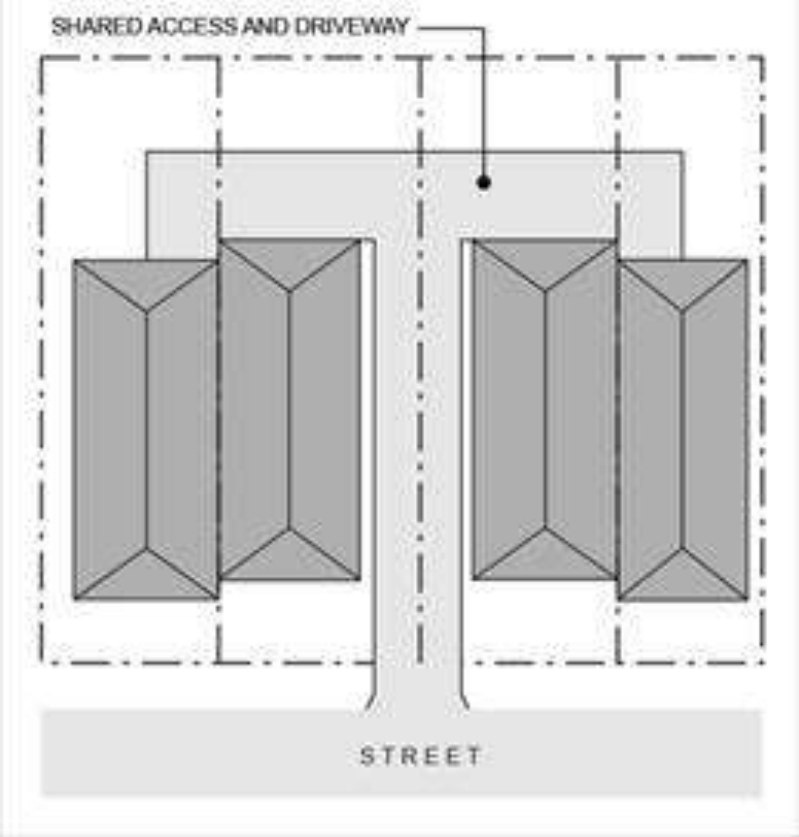


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

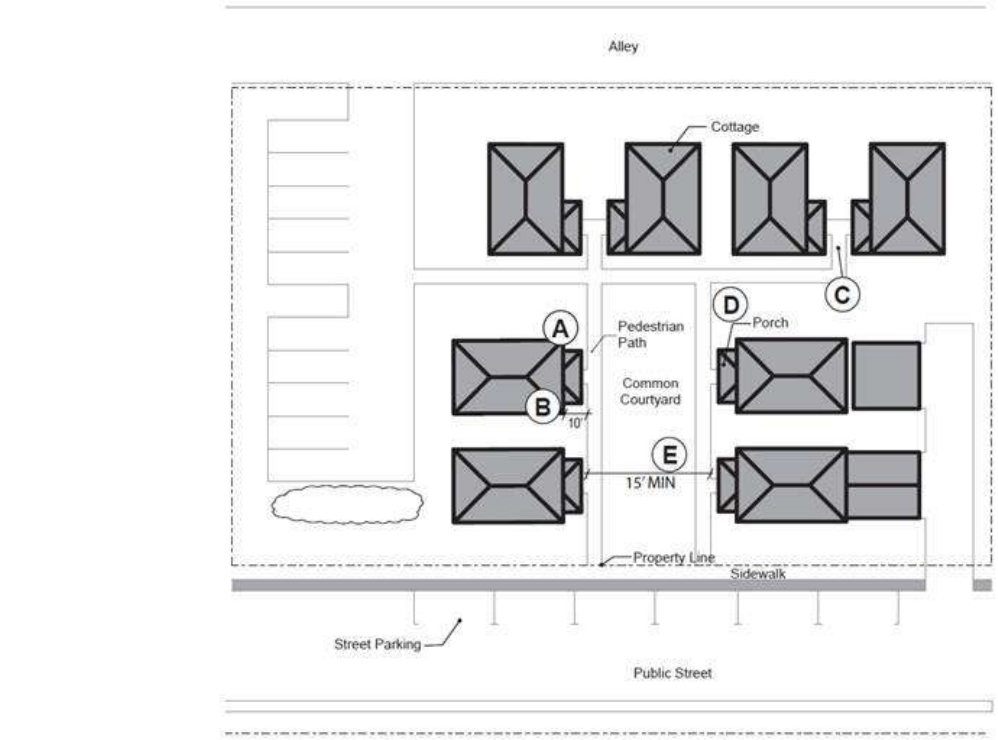
    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

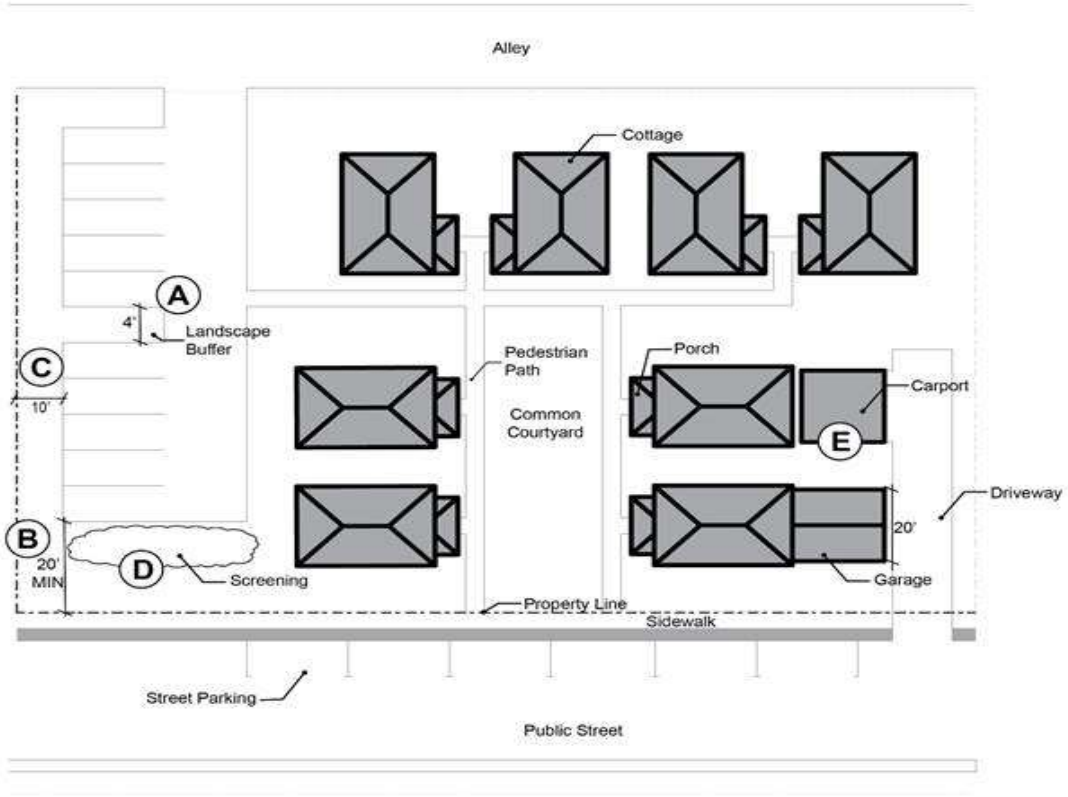
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            - Be at least 25 square feet in area; and
            - Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
August 7, 2023

WILSONVILLE
OREGON

Define "Urban Form"

Define “Urban Form”

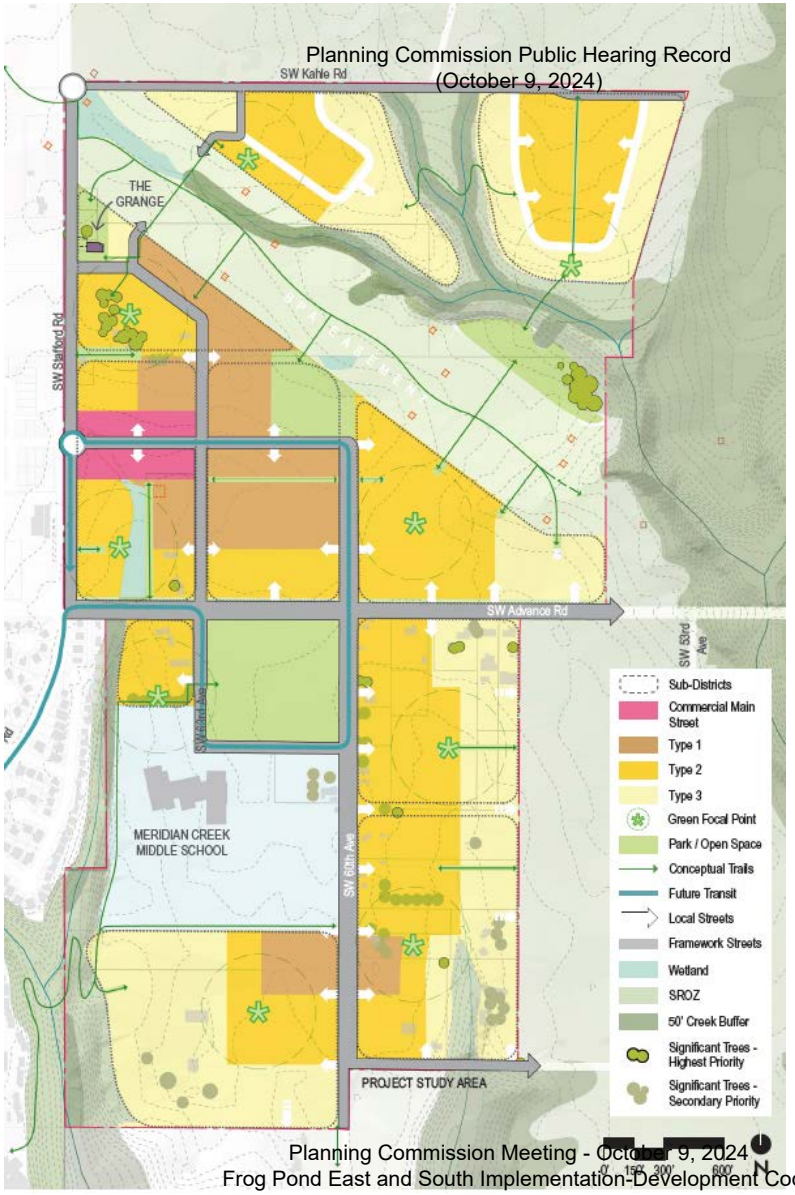
- Why?
  - Need clarity of new terms
- How?
  - Add definitions for “Urban Form”, “Urban Form Type”, and “Urban Form Type Designation”

Define "Urban Form"

- **Urban Form** – The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

- **Urban Form Type** – In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

- **Urban Form Type Designation** – A designation applied to land within the Residential Neighborhood (RN) Zone that determines what lot and structure standards apply to guide Urban Form.


SW Kahle Rd
THE GRANGE
SW Stafford Rd
SW Advance Rd
SW 53rd Ave
SW 60th Ave
MERIDIAN CREEK MIDDLE SCHOOL
PROJECT STUDY AREA
Sub-Districts
Commercial Main Street
Type 1
Type 2
Type 3
Green Focal Point
Park / Open Space
Conceptual Trails
Future Transit
Local Streets
Framework Streets
Wetland
SROZ
50' Creek Buffer
Significant Trees - Highest Priority
Significant Trees - Secondary Priority
0'
150'
300'
600'
N

Design Standards for Housing

Design Standards for Housing

- Why?
  - Clarify application of Frog Pond West vs Citywide standards
- How?
  - Edit language to provide the clarity

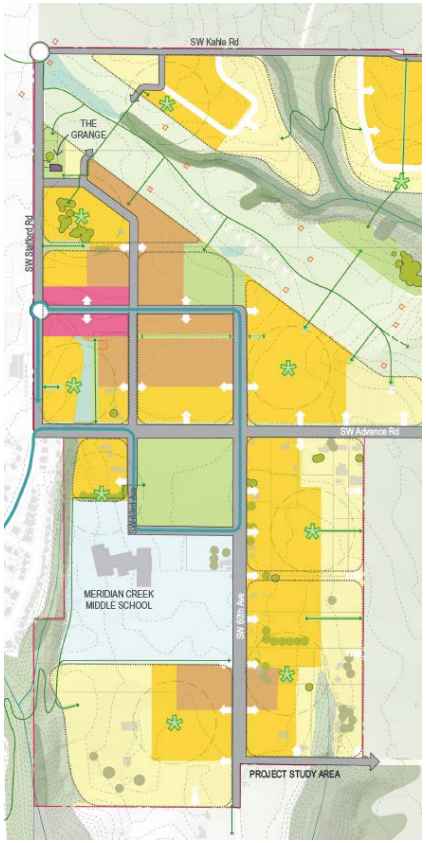
Design Standards for Housing

- Frog Pond West Standards to Apply
  - Main entrance standards
  - Garage standards (simplified)
  - Prohibited Materials
  - Fences
  - Design adjacent to school and parks
- Citywide standards to Apply
  - Facade variety
  - Articulation
  - Middle Housing specific standards
    - Window coverage
    - Driveway and parking area standards

Design Addresses

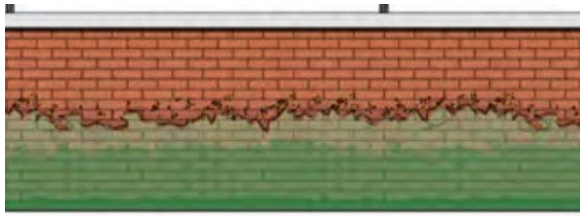
Special Design Addresses

- Why?
  - Direction from Master Plan for Stafford and Advance Roads
    - Pedestrian orientation
    - Complement design in FP West
- How?
  - Add specific new standards



Special Design Addresses-Stafford Road

- Stafford Road Requirements in Master Plan
  - Structure have entrances facing Stafford
  - Brick courtyard fences matching materials used in Frog Pond West
  - Height transition from Brisband Main Street



Special Design Addresses-Advance Road

- Advance Road Requirements in Master Plan
  - Building main entrances facing Advance
  - Feel similar to Willow Creek Drive in Frog Pond West

Questions?

City Council Meeting Action Minutes
August 7, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Dan Pauly, Planning Manager
Dustin Schull, Parks Supervisor
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Mark Ottenad, Public/Government Affairs Director
Miranda Bateschell, Planning Director
Stephanie Davidson, Assistant City Attorney

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:05 p.m.
A. Willamette Falls Locks Authority Update	Staff updated Council on the ongoing work of the Willamette Falls Locks Authority (WFLA) and the Army Corps of Engineers to repair and re-open the locks to river traffic. Council affirmed its commitment to supporting these efforts.
B. Sofia Playground Replacement Project and Contract Award	Staff shared community feedback received on new play equipment to be purchased and installed at Sofia Park in Villebois.
C. Development Code Process Clarifications	Staff shared a summary of proposed amendments to the Development Code that would clarify the review process for applications and amend language to correct inconsistencies.
D. Housing Our Future	Staff introduced the Housing Our Future project, which would analyze the City's housing inventory to understand current and future needs, and to develop strategies.
E. Frog Pond East and South Master Plan Development Code	Council provided input on proposed Development Code amendments that pertain to urban form and architectural standards of structures to be developed in Frog Pond East and South.
ADJOURN	7:20 p.m.

PLANNING COMMISSION

WEDNESDAY, JULY 12, 2023

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: July 12, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session focuses on stormwater design standards, which is an important component in land use planning as it among the requirements that use the limited amount of land area.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will bring forward draft Development Code amendments related to stormwater treatment and management (Attachment 1). Stormwater standards must comply with the City's federal stormwater permit, the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit, which is shared with a number of nearby jurisdictions. For reference, a link to the permit is provided as Attachment 2.

The draft stormwater standards aim to establish clear and objective standards during review of development applications. The standards additionally aim to establish clarity about an alternative discretionary review path and what factors would be considered for the alternative path. Key components of the draft standards are:

- Incorporating a purpose statement clarifying the intent of the standards;
- Explaining the requirement to follow low-impact development design standards, meaning above-ground facilities that mimic the natural flow and soil percolation of historic pre-development conditions;
- Setting a clear prioritization of where stormwater facilities should be located within a development;
- Identifying conflicting design elements and uses, such as light poles, street trees, utilities, bicycle and pedestrian paths, and usable open space, and when those would be prioritized over stormwater facility placement;
- Limiting the amount of stormwater that can be managed in a single facility to maximize decentralized stormwater management consistent with the NPDES permit;
- Establishing the review authority as the City Engineer and key factors for considering waivers to stormwater design standards.

At the work session, the project team is seeking the following feedback from the Planning Commission:

> What questions does the Planning Commission have about the proposed standards, particularly about their intent and how they relate to other development standards?
>
> What further refinement, if any, would the Planning Commission like to see?

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code

amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected late in 2023.

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 will 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 considered to meet the same intent.

ATTACHMENTS:
1. Draft Residential Stormwater Facilities Standards July 2023
2. NPDES MS4 Permit (electronic only, available at this linked webpage), for reference, not required to review

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

. . .

D. *Required Open Space Characteristics:*

. . .

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features outside the public right-of-way

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

. . .

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

. . .

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

. . .

(.04) *Residential uses for treatment or training:*

. . .

(.05) *Stormwater Facilities Standards:*

A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.

B. Low Impact Development. All stormwater management facilities for treatment and flow control shall follow low impact development design standards.

C. Areas where stormwater management facilities are required to be integrated. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard D. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-g.) being the highest

priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:
    a. Impervious area reduction such as pervious hard surfaces and green roofs;
    b. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;
    c. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;
    d. Unpaved areas within five feet of an alley curb;
    e. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;
    f. Edges and buffers around parks and open space; and
    g. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).
2. Lower priority:
    a. Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and
    b. Separate landscape tracts for stormwater facilities, subject to the percentage limitations in E. below.

D. Conflicting Uses Prioritized Over Stormwater Management Facilities. The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under C. if a feasible alternative location for the conflicting use is not available.

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176. The conflicting use includes area for root growth outside the stormwater management facilities, which must be at least 40 square feet;
2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;
3. Fire hydrants and FDCs;
4. Manholes, clean outs, pedestals and vaults for public and franchise utilities;
5. Pedestrian walkways and bicycle paths;
6. Public Utility Easements for gas, electricity, and communication; and
7. Minimum area of usable open space required under Subsection (.01) above,. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).

E. Decentralized Stormwater Management Facilities. Stormwater management facilities shall be decentralized so that no single stormwater management facility shall provide more than 20 percent of the stormwater treatment and flow control for the smaller of a Stage I Master Plan area or drainage

basin. Stage I Master Plan areas or subdivisions less than 2 acres are exempt from this maximum percentage requirement.

F. Standards for Waivers to the Standards of this Subsection. The City Engineer, or their authorized representative, may waive the requirements of this subsection (4.113 (.05)) subject to substantial evidence being available in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.
2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).
3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
July 12, 2023

WILSONVILLE
OREGON

Stormwater Facilities Standards

Stormwater Facilities Standards

- Why?
  - Clear and objectives standards that meet the City's NPDES MS4 permit requirements
    - Clear direction on discretionary path
- How?
  - Add new code section for Stormwater Facilities Standards
- Where applies?
  - Residential development, citywide

Components of Proposed Standards

- Intent/Purpose Statement
- Low-impact development design
- Prioritized location of stormwater facilities
- Working around conflicting uses
- Dispersed/Decentralized stormwater management
- Review authority and key factors for alternative discretionary review

Purpose Statement

- Permit compliance
- Low Impact Development
- Thoughtful integration into development

Low-impact Development

"Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat." -*U.S. Environmental Protection Agency*

Low-impact Development

- Key design principles reflected in standards
  - Surface-level built environment
  - Vegetated facilities
  - Close to source (decentralized and dispersed)

Prioritized Location of Facilities

- High Priority (preferred locations)
  - Reduce impervious (green roofs and pervious surfaces)
  - Medians and parking strips
  - Curb extensions and similar
  - Areas along alleys
  - Pathway shoulders
  - Edges and buffers around parks/open spaces

Prioritized Location of Facilities

- Lower Priority (less preferred locations)
  - Landscaped areas around larger buildings
  - Separate stormwater tracts

Working around Conflicting Uses

Step 1. Determine if there is an alternative location for the conflicting use?

Step 2. If no alternative location, prioritized over stormwater facility

Conflicting uses include:

- Street trees
- Street lights
- Fire hydrants
- Manholes and similar
- Walkways and bicycle paths
- Utility easements
- Usable open space
- On-street parking

Decentralized Stormwater Facilities

- No more than 20% of stormwater to be managed in a single facility
- Important to keep management close to the source

Waivers to Stormwater Standards

- Under authority of City Engineer
- Key findings required:
  - Continues to provide decentralized treatment and flow control
  - Minimal necessary use of below-ground proprietary stormwater management systems
  - Fee in lieu is limited to projects within the same sub-basin

Questions & Feedback

- Questions on proposed standards?
- Refinements, if any?

Kimberly Rybold, Senior Planner, introduced Consultant, Jamie Crawford, who had worked with the planning team particularly on the wireless applications and had prepared a number of the proposed Development Code changes related to those components.

Ms. Rybold and Jamie Crawford, Winterbrook Planning, presented the Development Code Process Clarifications via PowerPoint, noting the goals of the project and reviewing proposed Code updates related to wireless communications facilities, development approval extensions, temporary uses and signs, and development applications. Staff's goal was to return to the Planning Commission in September for a public hearing on the Code amendments.

Ms. Rybold addressed Commissioner questions as follows:

- Staff believed submitting a development approval extension 30 days prior to expiration was enough time to resolve anything that might be missing. An extension request involved the application form, fee ,and a written statement explaining the reason for the request. The goal was to ensure decisions are issued before the permit expires. (Slide 4)
  - She confirmed the Code change was from 8 to 30 calendar days, making Code Section lines 4.140 and 4.023 consistent.
  - Applications that did not include payment were not considered successful applications, as noted in the Code section~~s~~ that discussed what constituted a filed application.
  - The fee and correct authorization must be in place 30 days before the application process begins.

3. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, noted Development Engineering Manager Amy Pepper, Natural Resource Manager Kerry Rappold, and City Engineer Zach Weigel have worked on the Frog Pond stormwater standards, which were an important component when considering a neighborhood layout because stormwater was integrated and consumed land.

Mr. Pauly and Ms. Pepper presented the Stormwater Facilities Standards for Frog Pond East and South via PowerPoint, describing the purpose and background of the City's NPDES MS4 Permit requirements and reviewing the various components of the proposed stormwater standards.

Comments from the Planning Commission was as follows with responses by Staff to Commissioner questions as noted:

- Ms. Pepper clarified the reference to Section 4.113.(05)A, stating, "as required by the City's NPDES MS4 permit." involved only one permit.
- In Section 4.113.(05)C.2.a which described Lower Priority landscaping areas within so many feet of the buildings, stated, "except for detached single-family, middle housing, ..." Did "except" mean they were a higher priority or excluded completely. More language may need to be added for clarity.
  - Ms. Pepper understood the intent was to address stormwater facilities for middle housing which has smaller lots and bigger footprints, and since detached stormwater facilities needed to be 10 ft from a foundation and 5 ft from a property line, there was not enough room for a stormwater facility.

  - Mr. Pauly confirmed the intent was to exclude multi-family housing, noting single-family homeowners are not well-equipped to deal with the maintenance. Adding a facility on the lot of a multi-family could be acceptable.
- Mr. Pauly clarified maintenance agreements with either the property owner or homeowners association (HOA) ensured the stormwater facilities are maintained, and the currently vacant environmental specialist position for overseeing that specific task would be filled soon.
  - Ms. Pepper noted the key ways the City ensured maintenance. First, each property with a facility is required to have a maintenance agreement recorded with the property at the time of development. That way, new property owners will see the maintenance agreement on the title report. Second, notices are sent to those with maintenance agreements and they are required to report what they have done with their facilities. Finally, the City conducts inspections to confirm the facilities are actually maintained and then works with property owners not familiar with the facilities, which was common, to get it maintained.
  - Mr. Pauly noted the process was similar to the backflow inspections on irrigation systems where annual letters were sent and the backflow company tests the system and sends the test to the City to ensure it the water system is not being polluted.
- Staff clarified the City has had an environmental specialist for a while, the position was just currently vacant. The City had contracted with a consultant and an intern carrying out some inspections after the last specialist left. Notice has gone out through Mr. Rappold, so work was occurring.
  - Physical stormwater samples are not taken of private stormwater facilities; a visual inspection was done as one could see how well the facilities were operating based on the health of the landscaping, trash present, or invasives taking over.
- Ms. Pepper confirmed the contract with property owners and the Municipal Code gave the City access to go in and maintain a facility if a property owner was not willing to maintain it themselves. She confirmed the City had a way of doing a chargeback.

Commissioner Mesbah:

- Noted resilience was lacking in the standards, which was good in a way. He liked the fact that the kinds of facilities were dispersed. He recalled discussion about not doing large facilities in Frog Pond and that he suggested reserving space for large facilities next to the easement or some natural area because resilience in the system would require that. Weather was reaching more extremes and facilities designed today would get flooded or washed out in 20 years, and permits are renewed every five years. Stormwater standards are harder to achieve as a result of urbanization causing pollution in the receiving waters. At some point, the City would be pushed into a corner of needing to have space somewhere to provide a much higher level of water quantity and water quality protection. It was good that the City was not putting all of its eggs in the basket of a regional facility, but he cautioned against giving space away because the City needed to reserve its space in case resiliency was needed in addition to the dispersed facilities.
  - Ms. Pepper added the City's stormwater design standards for the actual sizing of the facility was to a specific storm event, but the developer is required to explain what happens in the 100-year event and where that flooding would occur, and then provide protection measures. For example, if a pond would not hold a 100-year event, the developer had to show what would flood and provide any needed downstream easements to protect that area downstream as part of the development. While this did not quite address Commissioner Mesbah's comment

because the storm event was based on today's published 25-year, 100-year events and was likely to change; however, it was a bit of a buffer, so the City is trying to address these concerns.

- Responded today's standards for a 100-year flood was 25-years old, and today's 100-year storm is really a 1000-year storm 25 years ago. These facilities are being undersized because the City is stuck with old design standards, and the engineering community is not developing new design standards fast enough for stormwater facilities that reflect ~~of~~ the stochastic change in the stormwater curve seen in each location.
    - The issue that these statistical models are not stationary was raised 10 or 15 years ago, and now the results of the non-stationarity are being seen, but there are still no design standards that account for the movement and allow for flexibility to oversize or deal with overflows. These impacts are being seen around the country, and it will happen in Wilsonville. Space is required to deal with that because the receiving waters are all sensitive cold-water streams for the most part.
    - Ms. Pepper noted the design standards were based on a flow duration calculator that was more of a simulation model, not flow rates pre/post development, and hopefully accounted for some of those changes. She agreed with Commissioner Mesbah's comments, adding the City would push better data out in its standards when available.
- Noted the flow models were dealing with 1973 to 1990 kind of flow, which was not what the City needed to be considering. This planning document was for the future, so resilience needed to be part of the standards.
    - Ms. Pepper stated Mr. Rappold was working on the Stormwater Master Plan and she would ensure he addressed the resilience question, which may be addressed in the Master Plan, too.
- Believed there was federal guidance on climate resilience for infrastructure.
    - Ms. Pepper clarified there was specific guidance for wastewater and drinking water, but she was not sure where stormwater was addressed and would pass along the concern to Mr. Rappold.
- Added the Environmental Protection Agency (EPA) may be getting its wings clipped by the courts, which may be another issue. The NPDES MS4 Permit requirements were minimum standards and the City should be able to do better. As the federal government falls behind in these things, the City ought to have the ability to protect its own environment, ensuring consistency in quality across the board, and protecting the environment at the same level as mobility, aesthetics, etc.
- Confirmed he was requesting revisions to the Code changes to help address the fact that flows would be higher than what the standards were identifying. And to be clear and objective there ought to be some code that allows the City to renegotiate long-time facility agreements with the landowners, but that would not be possible because Wilsonville is densifying as mentioned, so what were landowners to do with the extra water coming down the down spouts?
    - He was unsure what the answer was whether it could be flagged in the standards, or addressed in some way, or whether it was only a matter of ensuring the City's comprehensive Stormwater Plan had those processes under control. Normally, it fell on the City because the developers could not do anything about it; the agreements were passed on to subsequent buyers.
- Liked the narrow focus on the standards. He agreed trees could not be in stormwater facilities, but Minneapolis and Seattle gave stormwater credits based on the trees planted. If the City was going for resilience, maybe the City should not openly offer that as an option, in case it becomes some

Plan B of maybe adding more trees because the city was getting more precipitation, and the City had not used all of its capabilities in that area, because the City disallowed it. He was not suggesting the City give credit for the trees developers plant and allow a smaller stormwater facility.
  - Ms . Pepper clarified that credit was already an option, but there were a lot of restrictions on how close the trees had to be to a facility to actually get credit, so it was not often requested.
- Noted parking lots were usually where he saw them used.

Chair Heberlein:
- Asked if there was a site size threshold for 20% decentralized stormwater.
  - Ms. Pepper said she believed that section was written for greater than two acres, so it addressed subdivisions.
- Asked if Morgan Farm as a recent development met the proposed requirements, noting he had seen the decentralized stormwater on that site.
  - Ms. Pepper stated she would have to look at Morgan Farms specifically, noting part of the reason the City wanted to set up this hierarchy was the lack of clarity seen on how to implement the City's stormwater standards as Frog Pond West developed and that there were many more large ponds in Frog Pond West than anticipated in the Master Plan. Recognizing that Frog Pond East and South would be higher density, there could be some regional facilities, but City was trying to help developers be creative and prioritize integrating decentralized stormwater facilities early in the design process.
- Asked if there had been any feedback around cost differences between the larger stormwater facilities and decentralized facilities? Is there a penalty for using decentralized facilities?
  - Ms. Pepper clarified the City wanted decentralized facilities, so no penalty was involved. The City's stormwater permit prohibited Staff from discussing costs as different development communities had different costs depending on design.
  - Mr. Pauly noted the development community would say it would be more expensive, but the City had not investigated or discussed the cost differentials or if the cost differential was reasonable.
- Believed that would be useful to investigate before going forward rather than having people at the public hearing say it would be twice as expensive as anything the City currently developed. Knowing the costs would help ensure the City was also meeting its affordability goals.
- Noted he has served on his neighborhood's HOA for nine years and had never seen the yearly letter sent to owners of stormwater facilities, nor had the HOA been instructed by the management company to do anything related to a letter until this year when a letter was received, saying the swales were out of compliance and needed to be fixed to the tune of about $20,000. It would be interesting to see if the yearly letter was really going out and how it was being communicated. Secondly, how can the City better communicate the maintenance expectations to HOAs or individual property owners as many do not know they have to maintain their stormwater facilities?
  - Ms. Pepper replied Mr. Rappold would follow up on the letters that go out, adding the operations and maintenance responsibilities were included in the maintenance agreement. She explained the maintenance of the stormwater facilities was a common concern, noting many HOAs change the original landscape companies maintaining the facilities, and the person filling out the annual report might not know what is actually being maintained and the City receives the reports that the facilities are being maintained. It can take couple years for the City to

realize the maintenance is not occurring and the City works with the property owner to get the facility into compliance and hopefully not spend $20,000 completely rebuiliding it.

Commissioner Willard:

- Appreciated Commissioner Mesbah's comments about 1,000-year floods and encouraged the City to consider striking some of the items listed in Paragraph D, "The placement of one or more of the following uses shall be prioritized over stormwater management" so that stormwater would be prioritized because storms are growing.
  - Ms. Pepper explained a comprehensive review of the alternatives and tradeoffs in the priority list was done. Street trees were part of urban shading to help with the temperature of the stormwater, as well as the distance facilities are placed from the pavement. Fire hydrants, street lighting for safety, etc. were all things to have as priorities. Any feedback about which items should be lower priorities or removed from the list would be helpful.
  - Mr. Pauly suggested the language be adjusted towards a balance and not insinuate that stormwater was not a priority.
- Suggested allowing trees in the 1,000-year, not the 100-year, stormwater facility, so the trees would be in a really big flood; perhaps a co-location option could be added for expanded stormwater.

Commissioner Mesbah:

- Believed HOAs with stormwater facilities were supposed to do reserve studies to reflect long-range maintenance and the redoing of them, which was where the $20,000 would get addressed.
  - Commissioner Neil stated his HOA had a reserve study, but it did not include stormwater facilities.
- Stated the letters should clearly indicate where stormwater facilities that need attention were located or even flag the facilities the reserve study should include.
- Agreed getting developers to prioritize the placement of stormwater facilities was a struggle and recommended having a map/diagram based on topo maps showing the streams, wetlands, wetland buffers, etc. and drainage patterns of the property being considered for development, along with the proposed stormwater facilities, such as a grassy swale. The map would become part of the natural resources overlay, putting stormwater front and center when creating the site plan. The developer could then design and move the facilities/grassy swale based on earthwork, changes within their development, etc., but that way, it was flagged and would not get lost.
  - The City could work with the width, perhaps have a minimum 50-ft width, but map a 150-ft wide area with the allowance to reduce the width, just so there is room.

Chair Heberlein called for public comment.

Monty Hurley, AKS Engineering and Forestry, thanked the Commission for the opportunity to give comments, adding he had been working with Ms. Pepper and Mr. Pauly on projects in Frog Pond and was very familiar with stormwater standards.

- AKS was concerned about the language regarding the 20% standard in Section E, Page 40 of the packet, which he read. He assured stormwater was the first thing AKS looked at on a site. AKS does a lot of development including several projects in Frog Pond, throughout the state of Oregon and southwest Washington. Stormwater drives a lot of AKS' layouts for development. Having

stormwater facilities with a 50-ft swale was a good idea, but the 20% standard would require AKS to output five such facilities throughout a site, which completely blows up the site plan.

- AKS was very concerned about the unintended consequences and the conflicts that had been raised in some of the slides. Having worked in many jurisdictions around Oregon, AKS had not seen this language in any of other standards. The closest would be the City of Portland, where they like dispersed facilities. A bit of success has been observed in places with permeable soils because there is infiltration, but in places like Wilsonville with clay and impermeable soils, decentralized facilities have not worked as well.
- While it was not direct equation that an area would be divided up into fifths for each of the facilities, to put in five stormwater facilities on a site that has one large stormwater facility, like Morgan Farms for example, twice as much area would be required to get that same amount of volume because of the inefficiencies, site slopes, and geometries. Additionally, twice as much area would require twice as many retaining walls, inlets and outlet structures, etc. Often five times the facilities required five times the infrastructure because stormwater piped into each facility also had to be piped out as clean water from each facility. This would result in additional costs upfront to the developer, which would be passed on to the homebuilder, and ultimately on to the homebuyer.
  - Five times the facilities would also mean five times the maintenance cost for the homeowners' association, or if based on area, five times the facilities would be in at least twice as much area. More stormwater facilities meant more infrastructure in the streets, like pipes and manholes, as well as catch basins, etc. and therefore, direct and perhaps even additional maintenance costs for the City as well.
  - AKS has worked in a number of different jurisdictions, as well as with private developers, taking projects from concept to construction and beyond in addressing warranty issues, so the firm was familiar with storm facilities throughout the process and was not biased in any way.
    - When doing a comparable project in Frog Pond versus one in South Hillsboro or in Oregon City or Happy Valley, the additional costs to the project in Wilsonville, under the current standards, was in the range of $7,000 to $10,000 per lot for all of the stormwater planters and robust stormwater facilities. On a 30-lot subdivision, that was an extra $200,000 to $300,000 that, again, ultimately, gets passed on to the homebuyers. Stormwater facilities are site specific, and there are a multitude of factors to consider. With the proposed changes, the additional costs would be significantly more.
    - In summary, AKS was concerned about additional costs, additional infrastructure, additional maintenance, and the unintended consequences of the standards, which need to be considered very carefully. Rather than having to address the resiliency for one large facility, the standards would result in the need to have resiliency for five different facilities.
    - Expanding the number of storm facilities takes up space on the site, requiring them to be built closer to structures, otherwise density would be lost, requiring further expansions of the urban growth boundary, perhaps.

Chair Heberlein asked if Wilsonville's standards were more rigorous leading to higher cost or were they functionally equivalent and the implementation was driving cost.

Mr. Hurley replied it went to the decentralized facilities. In the City's current standards, there were already incentives for decentralized facilities, which was why they were seen throughout Frog Pond where there was either some level of decentralized facilities and a large pond, or no decentralized

facilities and a very large pond. Those current standards were already driving up the costs. The proposed changes would take it to another whole level. It was common sense to place the stormwater facility at the lowest part of the site, but now five facilities would have to be placed at the lowest part or spread out throughout the site, and then all the additional piping and infrastructure needed to be considered.

Commissioner Mesbah noted that while the points were well taken, it was all theoretical. They were not discussing a particular site plan or what options were available for designing swales, instead of piping everything for example. A dispersed stormwater treatment train, the meandering swales into infiltration areas, minimized the amount of gray infrastructure because those facilities did not provide attenuation, infiltration, etc. However, those facilities were very site specific and required site and landscape design to be part of it and if it was impossible then there was the fee in lieu. Because it was all site specific, the Engineering Staff and developer's engineers had to really do problem solving; it was not a black and white issue.

- Regarding concerns about the 20% standard taking up more space, stormwater facilities take up more space somewhere, and that space had to be dealt with, whether it was a huge regional facility or a bunch of smaller ones. Facilities take away from density, but part of the balancing act Mr. Pauly keeps talking about is that there is a maximum to densification. At some point, the decision must be made not to go any further, because then everything becomes underground, which involves other issues.
- They were all good points raised, but a deeper discussion was needed at the next meeting to ensure the City has a problem-solving attitude while not letting people off the hook easily. It was difficult, but that was why engineers made the big bucks.

INFORMATIONAL

4. City Council Action Minutes (June 5 & 19, 2023) (No staff presentation)
5. 2023 PC Work Program (No staff presentation)

ADJOURN

Commissioner Willard moved to adjourn the regular meeting of the Wilsonville Planning Commission at 7:27 p.m. Commissioner Mesbah seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant

CITY COUNCIL

MONDAY, JUNE 5, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: June 5, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** The Planning Commission held a work session on the same topic and their feedback is reflected in the attachments.
Staff Recommendation: Provide requested input on draft Development Code amendments.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

Continue discussion from the April 3 work session regarding design standards and review process for multi-family housing in Frog Pond East and South and throughout the City. Updated standards for Accessory Dwelling Units (ADUs) will also be discussed.

EXECUTIVE SUMMARY:
The City continues the project to update Development Code standards to implement the Frog Pond East and South Master Plan. Some of the updated standards have citywide applicability. Standards with citywide applicability to be discussed during this work session include design standards and review process for multi-family housing and updated standards applying to ADUs. Discussion regarding the multi-family standards and review processes began at an April 3 work session. At that time, the Council requested an additional work session on the multi-family topic. The ADU topic was also in the April 3 packet, but time did not allow to discuss during the work session.

Attachment 1 contains the related draft Development Code amendments. The Planning Commission reviewed and expressed support for all the included draft code amendments. If Council also initially supports the proposed amendments, they will be finalized for adoption later in the year together with other code amendments related to Frog Pond East and South. For each draft code amendment, the document contains the following supporting information:

- **Intent**: A description of what the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.
- **Explanation**: An explanation of how the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.
- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.

Staff invites the City Council to review the draft code amendments and supporting information. After a brief presentation at the work session, staff will seek Council input on whether the proposed Development Code amendments are ready to be finalized or if further revisions are needed.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
The project team and Planning Commission will continue to work through the proposed Development Code amendments to implement the Frog Pond East & South Master Plan over the coming months. City Council action on the Planning Commission's recommendation is planned for later in 2023.

CURRENT YEAR BUDGET IMPACTS:
The Development Code implementation work is funded with 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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team is engaging 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 as well as updated certain citywide residential standards and review processes. 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 intent in the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:
1. Draft Development Code Amendments with Supporting Information (March 13, 2023)

Frog Pond East and South Implementation

Draft Development Code Amendments for June 2023 City Council Work Session

1. Clear and objective standards for multi-family

- **Intent:** Provide clear and objective standards for multi-family similar to single-family and middle housing. Note, proposed multi-family buildings/uses that are not part of an approved subdivision or Master Plan, still need to go through the Stage I/Stage II Master Plan development review process. The intent of the proposed standards is to change the review criteria and process that applies to architectural review and basic site planning review such as setback and lot coverage for multi-family buildings where the use has already received a master plan approval.
- **Explanation:** Adapt and modify current standards for townhouses to apply to multi-family.
- **Code Reference:** Subsection 4.113 (.14) *Residential Design Standards*, new subsection for multi-family)
- **Draft Code Amendment:**

(.15) *Design Standards for Multi-Family Housing:*

A. *Purpose and Intent.* The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.

B. *Entrance Orientation*.

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.
   a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and
   b. The entrance must either:
      i. Face the street;
      ii. Be at an angle of up to 45 degrees from the street; or
      iii. Open onto a porch. The porch must:
         a. Be at least 25 square feet in area; and
         b. Have at least one entrance facing the street or have a roof.

2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:
   a. The courtyard must be at least 15 feet in width;
   b. The courtyard must abut a street; and
   c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

C. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

D. *Articulation.*
   1. *Minimum Articulation.* All public-facing façades shall incorporate the following design elements at a minimum interval of every 30 feet. The minimum number of design elements is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.
      a. Varying rooflines.
      b. Offsets of at least 12 inches.
      c. Balconies.
      d. Projections of at least 12 inches and width of at least three feet.
      e. Porches.
      f. Entrances that are recessed at least 24 inches or covered.
      g. Dormers at least three feet wide.
   2. *Articulation Element Variety.* Different articulation elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection D.1. above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.
      a. Where two to four elements are required on a façade, at least two different elements shall be used.
      b. Where more than four elements are required on a façade, at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.
   1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children’s play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.
b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.
3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.
4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

F. *Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimizing the visual impacts of parking areas and garages.

1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane and a street property line (except alleys).
2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.
3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.
4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).
5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.
6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual

multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.

2. Process Updates for Multi-family Housing

- **Intent:** Improve language throughout code to clarify and update review process for multi-family housing in residential zones.
- **Explanation:** Review and update language throughout Development Code to make process to review multi-family housing in residential zones substantially similar to the process for single-family and middle housing. Additional section-specific explanations are provided below.
- **Code Reference:** various
- **Draft Code Amendments:**

Modified language (changes ~~struckthrough~~ or **<u>bold underlined</u>**)

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

Explanation: Add clarity for the review process for architecture review of middle housing. Draft reflects Planning Commission discussion in January about DRB not being the appropriate place for review, but larger buildings should still provide public notice. Current draft has smaller apartment buildings (6 or fewer units) follow the same process as middle housing (Class I Review, staff decision with no public notice) and larger buildings being subject to Class II Review (staff decision with public notice and notice to DRB).

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **<u>residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,</u>** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of

such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which is subject to review by the Development Review Board.**

Subsection 4.176 (.04) Buffering and Screening

Explanation: Remove requirement for screening and buffering between single-family and multi-family as new standards and allow and encourage them to be integrated.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Section 4.113 (.01) Residential Open Space Standards

Explanation: Clarify that a multi-family development does not need to provide additional open space when it is part of a larger development. Makes the requirement consistent with those for single-family and middle housing.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:
   a. Subdivisions.
   b. Planned Developments.
   c. Multi-family Development**, except as noted in 2. c. below.**
2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.
b. Middle Housing Land Divisions.
c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are otherwise met in the subdivision, as acknowledged in a prior land use approval.

3. Encouraging and Integrating ADUs

- **Intent:** Remove identified barriers to Accessory Dwelling Units (ADUs) in Frog Pond East and South and citywide, particularly by expanding the allowance of them accessory to townhouses and limiting or modifying application of setbacks and lot coverage
- **Explanation:** Existing ADU language is modified to allow ADUs accessory to all townhouses, make the review process the same as other dwelling units, create exceptions for lot coverage, and provide special setbacks based on the setbacks for cottages under State model code for middle housing. Finally, special housing variety provisions to encourage ADUs in Frog Pond East and South.
- **Draft Code Amendments:**

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

1. Number Allowed.
   a. For detached single-family dwelling units~~,~~ and ~~for~~ townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.
   b. For all other dwelling units: None.

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

4. Accessory Dwelling Units may be either attached or detached, but are **generally** subject to ~~all zone~~ standards **for the underlying zone except that** ~~for setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes.~~
   ADUs are exempt from lot coverage maximums.

4.113 (.02) A. Residential *Building Setbacks: Lots Over 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10 feet).

4.113 (.02) B. Residential *Building Setbacks: Lots Not Exceeding 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Section 4.125 (.05) Table V-1 Village (V) Zone Development Standards

No change to this table. For V (Village) Zone, highest setback to which ADU would be subject is 12 feet, so no change recommended.

4.127 (.08) Table 2 Residential Neighborhood (RN) Zone, Lot Development Standards (applicable to Frog Pond West only)

Amend table footnote "L"

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types ~~is~~ **are** reduced to 10 feet.

4.127 (.08) Proposed New Table for Frog Pond East and South (as drafted for January 2023 work session)

Add table footnote "F"

F. The minimum rear setback for a Cottage Cluster unit or Accessory Dwelling Unit (ADU) is 10 feet.

4.113 (.10) B. ADU Standards

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADU review process is the same as for single-family units and middle housing.**

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
June 5, 2023

WILSONVILLE
OREGON

Multi-Family Design Standards

Multi-Family Design Standards

Why?

- Need clear and objective design standards for multi-family housing
- Currently no citywide or RN zone design standards specific to multi-family

Multi-Family Design Standards

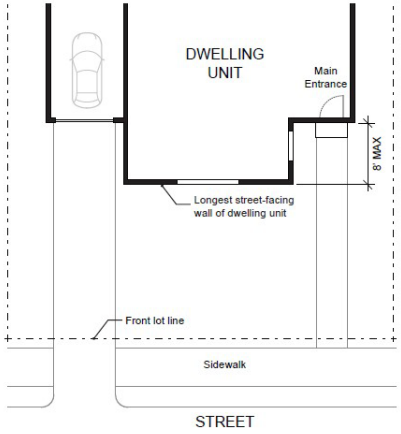
How?

- Adapt middle housing standards where they work for multi-family (e.g., townhouse articulation)
- Add new standards specific to multi-family development (e.g., parking area standards, pedestrian circulation)
- Apply the standards citywide

WILSONVILLE
OREGON

Multi-Family Design Standards

- Highlights
  - Main entry orientation
  - Min. window coverage
  - Façade articulation
  - Pedestrian connectivity
  - Parking to side or rear and screened



Multi-Family Review Process

Multi-Family Review Process Architecture and Site Design

- Class I for buildings with up to 6 units
  - No notice to neighbors or public
  - Same as detached homes and middle housing
- Class II for buildings with over 6 units
  - Notice to neighbors and public
  - Balanced approach

Multi-Family Review Process Subdivision and Site Layouts

Current	Proposed
DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space • Architecture design of buildings • Design of all landscaping	DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space Staff (Administrative Review): • Architecture design of buildings • Design of landscaping not part of required open space

Encouraging and Integrating ADUs

Encouraging and Integrating ADUs

- Citywide changes
  - Allow ADUs for all townhouses
  - Remove additional review process for ADUs
  - Special exemptions for lot coverage and setbacks
- Frog Pond East and South
  - Housing variety provisions related to ADUs

Questions and Discussion

City Council Meeting Action Minutes
June 5, 2023

COUNCILORS PRESENT
Mayor Fitzgerald - Excused
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Amanda Guile-Hinman, City Attorney
Andrew Barrett, Capital Projects Eng. Manager
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Cricket Jones, Finance Operations Supervisor
Dan Pauly, Planning Manager
Jeanna Troha, Assistant City Manager
Katherine Smith, Assistant Finance Director
Keith Katko, Finance Director
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Kris Ammerman, Parks and Recreation Director
Megan Adams, Legal Intern
Miranda Bateschell, Planning Director
Zach Weigel, Capital Projects Engineering Manager
Zoe Mombert, Assistant to the City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:02 p.m.
A. Frog Pond East and South Development Code	Council and staff discussion continued regarding design standards and review process for multi-family housing in Frog Pond East and South and throughout the City. Updated standards for Accessory Dwelling Units were also discussed.
B. Park System Development Charge Methodology Analysis	Council heard a presentation on recalculated Parks System Development Charges based on recent growth estimates, project lists, and inventory data.
C. City Civil Exclusion Policy	Staff shared for Council consideration's draft refinements to the City's civil exclusion policy to allow City staff to administer progressive exclusion consequences based on an individual's conduct.
REGULAR MEETING	
Mayor's Business A. Upcoming Meetings	Upcoming meetings were announced by the Council President as well as the regional meetings she attended on behalf of the City.
Communications A. Wilsonville Community Sharing	Wilsonville Community Sharing updated Council on how City's grant funding helps Wilsonville residents in need.

B. DEI Committee Progress Update to City Council	Council heard a progress report on the Diversity, Equity and Inclusion Committee's work to complete recent initiatives.
Consent Agenda A. **Resolution No. 3031** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With S-2 Contractors Inc. For Construction Of The 2023 Street Maintenance Project (Capital Improvement Project No. 4014). B. **Resolution No. 3061** A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing. C. **Resolution No. 3070** A Resolution Of The City Of Wilsonville Authorizing South Metro Area Regional Transit (SMART) To Purchase Four CNG (Compressed Natural Gas) Buses From Northwest Bus Sales, Inc. D. **Resolution No. 3071** A Resolution Of The City Of Wilsonville Amending The City's Official Zoning Map To Incorporate Previously Approved Quasi-Judicial And Legislative Zoning Map Amendments And Adopting A New 2023 Official Zoning Map. E. Minutes of the May 1 and 15, 2023 City Council Meetings.	The Consent Agenda was approved 4-0.
New Business A. None.	
Continuing Business A. None.	
Public Hearing A. **Resolution No. 3062** A Resolution Declaring The City's Eligibility To Receive State Shared Revenues.	After a public hearing was conducted, Resolution No. 3062 was approved 4-0.

B. **Resolution No. 3063** A Resolution Declaring The City's Election To Receive State Shared Revenues.	After a public hearing was conducted, Resolution No. 3063 was approved 4-0.
C. **Resolution No. 3064** A Resolution Of The City Of Wilsonville Adopting The Budget, Making Appropriations, Declaring The Ad Valorem Tax Levy, And Classifying The Levy As Provided By ORS 310.060(2) For Fiscal Year 2023-24.	After a public hearing was conducted, Resolution No. 3064 was approved 4-0.
D. **Resolution No. 3065** A Resolution Of The City Of Wilsonville Authorizing A Supplemental Budget Adjustment For Fiscal Year 2022-23.	After a public hearing was conducted, Resolution No. 3065 was approved 4-0.
City Manager's Business	No report.
Legal Business	The City Attorney informed Council of upcoming dates she would be out of the office.
URBAN RENEWAL AGENCY	
URA Consent Agenda A. Minutes of the May 15, 2023 URA Meeting.	The URA Consent Agenda was approved 4-0.
New Business A. None.	
Continuing Business A. None.	
URA Public Hearing A. **URA Resolution No. 343** A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2023-24.	After a public hearing was conducted, URA Resolution No. 343 was approved 4-0.
ADJOURN	9:15 p.m.

PLANNING COMMISSION

WEDNESDAY, MAY 10, 2023

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: May 10, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session focuses on details of the proposed Development Code amendments related to urban form and building architecture.

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. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session will bring forward a draft Development Code amendments related to design standards. Draft language and explanations of the amendments being discussed in the work session can be found in Attachment 1. The amendments include:

- Defining "urban form" and related terms as they are used in the regulatory approach for this area;
- Establishing architectural design standards for structures outside the Brisband Main Street (the standards for Brisband mixed-use buildings were reviewed in the March work session) that are clear and objective and have direct relationships to maintaining a pedestrian supportive environment and overall quality and interest of design; and
- Special design standards for development along Stafford Road and Advance Road due to the visual prominence of these areas.

Attachment 2 includes, for ease of reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code related to these items.

For the Planning Commission's reference, to see where the proposed language will be in the larger context of the Residential Neighborhood (RN) Zone standards, Attachment 3 is a copy of the current Wilsonville Code Section 4.127. Attachment 4 is the current Subsection 4.113(.14) which has the residential design standards applicable citywide. Attachment 4 is included for ease of reference in understanding what design standards are proposed to apply in Frog Pond East and South.

The project team invites the Planning Commission to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback. At the work session the project team requests the Planning Commission provide <u>one of the following</u> for each presented draft code amendment.

1. Confirmation that the draft code amendment is ready for finalization before being brought forward for a public hearing; <u>or</u>
2. Direction on next steps to further develop or refine the presented draft code amendment.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected this summer or early fall.

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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team will 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 considered to meet the same intent.

ATTACHMENTS:
1. Draft Development Code Amendments with Supporting Information (May 2023)
2. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
3. Wilsonville Development Code Section 4.127 Residential Neighborhood Zone
4. Wilsonville Development Code Subsection 4.113 (.14) Residential Design Standards (citywide)

Frog Pond East and South Implementation

Draft Development Code Amendments for May 2023 Work Session

1. Define "Urban Form" and related terms:

- **Intent:** Since "Urban Form" is a new term for Wilsonville's Development Code that is tied directly to control of development related definitions will help provide clarity to what it is and how it is used in regulating development.
- **Explanation:** Specific definitions are proposed for "Urban Form", "Urban Form Type", and "Urban Form Type Designation"
- **Code Reference:** Section 4.001 *Definitions*
- **Draft Code Amendment:**

4.001 (.XXX) Urban Form – The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

4.001 (.XXX) Urban Form Type – In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

4.001 (.XXX) Urban Form Type Designation – A designation applied to land within the Residential Neighborhood (RN) Zone that determines what lot and structure standards apply to guide Urban Form.

2. Architectural Design Standards for Frog Pond East and South besides Brisband Main Street:

- **Intent:** To clarify which of the design standards established for the Residential Neighborhood (RN) Zone for Frog Pond West apply to Frog Pond East and South versus citywide design standards in Subsection 4.113 (.14). These design standards will apply to Frog Pond East and South residential development except the mixed-use on Brisband Street which will be subject to the main street standards the Commission reviewed in March.
- **Explanation:** Edit language in Section 4.127 and 4.113 to clarify which design standards apply to Frog Pond East and South. The general default is to rely on citywide design standards unless the particular standard has specific relevance to the design intent of the area or consistency with Frog Pond West.

  RN Zone Standards for Frog Pond West to apply:

  - Main entrance standards
  - Garage standards (simplified)

- Prohibited Materials
- Fences
- Design adjacent to school and parks

RN Zone Standards for Frog Pond West to not apply:

- Window and glazing standards (typically met anyway)
- Articulation (duplicative of new citywide standards)
- Residential design menu (key standards apply citywide, not seen as necessary)
- House plan variety (duplicative of new citywide standards)

- **Code Reference:** Section 4.127 (.14) through (.18) *Residential Neighborhood (RN) Zone Residential Design and Similar Standards. Section 4.113 (.14) Residential Design Standards (citywide)*
- **Draft Code Amendment:**

Note: Commentary in is added in *gray italics* from Planning staff, including the planners that have reviewed the majority of the house permits under the current RN zone requirements.

Section 4.127

(.14) *Main Entrance Standards:*

Commentary: These standards are simple to apply, consistent with the desired pedestrian orientation of Frog Pond, and are similar to citywide standards applied to some middle housing types. Staff recommends applying fully to Frog Pond East and South. The exception is C. regarding height of front door, which has not been used and could preclude "brownstone" style townhouses.

A. *Purpose.* These standards:

1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and

2. Either;

   a. Face the street;

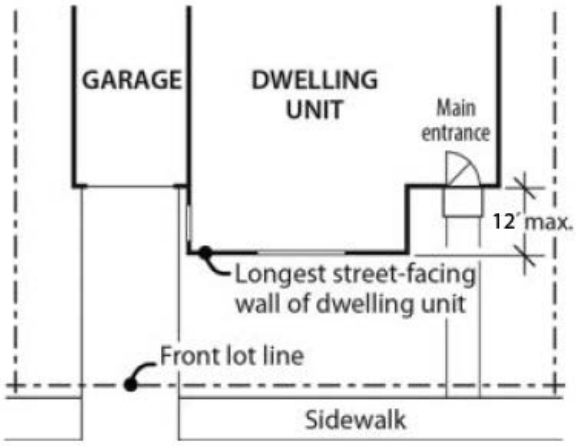
   b. Be at an angle of up to 45 degrees from the street; or

   c. Open onto a porch. The porch must:

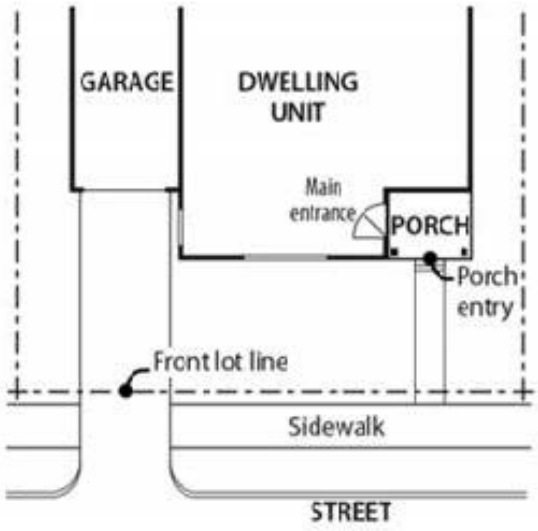
      (i) Be at least six feet deep;

      (ii) Have at least one entrance facing the street; and

      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



~~C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

Commentary: Generally these have been useful standards. However in implementation staff feels the garage wall for wider homes over just garage door for all homes has added complexity without notable benefit. Staff suggests removing garage wall standard unless a compelling benefit to keeping is identified, while still requiring garage door and other standards.

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;
2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;
3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.
2. *Exemptions:*
   a. Garages on flag lots.
   b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.
3. *Standards:*
   ~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

a.~~b.~~ ~~For lots less than 50 wide at the front lot line, the following standards apply:~~

~~(i)~~ The width of the garage door***(s)*** may be up to 50 percent of the length of the street-facing façade.

b.~~(ii)~~ The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

c.~~(iii)~~ The maximum driveway width is 18 feet.

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

(.16) *Residential Design Standards:*

Commentary: Many of these standards fall under two categories in staff's review in support of not applying them in Frog Pond East and South: (1) duplicative of citywide standards adopted as part of Middle Housing in Wilsonville project; (2) complex to administer without substantial benefit. In general, staff feels citywide residential design standards should apply unless there is a compelling reason not to.

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* ***In Frog Pond West*** these standards apply to all façades facing streets, pedestrian connections, parks, open space

tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. ***In Frog Pond East and South the design standards in 4.113 (.14) apply to all public-facing facades.***

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. For two-story structures:
    a. 15 percent front facades.
    b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
    c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.
2. For one-story structures:
    a. 12.5 percent—front facades.
    b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
3. For all structures: Five percent for street-side facades.
4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.
5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a

façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. Dormers at least three feet wide.
2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.

11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

Commentary: The language is left in because is remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. Vinyl siding.

2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.
5. Fiberglass panels.

(.17) *Fences:*

Commentary: Has similar applicability to Frog Pond East and South as West.

A. ~~Within Frog Pond West~~, ~~f~~***F***ences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

Commentary: Has similar applicability to Frog Pond East and South as West.

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.
2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.
3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

Section 4.113

(.14) Design Standards for Detached Single-family and Middle Housing.

Commentary: Language added to clarify exceptions to citywide standards in the RN Zone only apply to the Frog Pond West neighborhood. The citywide standards are proposed to apply in Frog Pond East and South.

A. The standards in this subsection apply in all zones, except as indicated in 1.~~—2~~***3***. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or ***the Frog Pond West neighborhood in the*** Residential Neighborhood Zone~~s~~, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation ~~and window~~ standards for triplexes, quadplexes, and townhouses in Subsections D.1~~–2.~~ and E. 2~~–3.~~ do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. Special Design Addresses from Master Plan:

- **Intent:** Establish standards for special urban design treatments along Stafford and Advance Roads consistent with the Frog Pond Area Plan, interface with Frog Pond West, and the Frog Pond East and South Master Plan.
- **Explanation:** Add language establishing the special requirements along Stafford and Advance Roads including fencing requirements,

structure orientation and entrances. See Master Plan Implementation Measure 9 on page 107-108 of the Master Plan.

- **Code Reference:** New Subsection 4.127(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.
- **Draft Code Amendment:**

(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.

A. Purpose. The purpose of the design standards in this subsection are to provide clear and objective standards to enhance the look and feel of development along SW Stafford Road and SW Advance Road.

B. Applicability. The design standards are applicable to all structures along or surrounding the designated streets.

C. Special Design Address Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

1. Courtyard Walls and Pedestrian Access Points:

a. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a four-foot red-brick courtyard wall matching the style shown in Figure X. below.

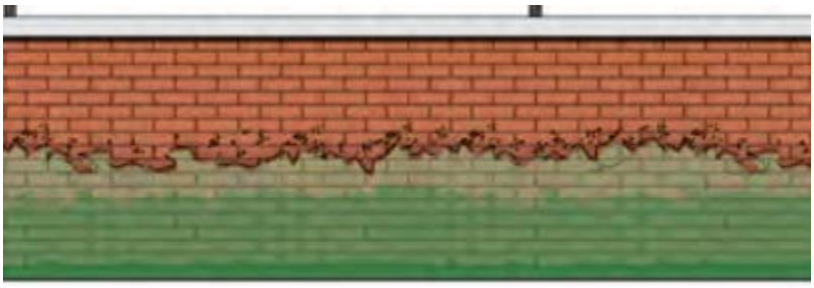


Figure X. 4 Foot Wall Along Stafford Road

b. Except for corner lots at SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access point shall have a black “iron style” gate matching the style shown in Figure X2. below.

Figure X2. 4-Foot High Gate for Pedestrian Access Points along SW Stafford Road

2. Structure and Entry Orientation:

   a. Except for corner lots at SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.

D. Special Design Address Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road Design Address C. above:

   1. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.

   2. Lots shall have courtyard fencing matching Figure X. including any side yards for lots oriented on intersecting streets.

(image to be updated once confirmed desired design)

3. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

4. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

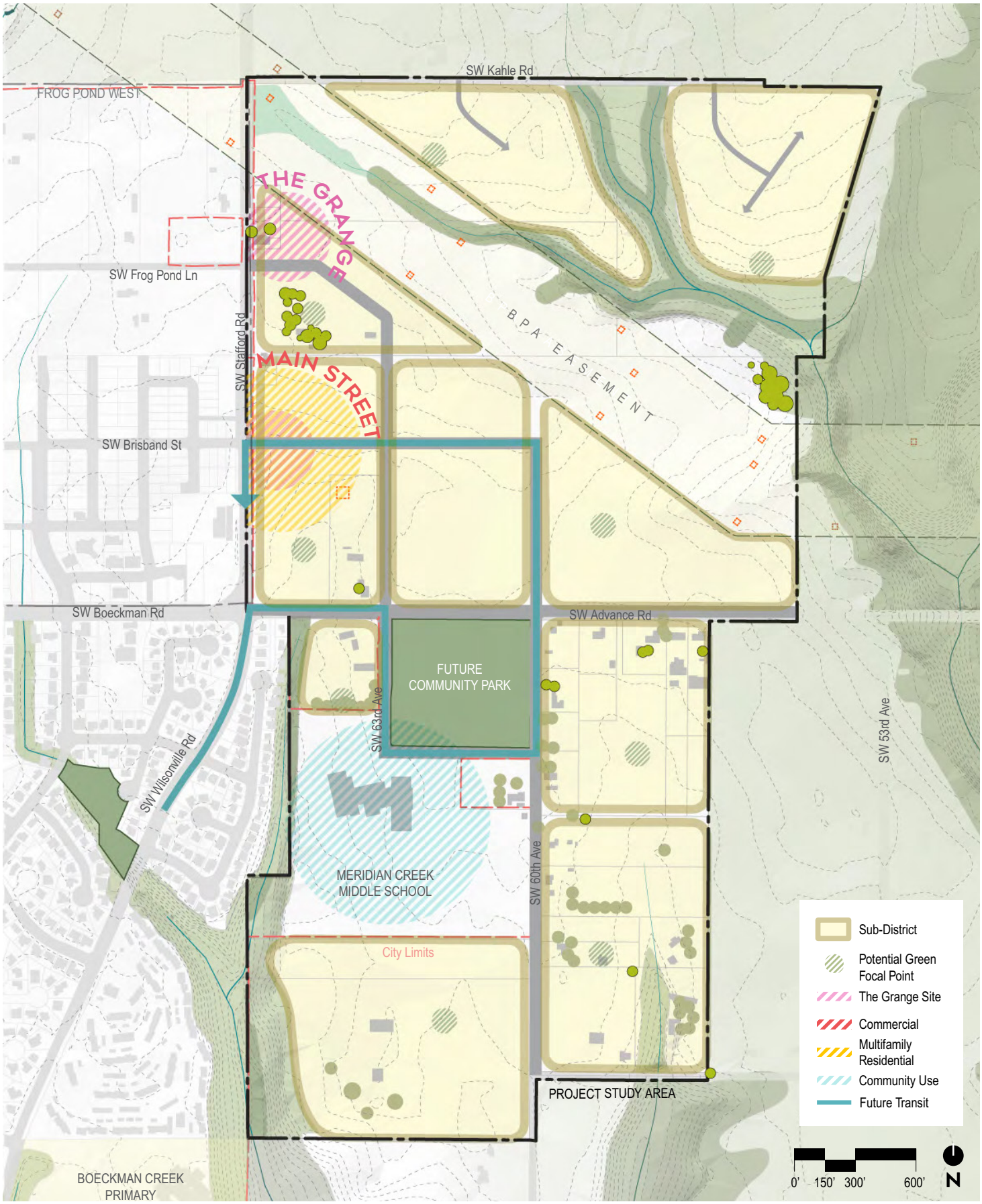
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



Planning Commission Meeting - May 10, 2023
Frog Pond East and South Implementation-Development Code
Planning Commission Meeting - October 9, 2024
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COMMUNITY DESIGN CONCEPTS

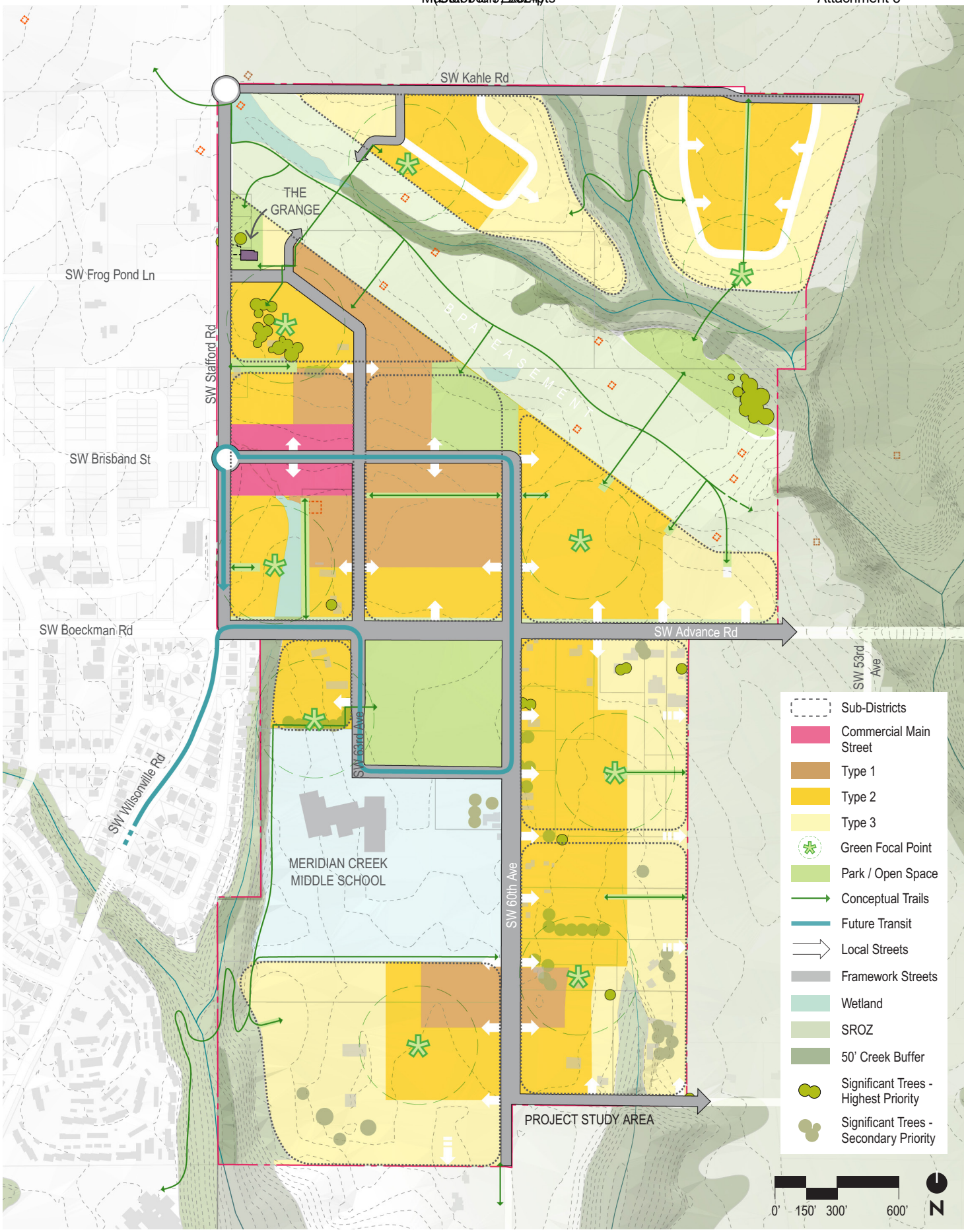
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

PUBLIC REALM

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

   i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

   ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

   iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

IMPLEMENTATION

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

> *"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."*
>
> *— Frog Pond Area Plan*

IMPLEMENTATION

IMPLEMENTATION

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

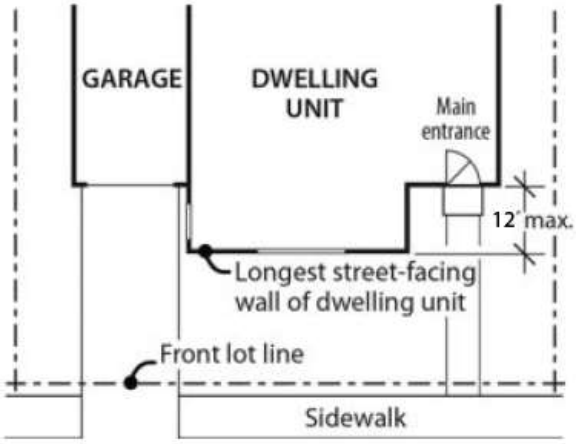
(.14) *Main Entrance Standards:*

A. *Purpose.* These standards:

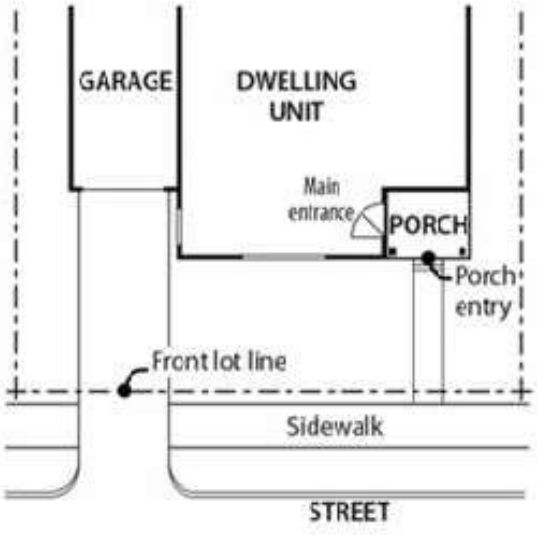
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

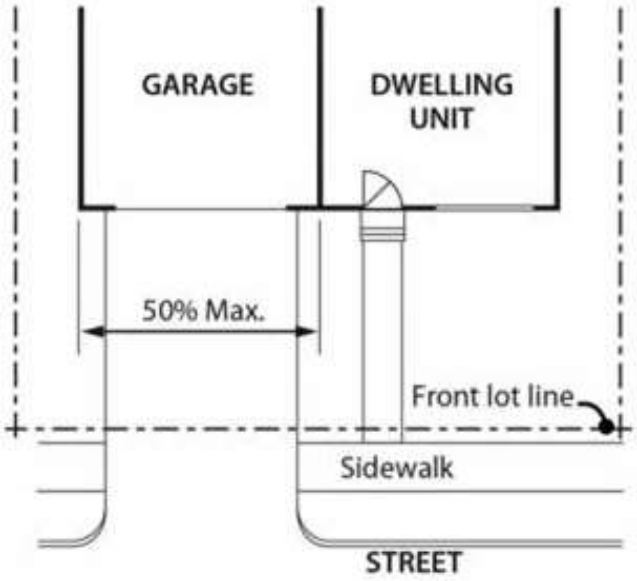
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:

a. 15 percent front facades.

b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.

2. For one-story structures:

a. 12.5 percent—front facades.

b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

3. For all structures: Five percent for street-side facades.

4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.

5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of

siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

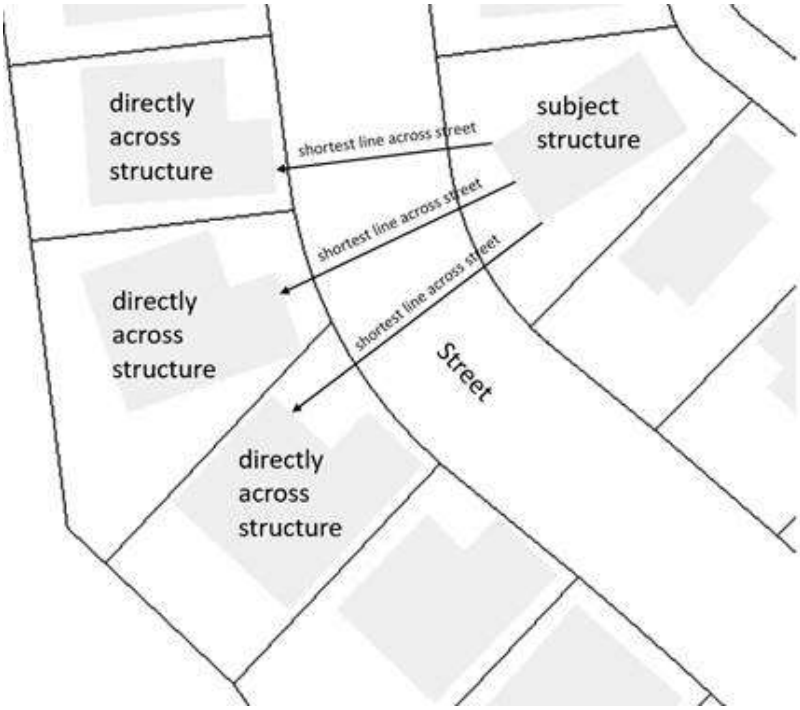


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

i. Use of the same primary and supporting façade materials throughout the structure.

ii. Use of no more than two roof pitch angles.

iii. Use of the same door size for each primary entrance in the structure.

b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

i. varying rooflines.

ii. offsets of at least 12 inches.

iii. balconies.

iv. projections of at least 12 inches and width of at least three feet.

v. porches.

vi. entrances that are recessed at least 24 inches or covered.

vii. dormers at least three feet wide.

c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

i. Where two to four elements are required on a façade, at least two different elements shall be used.

ii. Where more than four elements are required on a façade, at least three different elements shall be used.

e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.

- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.
- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

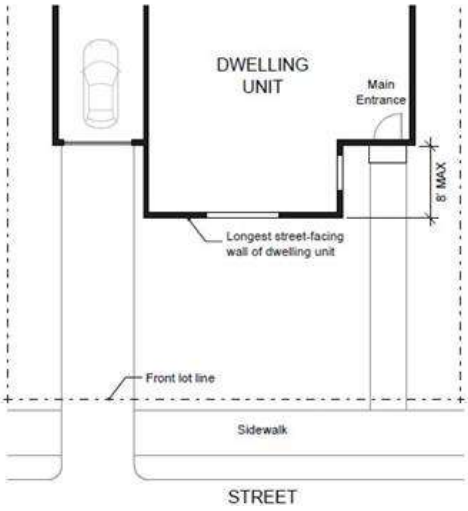


Figure 2. Main Entrance Facing the Street

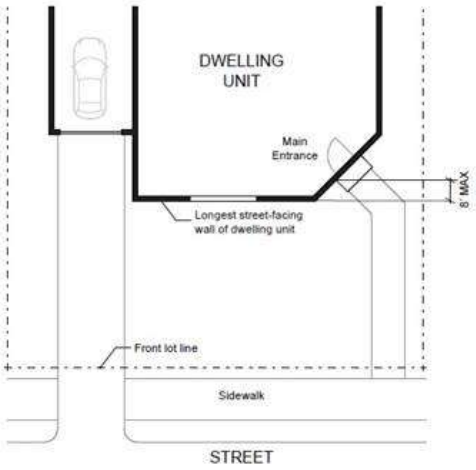


Figure 3. Main Entrance at 45° Angle from the Street

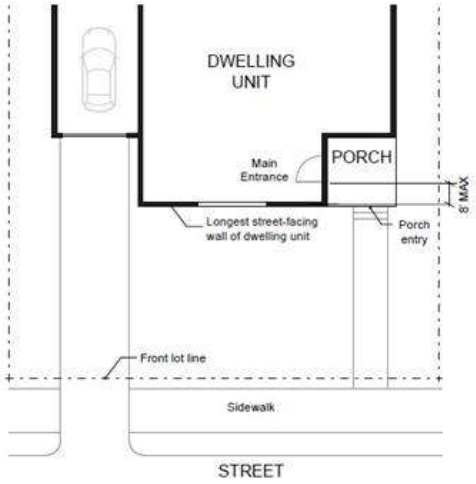


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

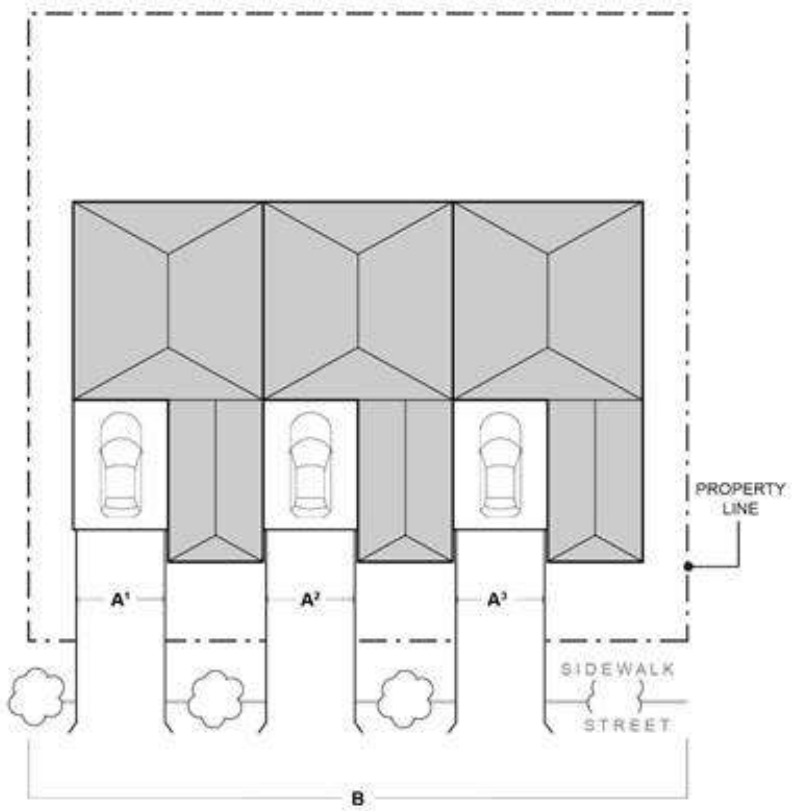


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

        ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

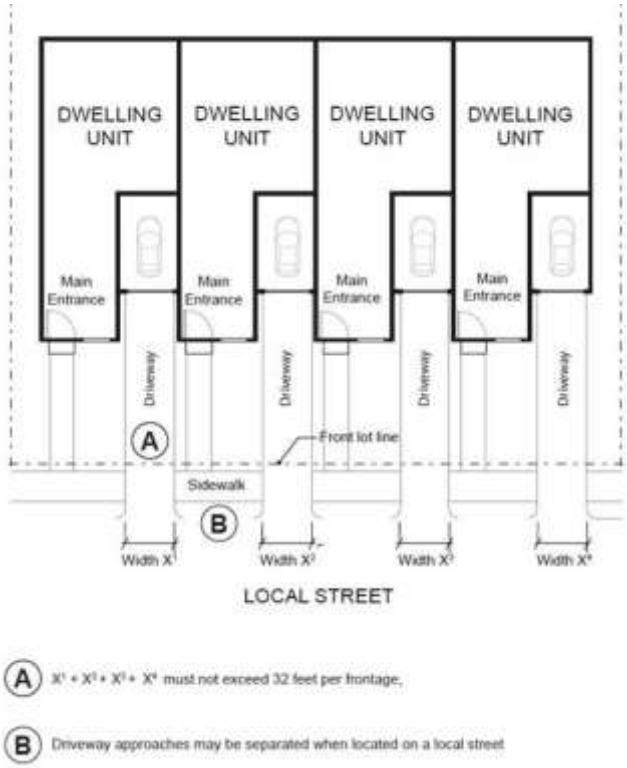


Figure 7. Driveway Approach Width and Separation on Local Street

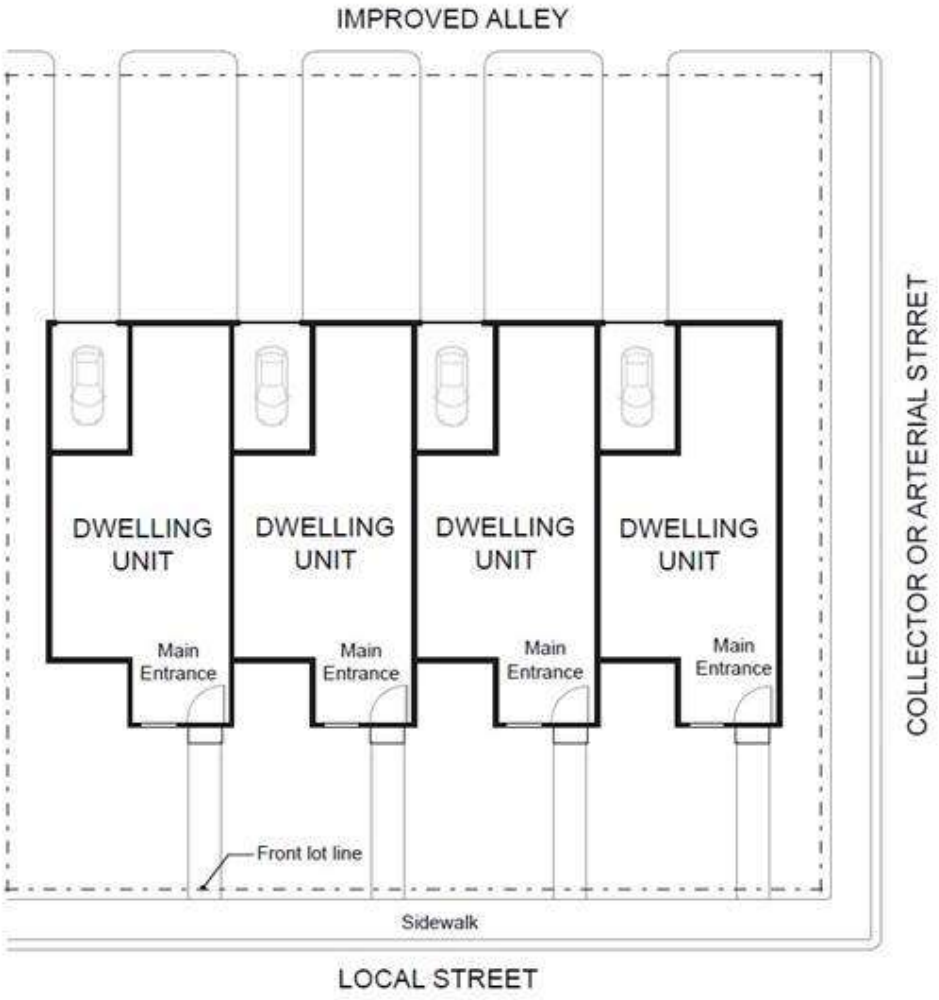
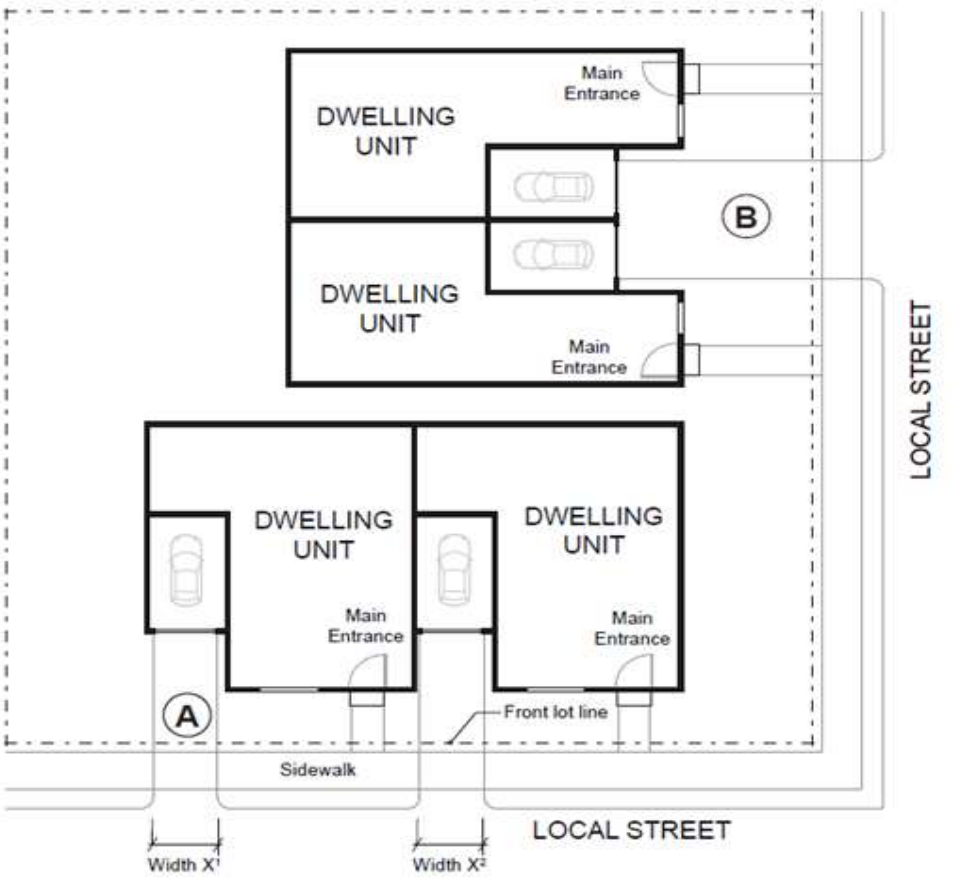


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

a. Minimum. A townhouse project must contain at least two attached units.

b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

- R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
- RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

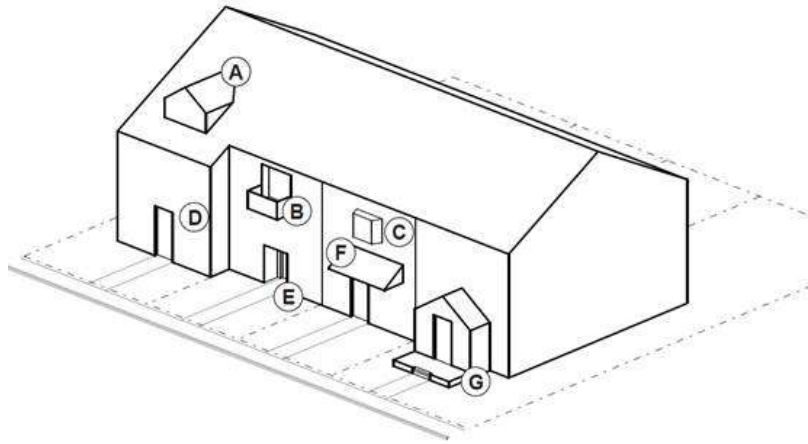
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



(A) Roof dormer, minumum of 4 feet wide

(B) Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

(C) Bay window extending minimum of 2 feet from facade

(D) Facade offset, minimum of 2 feet deep

(E) Recessed entryway, minimum 3 feet deep

(F) Covered entryway, minimum of 4 feet deep

(G) Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

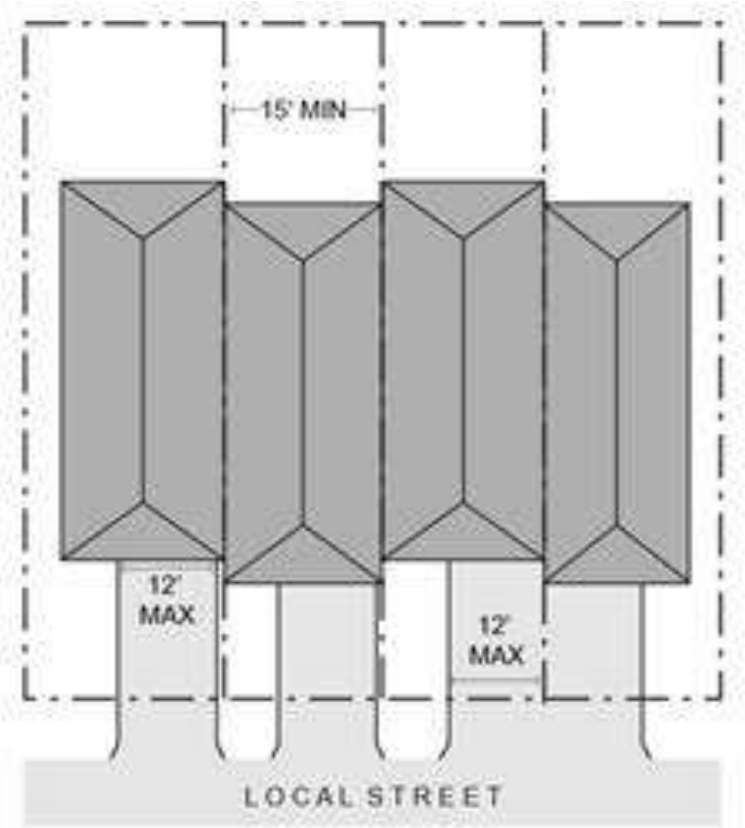


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

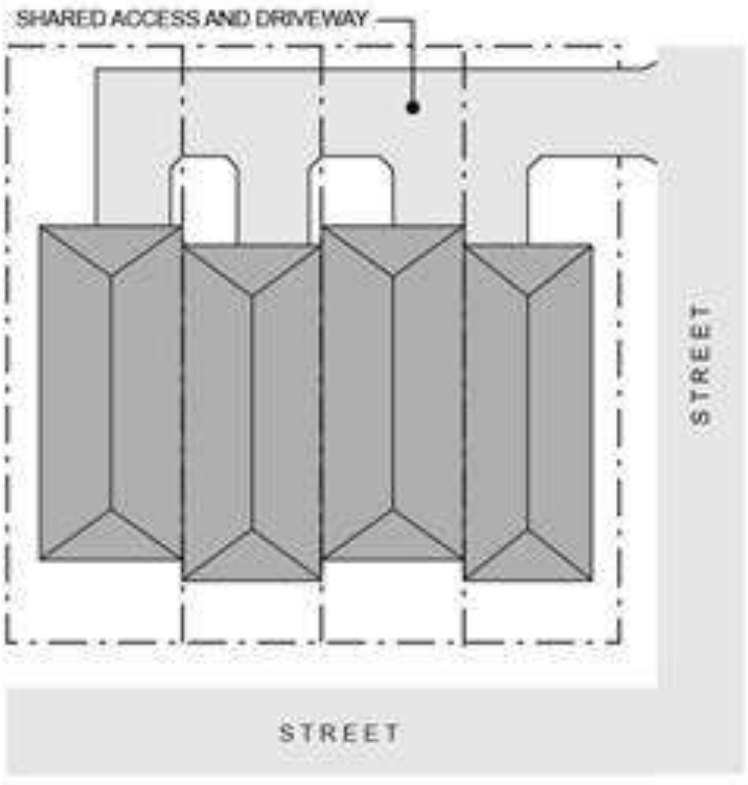


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

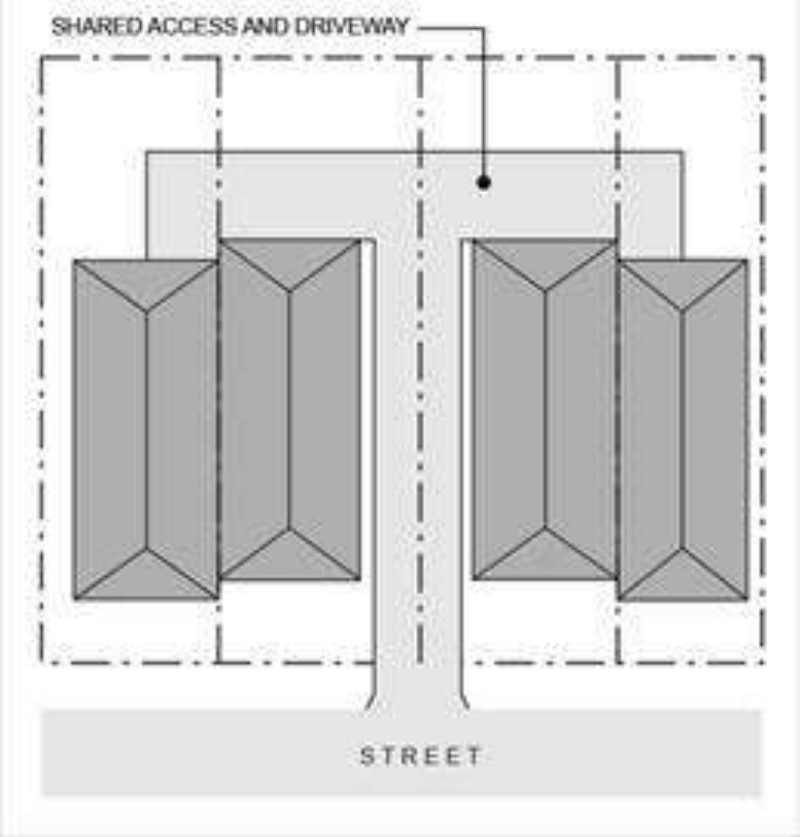


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

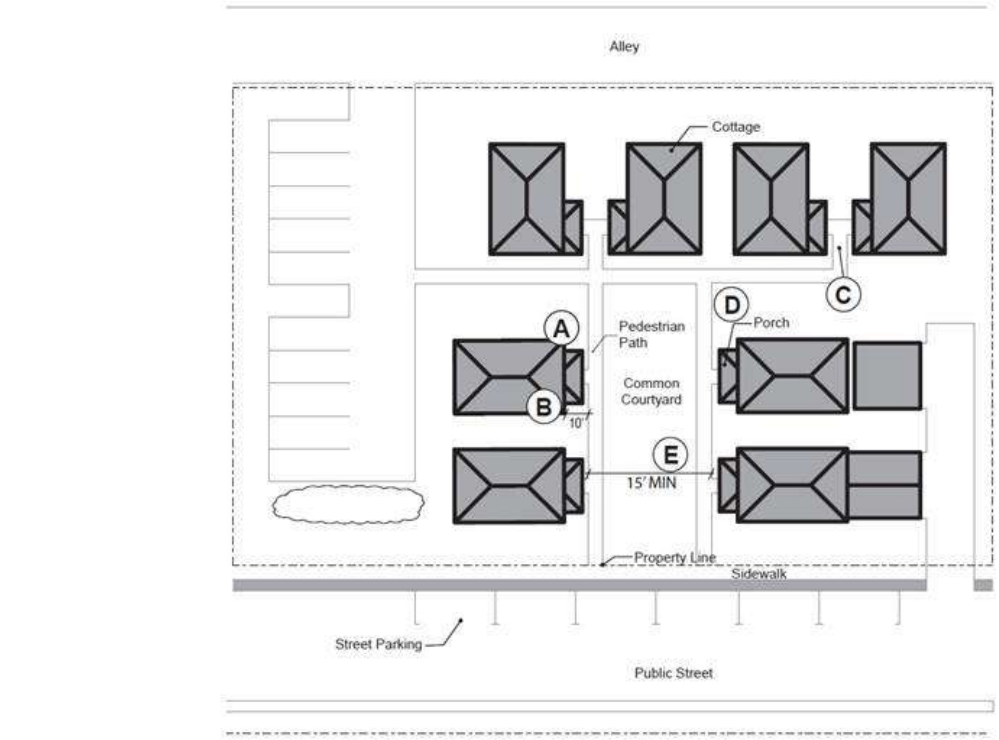
    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

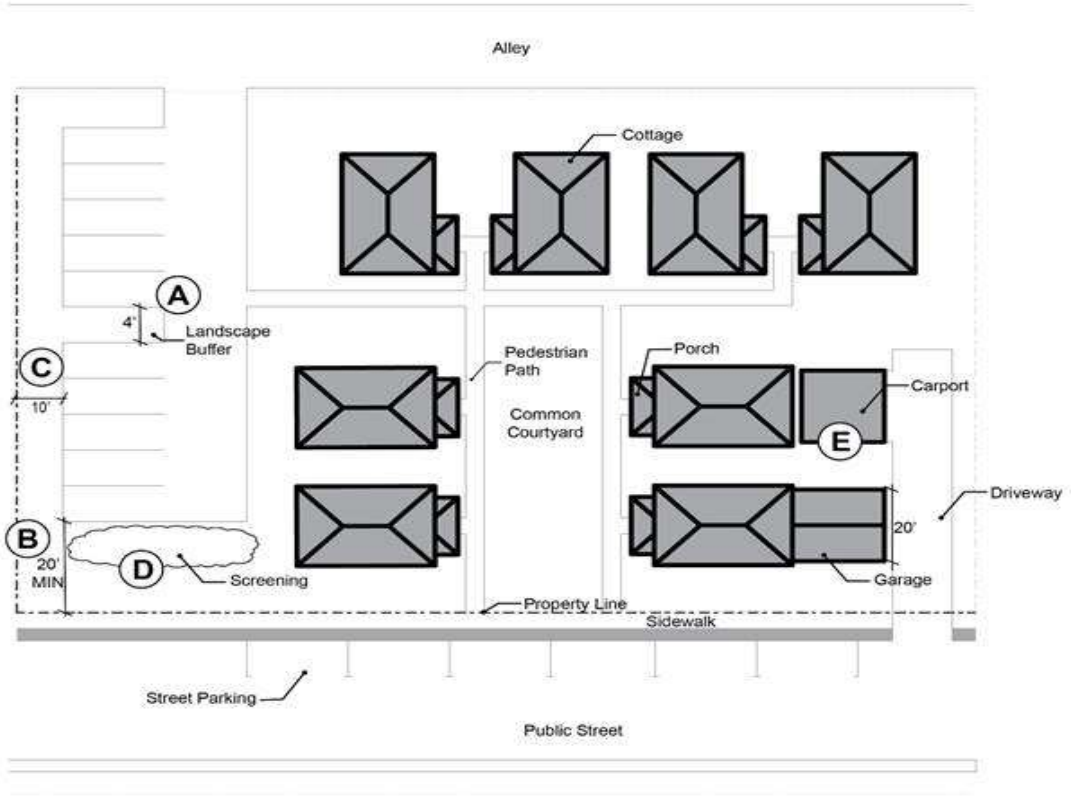
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
May 10, 2023

WILSONVILLE
OREGON

Define "Urban Form"

Define “Urban Form”

- Why?
  - Need clarity of new terms
- How?
  - Add definitions for “Urban Form”, “Urban Form Type”, and “Urban Form Type Designation”

Define "Urban Form"

- **Urban Form** – The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

- **Urban Form Type** – In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

- **Urban Form Type Designation** – A designation applied to land within the Residential Neighborhood (RN) Zone that determines what lot and structure standards apply to guide Urban Form.

Design Standards for Housing

Design Standards for Housing

- Why?
  - Clarify application of Frog Pond West vs Citywide standards
- How?
  - Edit language to provide the clarity

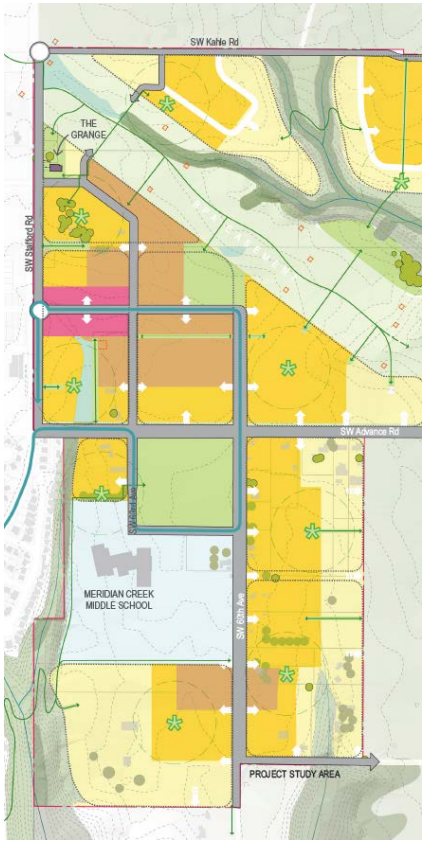
Design Standards for Housing

- Frog Pond West Standards to Apply
  - Main entrance standards
  - Garage standards (simplified)
  - Prohibited Materials
  - Fences
  - Design adjacent to school and parks
- Citywide standards to Apply
  - Facade variety
  - Articulation
  - Middle Housing specific standards
    - Window coverage
    - Driveway and parking area standards

Design Addresses

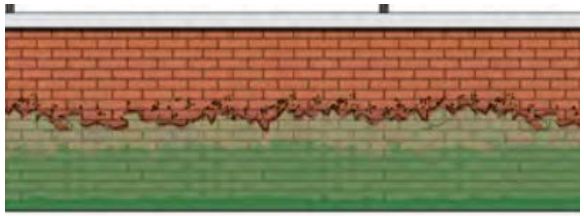
Special Design Addresses

- Why?
  - Direction from Master Plan for Stafford and Advance Roads
    - Pedestrian orientation
    - Complement design in FP West
- How?
  - Add specific new standards



Special Design Addresses-Stafford Road

- Stafford Road Requirements in Master Plan
  - Structure have entrances facing Stafford
  - Brick courtyard fences matching materials used in Frog Pond West
  - Height transition from Brisband Main Street



Special Design Addresses-Advance Road

- Advance Road Requirements in Master Plan
  - Building main entrances facing Advance
  - Feel similar to Willow Creek Drive in Frog Pond West

Commissioner Hendrix believed the team did a great job and was excited to see how the Transit Master Plan was implemented over time.

A roll call vote was taken. Motion passed unanimously.

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly)

Daniel Pauly, Planning Manager, stated Staff continued to bring in the proposed Development Code amendments bit by bit. Staff was doing testing and working through some important pieces of the larger amendments which would come before the Commission in the coming months. He presented the Frog Pond East and South Development Code Amendments via PowerPoint, updating on three specific components: Defining Urban Form, Design Standards for Housing, and Design addresses.

Comments and feedback from the Planning Commission on the key components was as follows with responses by Staff to Commissioner questions as noted:

Define “Urban Form”:
- Mr. Pauly confirmed Urban Form was an accurate term used in the field and not something Staff came up with. The only pushback was that Staff was talking about suburban, not urban.
- Urban form is a term of art. Suburban is an urban form.

Design Standards for Housing:
- Section 4.13.14, A1 stated, "The variety standards in Section C.1 do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone." Including Code references for what would apply, the applicable standards, was suggested when discussing where the standards did not apply, including in Section 3 as well.
- Mr. Pauly clarified a standard parking spot was 9 ft by 18 ft. In areas where the maximum driveway width was 18 ft, such as in the Street Dreams in Frog Pond West, it reduced the pedestrian-vehicle conflict zone, and the driveways essentially slants out to a third parking spot at the site.

Design Address
- How would people access the entrance of their residence if the building frontage ~~of~~ was on Stafford Rd and parking was in the back. One of the plans had multifamily along Stafford.
  - Mr. Pauly replied that in the demonstration plans he had seen, especially south of Brisbane, the parking lot for multifamily would be between the wetland and stormwater feature, and the buildings along Stafford would probably be accessed by a private drive.
    - He clarified that the front entrance did not necessarily have to face Stafford, requiring people to walk around to access their residence. For multifamily, there were design options for a breezeway that went all the way through allowing people to enter from either side; otherwise, an entrance might be required on both sides of the building.
- Would the backyard treatment on Boeckman Rd in Frog Pond West change to a front yard treatment on Advance Rd?
  - Mr. Pauly noted a transition was written into the Development Code, assuming the Stafford-Advance intersection developed the same; the treatment of Stafford Rd would wrap around to

the wetland which was about 250 ft to the east of Stafford, and then pass that wetland, it would transition to more of front facing homes with courtyards.

- Mr. Pauly confirmed that multifamily would need access points from Stafford into the residences, by not necessarily front doors facing the street. A patio door would be acceptable as a pedestrian access in the current draft. A multifamily project would likely have a breezeway to enter from either side. A detached home or town house configuration would probably have an alley loaded home with the entrance on Stafford, so there would be no parking on Stafford.
  - A homeowner could park in the garage and a visitor would park elsewhere and walk around to the front. There were tradeoffs between a front parking lot and a pedestrian orientation.
- There would be no front parking lots off Stafford Rd because that would be too many access points. From prior conversations, the idea was to ensure the houses did not turn their back on Stafford. The issue was how the back of the house is designed to look, essentially, and not the location of the front door. The back patio could be made to look like a front porch.

Chair Heberlein called for public comment after Commission consented to hearing testimony.
Mimi Doukas, AKS, West Hills Development, stated West Hills continued to follow the Development Code efforts. Her comments were as follows:

- On Page 556, Sections b and f seemed to be in conflict with each other. The general intent was understood, but the Code language needed to be clarified. Additionally, the language at the top of the page, the headings were confusing.
- Referencing Section c, West Hills believed the 18-ft maximum driveway width was very narrow and suggested it be widened to 20 ft to enable people to step on pavement, which was a more stable surface when exiting their cars. It was better for accessibility, visitability, and function.
- On Page 564, West Hills wanted to clarify that the image was the one intended, and it was not indeed to be all wrought iron. West Hills believed the combination of masonry plus wrought iron along Advanced Rd or Boeckman Rd provided a good balance of transparency plus permanency. All wrought iron felt a bit too accessible. The gate image on Page 563 was a bit confusing.
- Regarding Commissioner questions on the multifamily dwellings along Stafford Rd, West Hills had a plan to have garden apartments along that stretch of their property with sets of units and stairwells intertwined to create a breezeway effect, allowing for entries to come through and the parking to be on the east side of the building in addition to the urban frontage along Stafford Rd.

Commissioner Mesbah understood Mr. Pauly to mean that the driveway was 18-ft wide near the street and it could be widened as it got closer to garage.

Mr. Pauly noted AKS had worked a lot on driveway width in Frog Pond West and might have some feedback.

Commissioner Karr said the garage could be wider than 18 feet.

Chair Heberlein noted that the Code did not have that language. It did not state, “The maximum driveway width is 18 ft at the sidewalk” so if that was the intent, it should be updated to be clear.

Commissioner Mesbah asked if there was an intent of the width being a certain number of feet away from the sidewalk. He assumed Staff did not intend 18 ft at sidewalk and 6 inches passed the sidewalk,

it expanded to 24 ft, which would defeat the purpose of ensuring people use the sidewalk. It also depended on what defined the sidewalk width as a masonry wall was different than grass.

Mr. Pauly believed the distance at the sidewalk was the most critical point. He agreed whatever defined the width should not be a drivable surface.

Commissioner Karr asked if the width was measured at the curb or inside the sidewalk.

Mr. Pauly stated he would clarify the driveway width with the engineering team, who had a lot of experience in the matter, and would work with them to get the language crisp.

Commissioner Mesbah said the point was taken that when parking the car close to the garage, people want to be able to get out on pavement instead of grass or mud.

INFORMATIONAL

4. City Council Action Minutes (April 3 & 17, 2023) (No staff presentation)
5. 2023 PC Work Program (No staff presentation)

Commissioner Karr noted Columbine St was renamed as Ponderasa. He asked if the City was doing anything to publicize the camping code. There had been a lot of discussion in his neighborhood that they were going to start seeing tents in the nearby park.

Amanda Guile-Hinman, City Attorney, replied for the record, those were excluded; no camping is allowed in parks. *Let's Talk, Wilsonville!* had a project page dedicated to prohibited camping that has all the information. She confirmed the camping information had been in *The Spokesman* as well as the Boones Ferry Messenger. The City would be preparing informational materials that would be available at all City buildings.

Commissioner Karr noted the questions started coming from information published in The Spokesman, which often needed clarification and proper English applied. He has had the same conversation with many different neighbors, and told them all the same thing, that their local park would not have tents in it because parks were excluded. Now, he would point them to *Let's Talk, Wilsonville!.*

Commissioner Mesbah noted the problem was the misinformation was already out there, adding the City had gone out of its way to inform the people through all the media.

Ms. Guile-Hinman noted as the project manager, she was happy to provide clarification to anyone with questions, so they could be referred to her.

Commissioner Mesbah understood the question was whether the Commission was going to have a public open house on the camping code, but it was already a law for the City.

Ms. Guile-Hinman confirmed Council already voted unanimously in favor on first reading on May 1, and it would go for second reading on May 15. The law would go into effect July 1, 2023.

PLANNING COMMISSION

WEDNESDAY, APRIL 12, 2023

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: April 12, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session is the fourth in a series of work sessions for the Commission to work through the details of these Development Code amendments. This work session will both introduce a couple new Code amendments, as well as

revisit a couple Code amendments the Commission has previously provided comment and direction on.

EXECUTIVE SUMMARY:
In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session is the fourth in the series of work sessions for the Planning Commission to review and guide the drafting of these Development Code amendments. This work session will bring a couple previously reviewed Code amendments back for the Commissions further review. These include open space requirements and standards for waivers to residential design standards. The work session will also introduce a couple new Code amendments. The new amendments address a couple site-specific directives from the Master Plan, including for the Frog Pond Grange site and a forested area on the south side of SW Kahle Rd. Draft language and explanations of all four amendments being discussed in the work session can be found in Attachment 1.

Attachment 2 includes, for ease of reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code.

For the Planning Commission's reference, Attachment 3 and 4 are copies of the current Wilsonville Code Section 4.127 and excerpts from Section 4.113.

The project team invites the Planning Commission to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback. At the work session the project team requests the Planning Commission provide <u>one of the following</u> for each presented draft code amendment.

1. Confirmation that the draft code amendment is ready for finalization before being brought forward for a public hearing; <u>or</u>
2. Direction on next steps to further develop or refine the presented draft code amendment.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Following additional work sessions, a public hearing on the Code amendments are expected this summer. City Council action on the Planning Commission's recommendation is planned for summer or early fall.

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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team will 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 considered to meet the same intent.

ATTACHMENTS:
1. Draft Development Code Amendments with Supporting Information (April 2023)
2. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
3. Wilsonville Development Code Section 4.127 Residential Neighborhood Zone
4. Excerpts of Wilsonville Development Code Section 4.113 Residential Development in Any Zone

Frog Pond East and South Implementation

Draft Development Code Amendments for April 2023 Work Session

1. Discretionary alternative path standards

- **Intent:** Provide guidance to both applicants and decision-makers for waivers that are sought through the discretionary review process.
- **Explanation:** Provide factors for DRB to consider during discretionary review. The changes since the March work session is to show the language from other zones and make update to this language to ensure the review process is consistent citywide.
- **Code Reference:** Subsection 4.118 (.03) A List of Development Standards Typically Subject to Waivers. Add new subsection 4.127 (.23).
- **Draft Code Amendment:**

Modified language (changes ~~struckthrough~~ or **bold underlined**)

EDITS THAT HAVE NOT CHANGED SINCE MARCH

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

Note: More extensive proposed amendments to Section 4.420 are shown below for context, with the portion specifically related to alternative review process highlighted.

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design Review can be reviewed by the Planning Director as established in Section 4.030.**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

The following is proposed new language:

Section 4.127 Residential Neighborhood Zone

(.23) *Consideration of Waivers in the Frog Pond East and South Neighborhoods*.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan.

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver supports a wide variety of housing or at least does not reduce the level of housing variety within a Stage I Master Plan Area.

NEW EDITS SINCE MARCH

Note: Update existing alternative discretionary review language in 4.113 (.14) to clarify it is a waiver as part of Site Design Review consistent with other language in Section 4.420 and 4.127.

Section 4.113 (.14) J. Alternative Discretionary Review for Residential Design Standards

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request ***a waiver as part of*** Site Design Review by the Development Review Board of a proposed design. In addition to the ***waiver criteria in Sections 4.118 and 4.140 and applicable*** Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;
2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and
3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.
4. ***The request remains substantially consistent with any legislative master plan the property is included in.***

Note: Similar to Subsection 4.113 (.14) J., update language regarding design standards in the Old Town Residential Zone in 4.123 (.06) C. to be consistent with waiver and site design review language elsewhere in the Development Code.

(.06) Design and Siting Standards:

C. Rather than meet the standards prescribed above, applicants ***may request a waiver and*** elect to go through a Site Design review process before the Development Review Board for any housing type. In addition to waiver criteria in ***Sections 4.118 and 4.140, additional residential design standard waiver criteria in Subsection 4.113 (.14) J., waiver requests must*** ~~which include requirements to~~ meet standards in Subsection 4.138(.05).

2. Standards for Green Focal Points in Each Subdistrict

- **Intent:** To establish clear and objective standards for green focal points such as small playgrounds, gardens, or plazas, which will be an important urban design focus of each subdistrict, as identified in the Master Plan. See page 79 of the Master Plan.
- **Explanation:** The draft Code amendment generally applies the same open space standards as apply to other residential developments in the City's PDR zones. Specific language is added to require green focal points in each subdistrict, with reference to specific guidance as shown in the Master Plan. The green focal point size is based on existing open space requirements in Section 4.113 *Standards Applying to Residential Development in Any Zone*. See further explanation below.

  With the provision of green focal points in each subdistrict, standards need to also be put in place for surrounding development in subdistricts to treat them as a focal point. Standards include how direct the path is to the focal point and the orientation of surrounding buildings.

  In addition, a purpose statement is added to the open space section of the Residential Neighborhood Zone reflecting the intent of green focal points in the Master Plan for Frog Pond East and South.

  Since January with the Planning Commission last discussed Green Focal Points, City staff simplified and removed the previous table. The previous table tried to apply the open space standards in 4.113 to the Master Plan area as a whole. The revised language essentially allows the existing standards for open space to be applied to the Stage I Area just like any other residential development, with specific provision that each subdistrict does have the green focal point with some specific guidance.

- **Code Reference:** Standards added as Subsection C. to 4.127 (.09) *Open Space*. Purpose statement added to Subsection A. of this Open Space subsection.
- **Draft Code Amendment:**

4.127 (.09) *Open Space*. […]

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for Stage I Master Plan Area, each subdistrict shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the required usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot green focal point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

   a. Location requirements by subdistrict, if subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirements:

      - Subdistrict E1: Green focal point to be located north of grange building or in tree grove near the existing home at 27480 SW Stafford Road.

      - Subdistrict E3: A green focal point to be located at trailhead adjacent to SROZ leading to the south.

      - Subdistrict E4: A plaza space is to be integrated with the Brisband Street Main Street mixed-use development.

      - Subdistrict S2: A green focal point to be located and aligned with terminus of future extension of SW Hazel Street.

      - Subdistrict S3: A green focal point to be located near northern end of Kruse Creek.

b. Direct access to one or more green focal points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage..

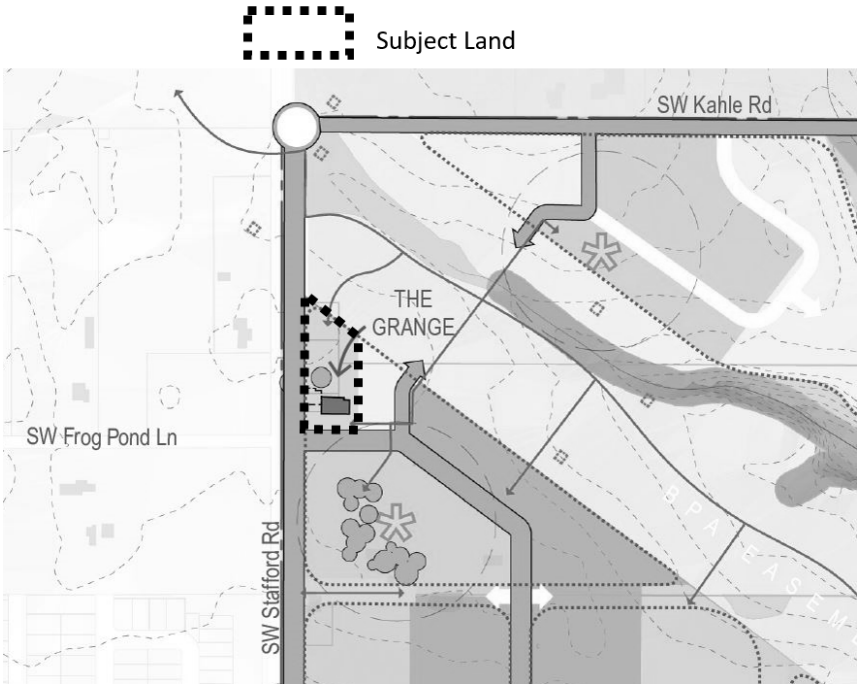
3. Treatment of Unknown Future Land Uses

- **Intent:** To provide clarity for two specific uncertainties called out in the Master Plan. First, the future use of the land occupied by the Frog Pond Grange. Second, the question of whether a tract of land south of SW Kahle Road will qualify as SROZ upon more detailed examination. In the Master Plan see item 5 on page 107, item 10 on page 108 of Master Plan, and discussion of Grange under parks and open space on page 75.
- **Explanation:** Add specific language reflecting Master Plan implementation language, items 5 and 10 on pages 107-108.
- **Code Reference:** New Subsection 4.127 (.25) *Residential Neighborhood Zone- Special, Specific Land Use Considerations*
- **Draft Code Amendment:**

(.25) *Special, Specific Land Use Considerations*

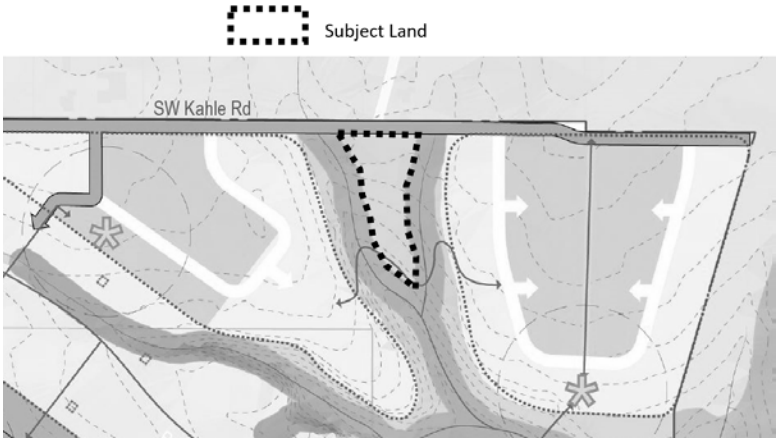
A. *Frog Pond Grange Property.* The community supported preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. The land outlined in Figure X below highlights this property and identifies the long-term use maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open space as shown in the Frog Pond East and South Master Plan. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.

Figure X



B. *Treed area on south side of SW Kahle Road.* An applicant may request the area shown in Figure X. below not be included in the SROZ based on findings made, a part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Type 3 Urban Design standards shall apply.

Figure X



FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

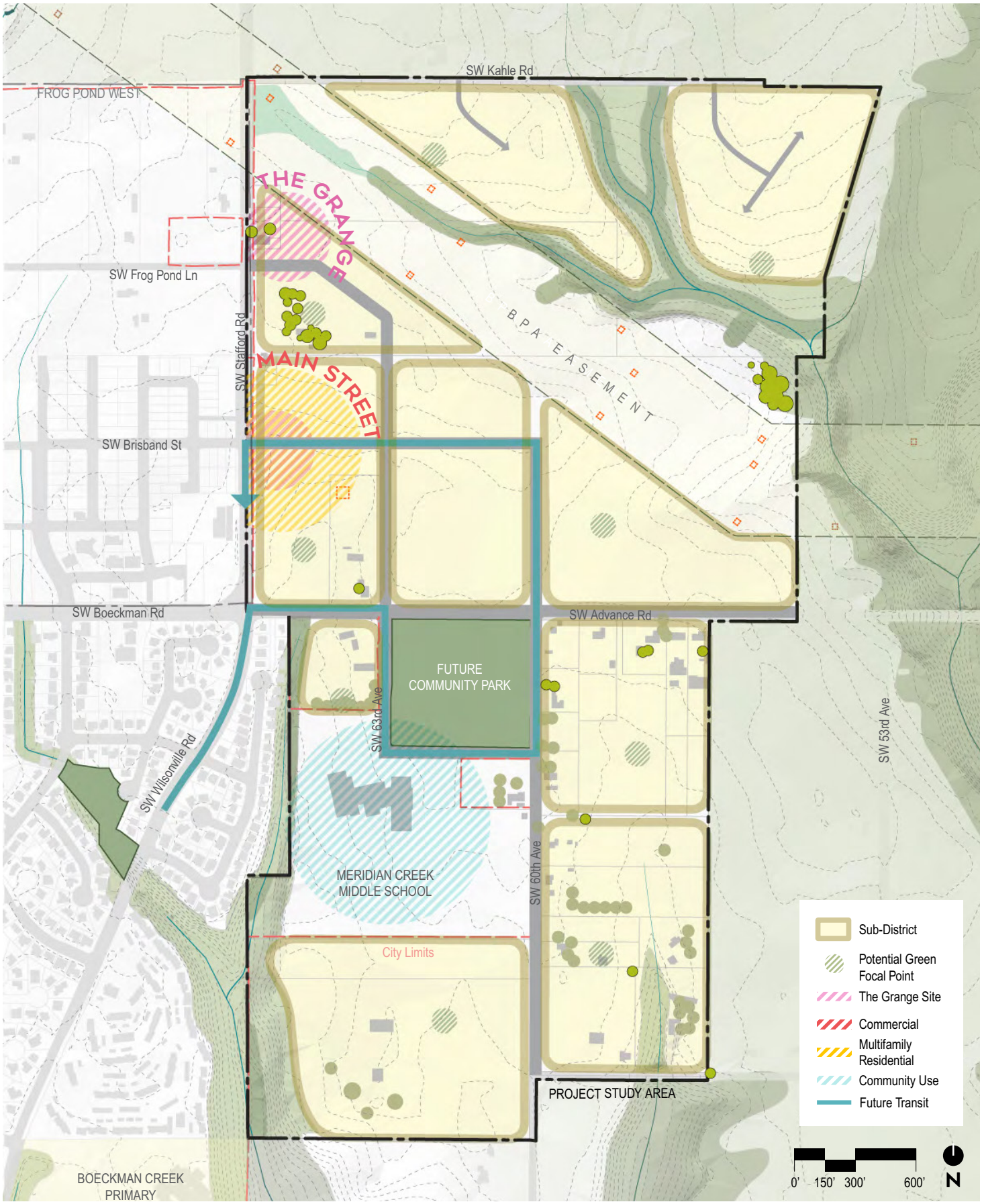
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



COMMUNITY DESIGN CONCEPTS

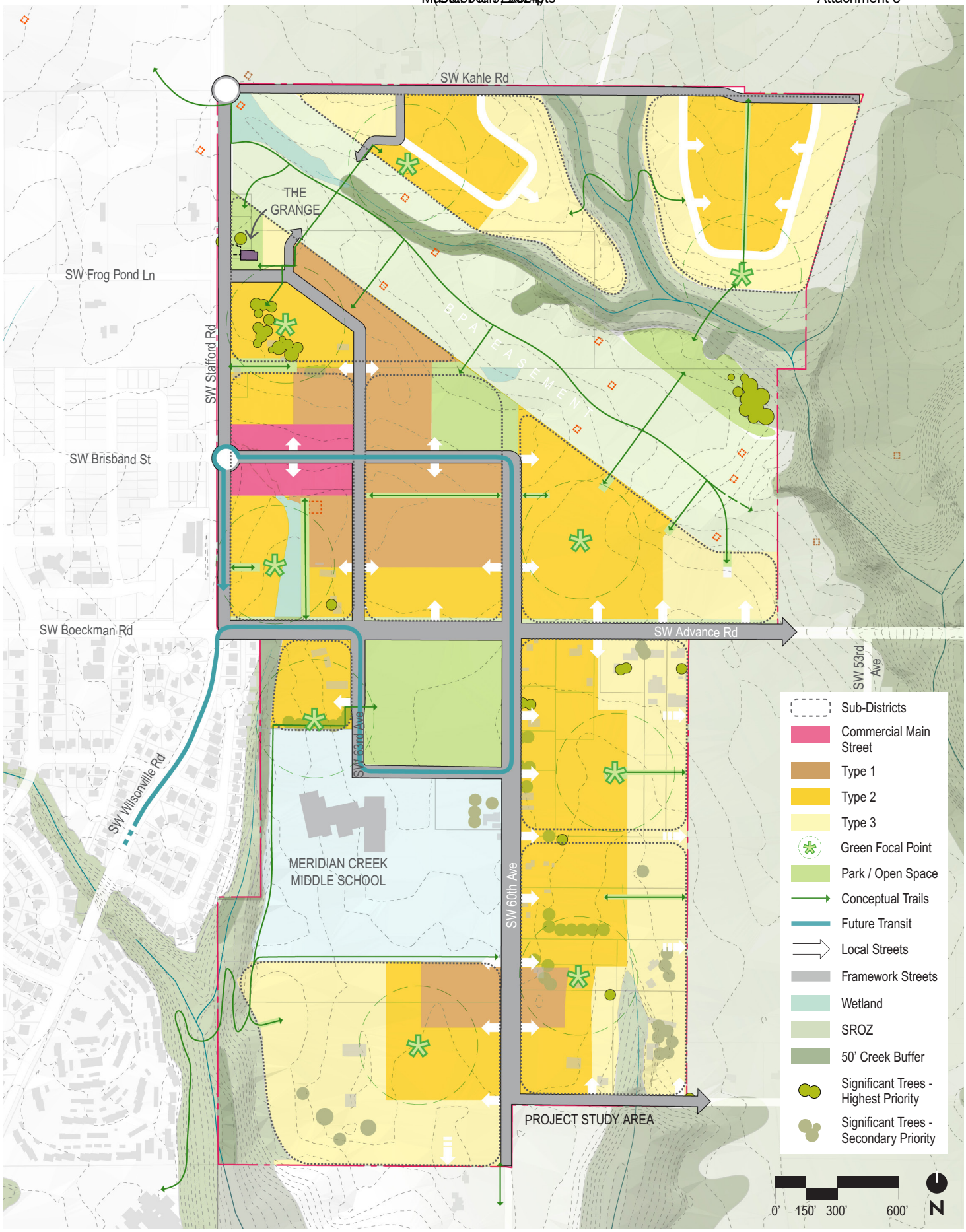
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

PUBLIC REALM

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

IMPLEMENTATION

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

> *"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."*
>
> *— Frog Pond Area Plan*

IMPLEMENTATION

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

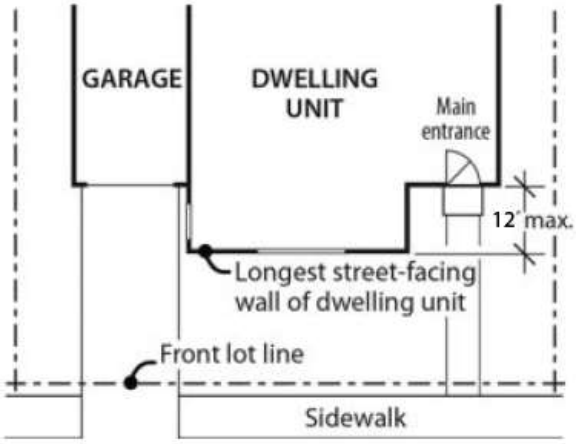
(.14) *Main Entrance Standards:*

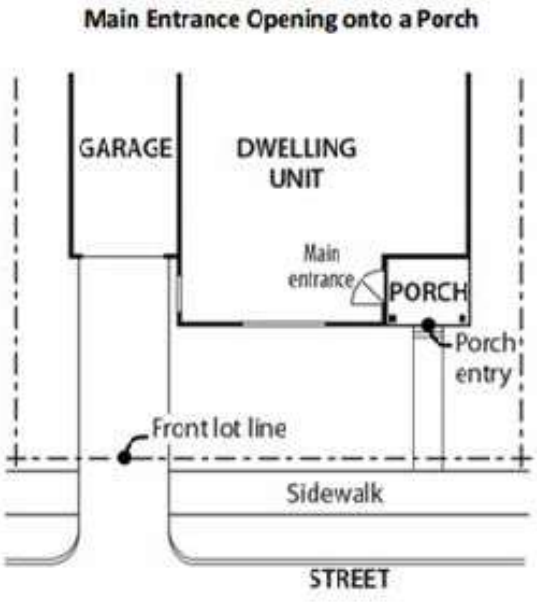
A. *Purpose.* These standards:

1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.





C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

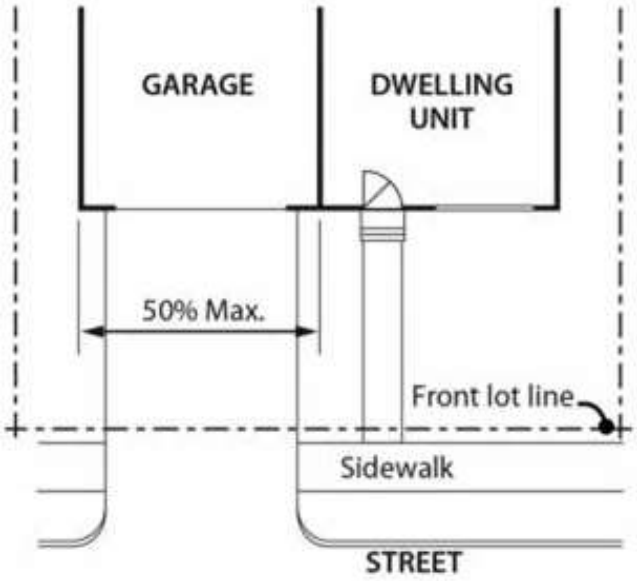
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:

a. 15 percent front facades.

b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.

2. For one-story structures:

a. 12.5 percent—front facades.

b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

3. For all structures: Five percent for street-side facades.

4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.

5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

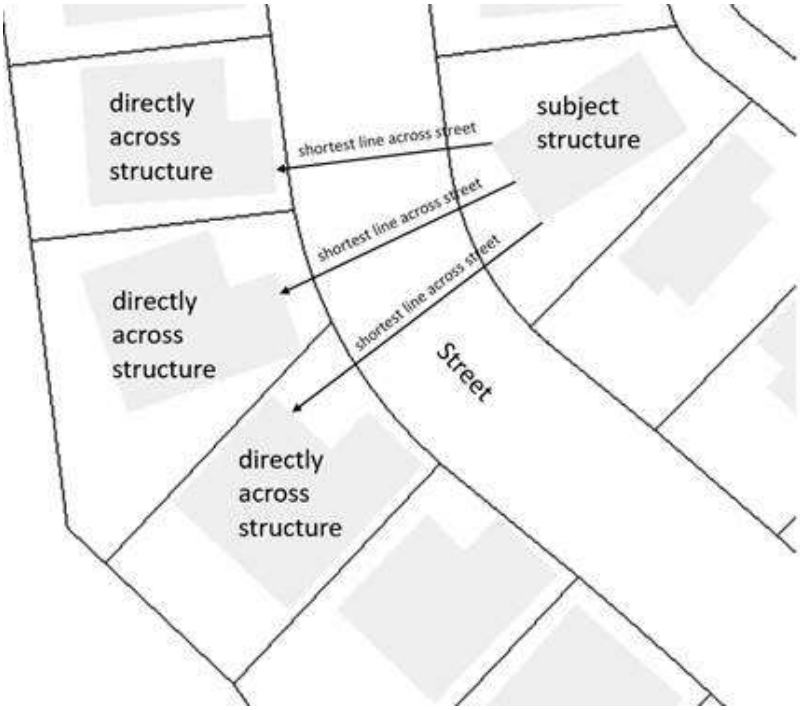


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

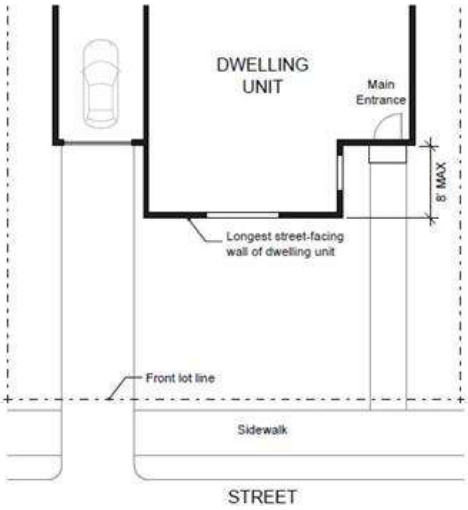


Figure 2. Main Entrance Facing the Street

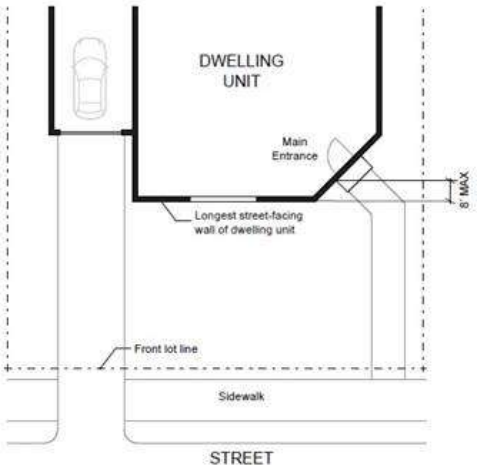


Figure 3. Main Entrance at 45° Angle from the Street

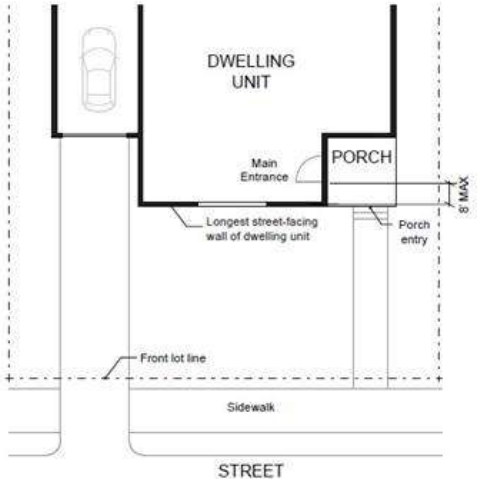


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

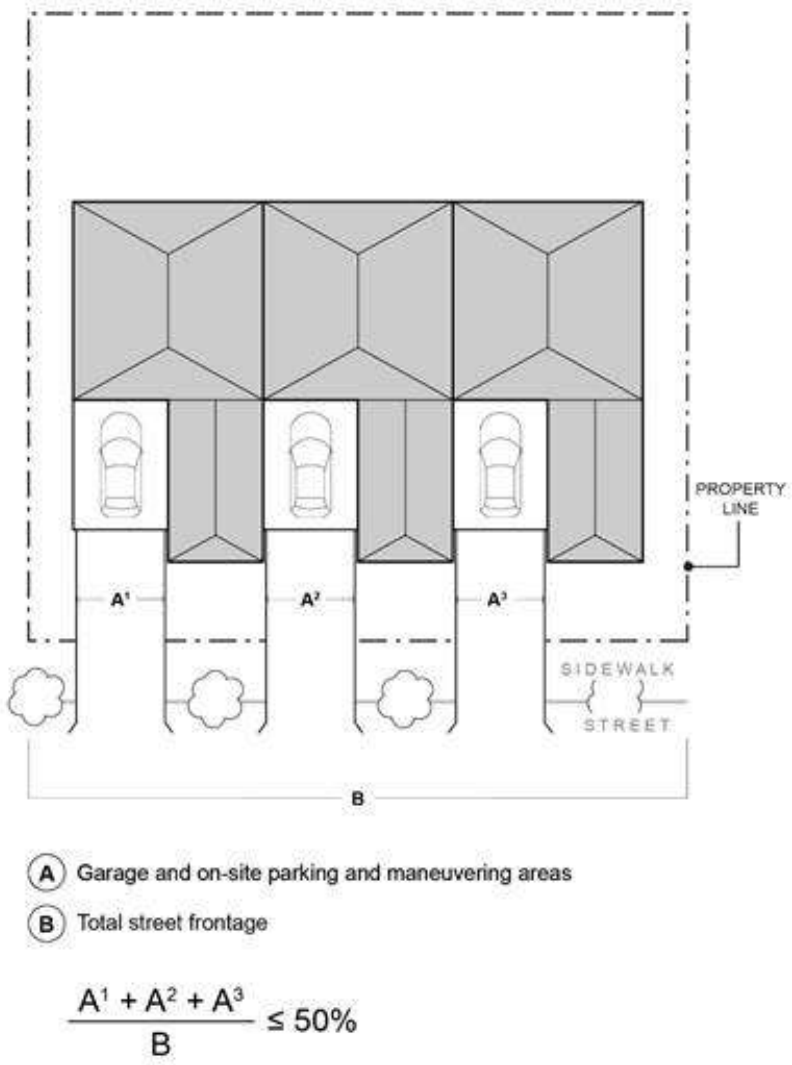


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

        ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

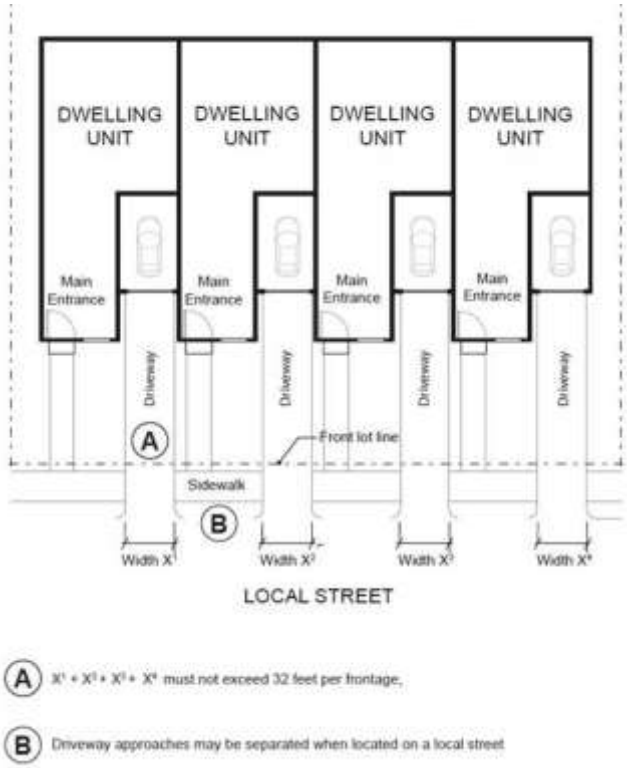


Figure 7. Driveway Approach Width and Separation on Local Street

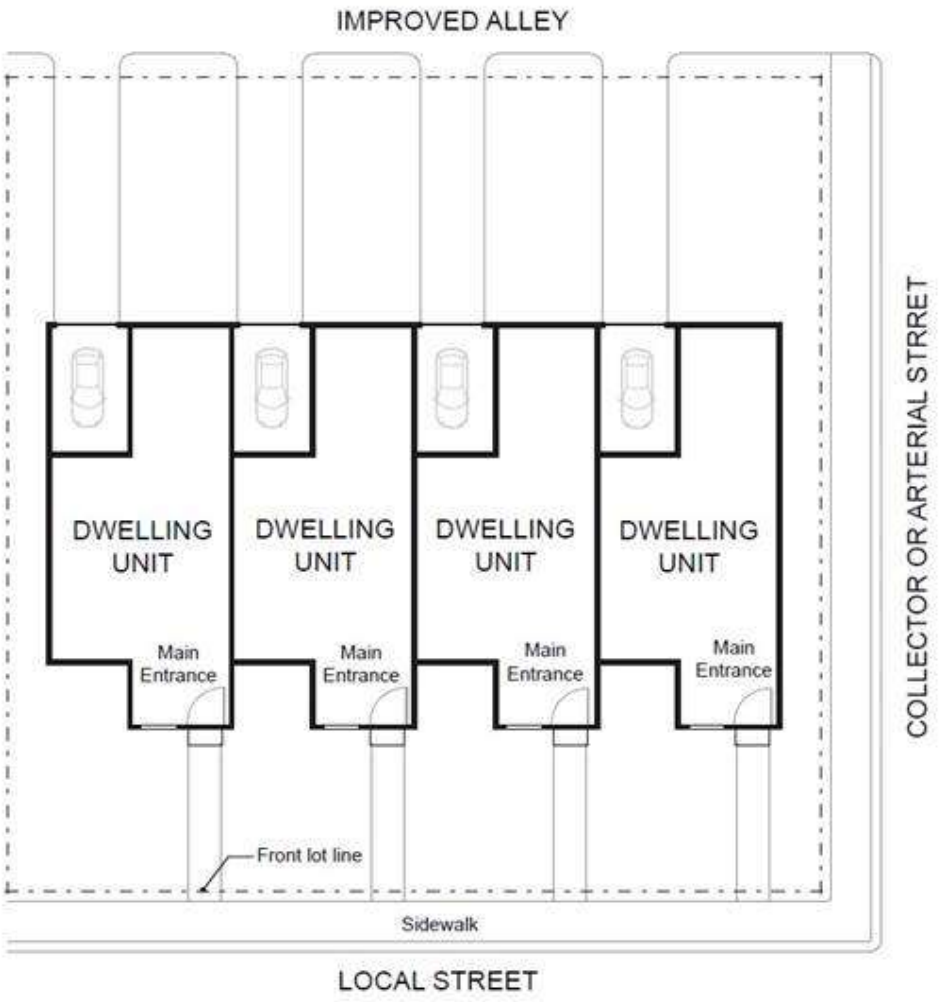
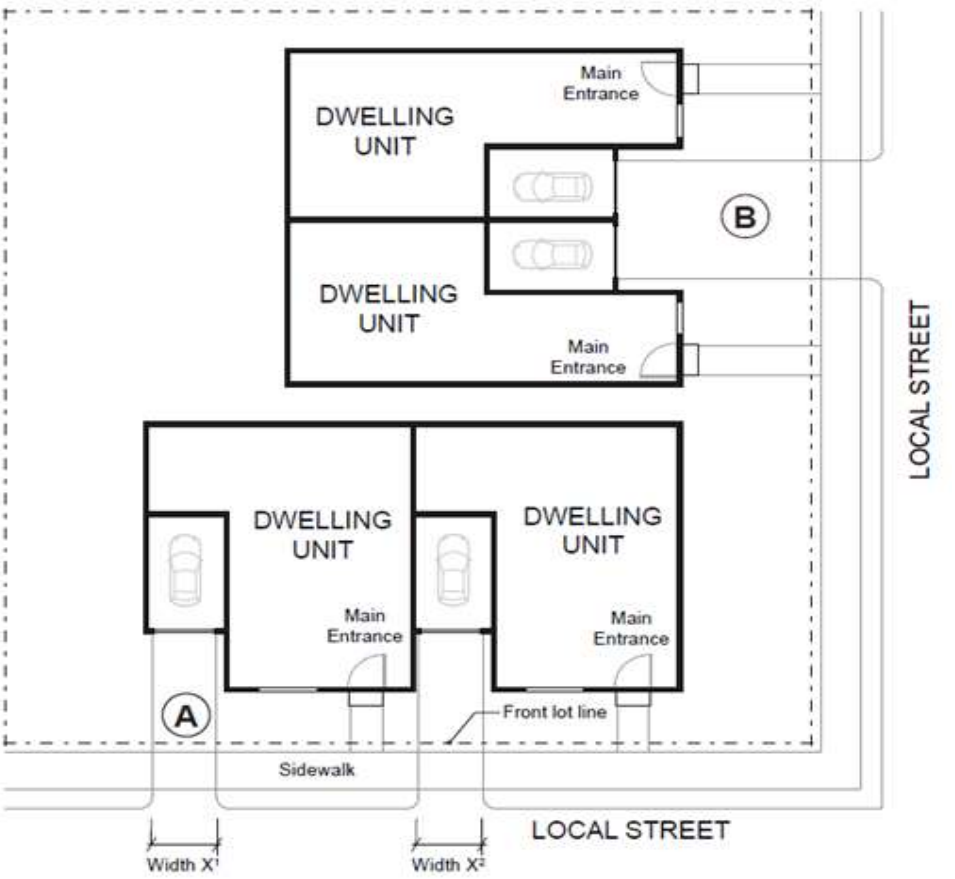


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

a. Minimum. A townhouse project must contain at least two attached units.

b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

- R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
- RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

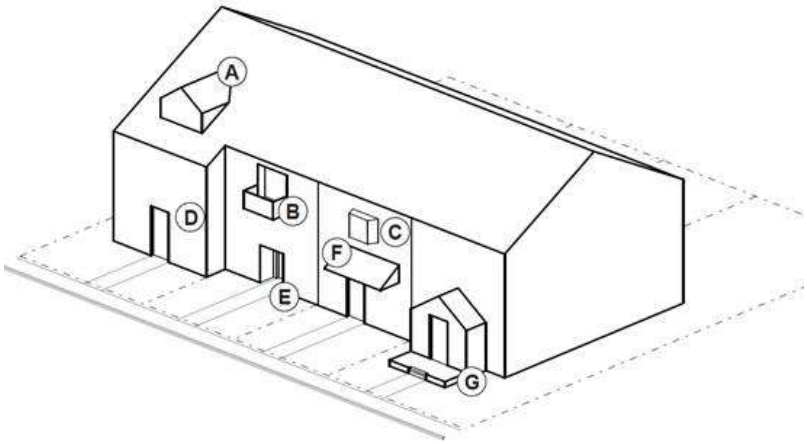
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



(A) Roof dormer, minumum of 4 feet wide

(B) Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

(C) Bay window extending minimum of 2 feet from facade

(D) Facade offset, minimum of 2 feet deep

(E) Recessed entryway, minimum 3 feet deep

(F) Covered entryway, minimum of 4 feet deep

(G) Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

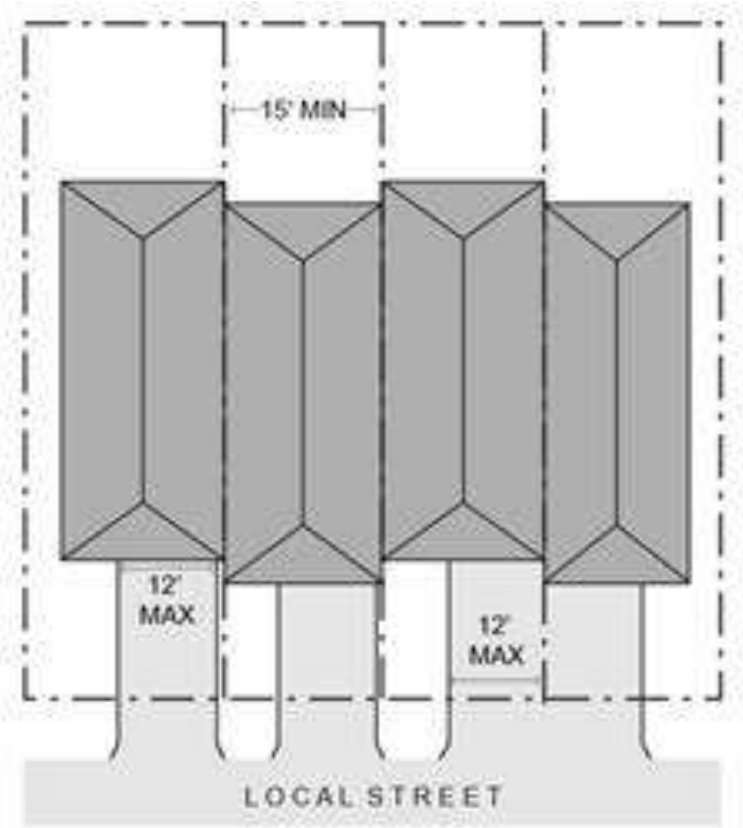


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

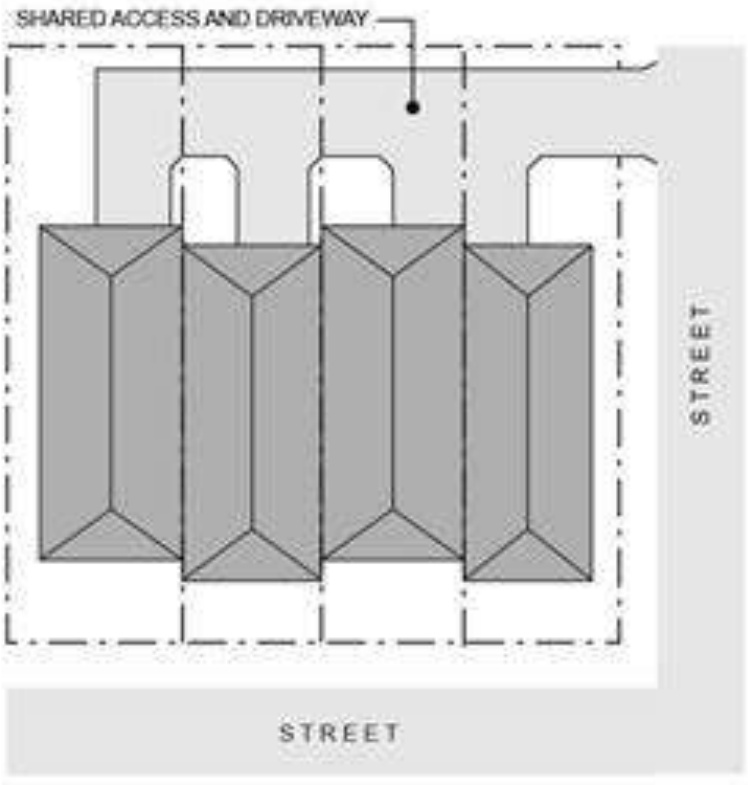


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

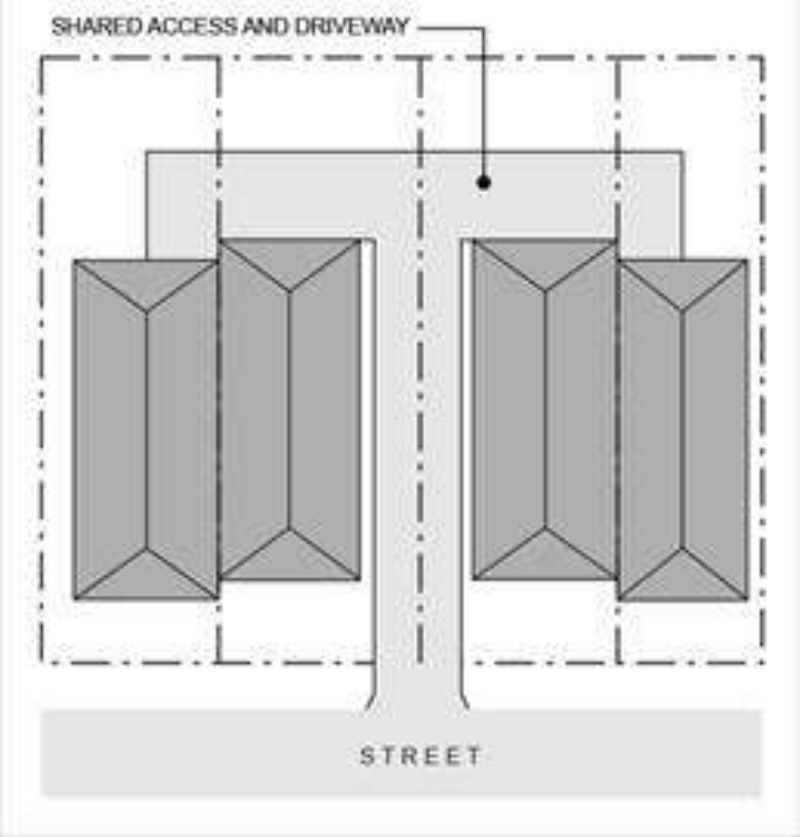


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

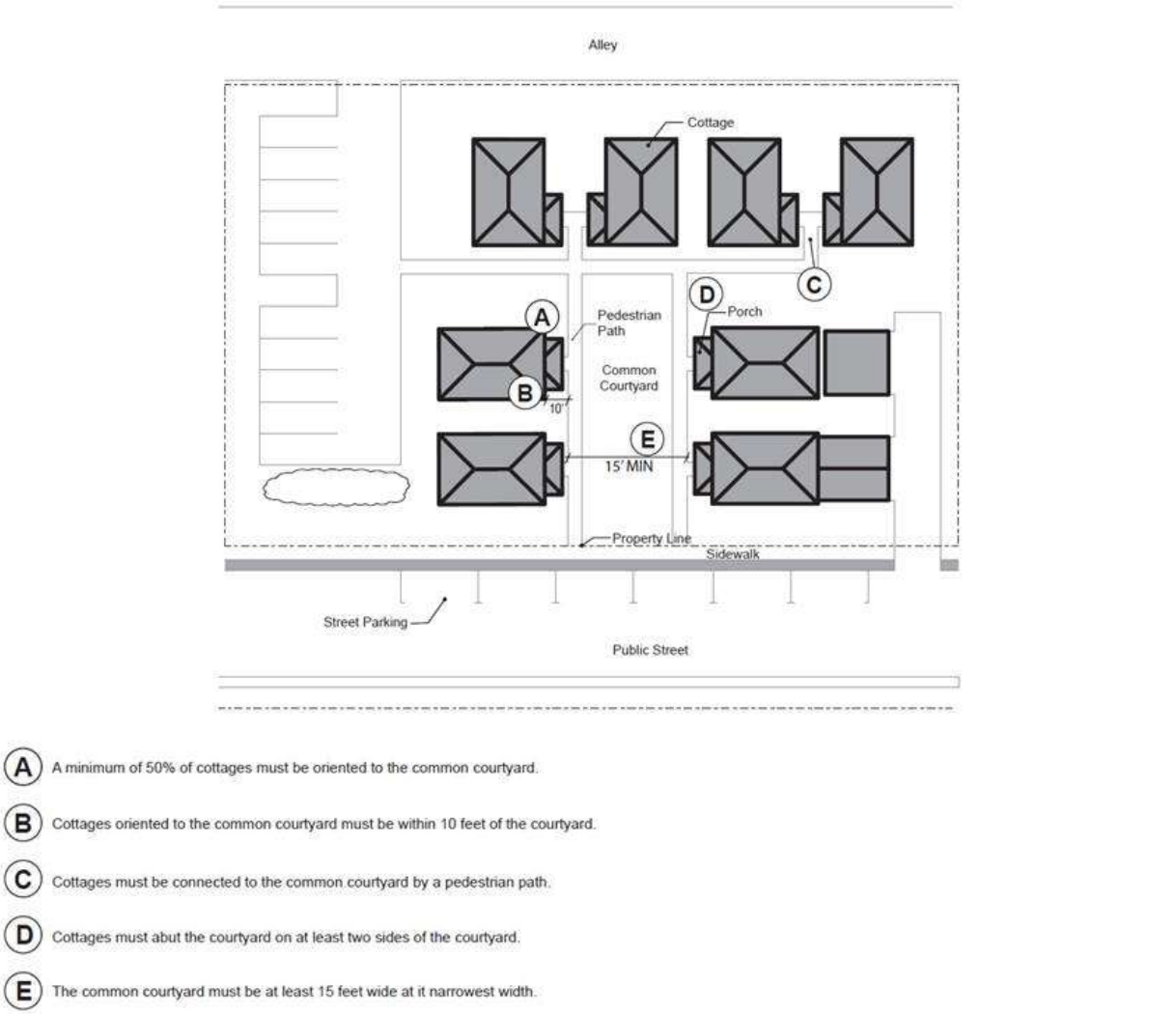


Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

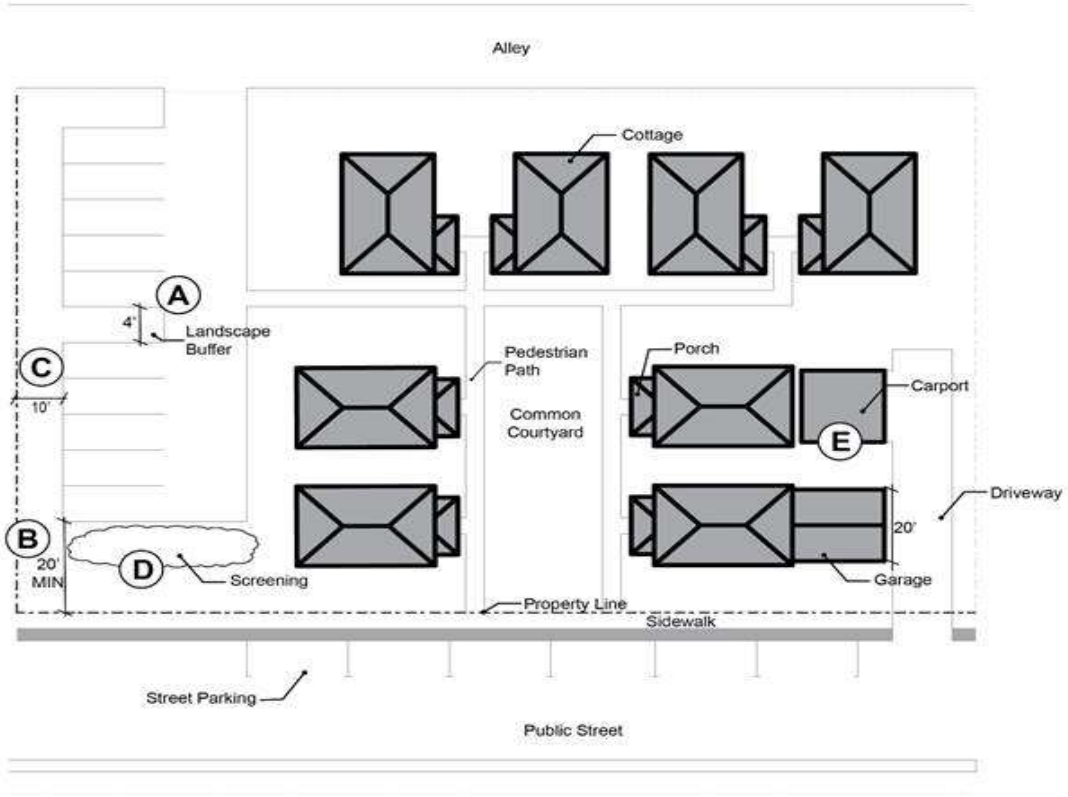
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
April 12, 2023

WILSONVILLE
OREGON

Follow Up Code Amendments

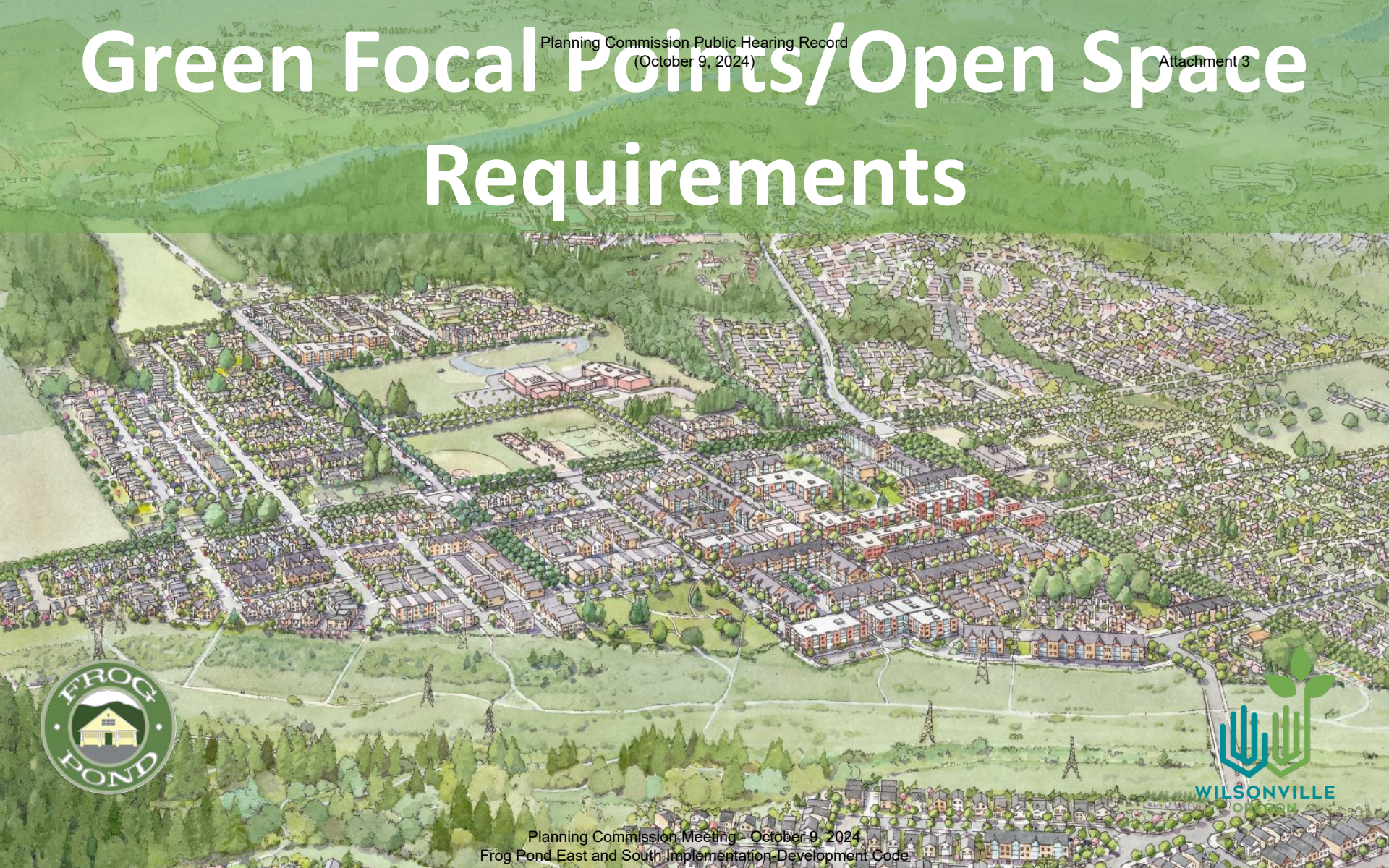
Discretionary Alternative Path

Discretionary Alternative Path

- Why?
  - Need clarity of what happens if a reason exists to vary from a residential design standard
- How?
  - Clarify it is through a DRB waiver
  - Add specific factors to consider for Frog Pond East and South
- Changes since March
  - Correlate with language in different zones
    - General PDR and Old Town

WILSONVILLE
OREGON

Green Focal Points/Open Space Requirements



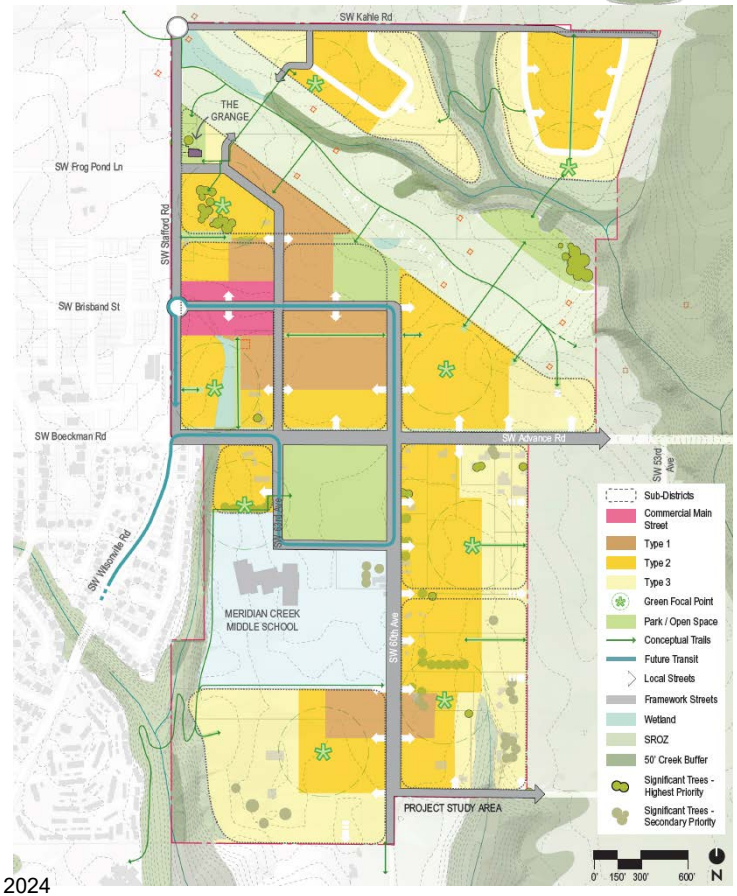
Green Focal Points

Why?

- Urban design focus of each subdistrict in Master Plan
- Standard residential open space (OS) requirement, equivalent to:
  - Total OS 25% developable land
  - Usable OS 12.5% developable land

How Presented in January

- Table, by subdistrict, establishes:
  - Size
  - Location
  - Other requirements



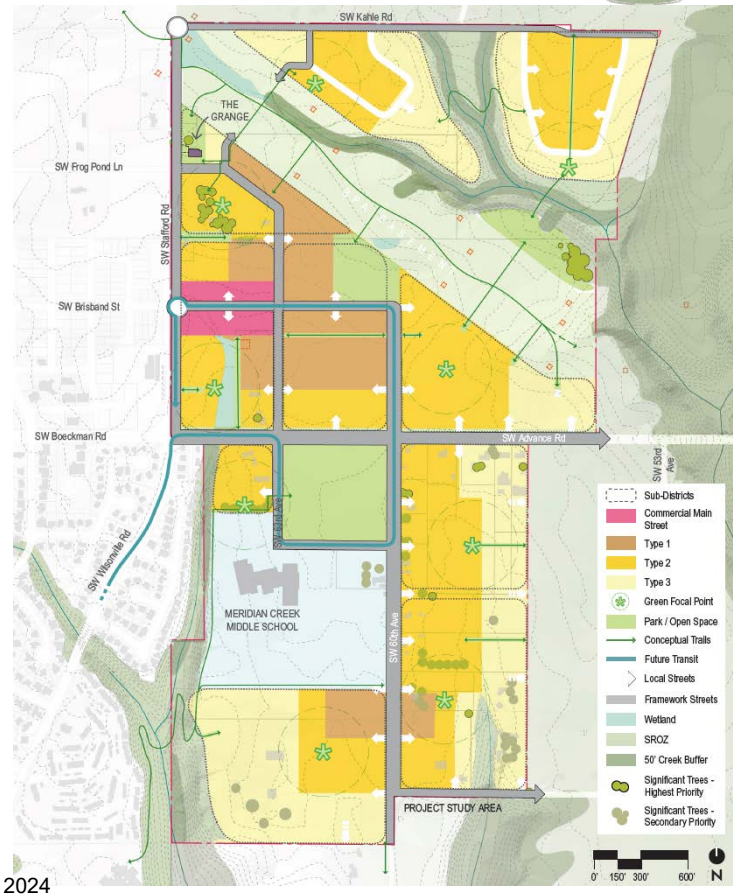
Green Focal Points

Proposed updates:

- Remove table
- Apply open space requirements based on Stage I Area, just like PDR zone
  - Total OS 25% developable land
  - Usable OS 12.5% developable land
- Smaller minimum size per green focal point

Keep

- Specific location requirements by subdistrict
- Direct access requirement



New Code Amendments

Frog Pond Grange

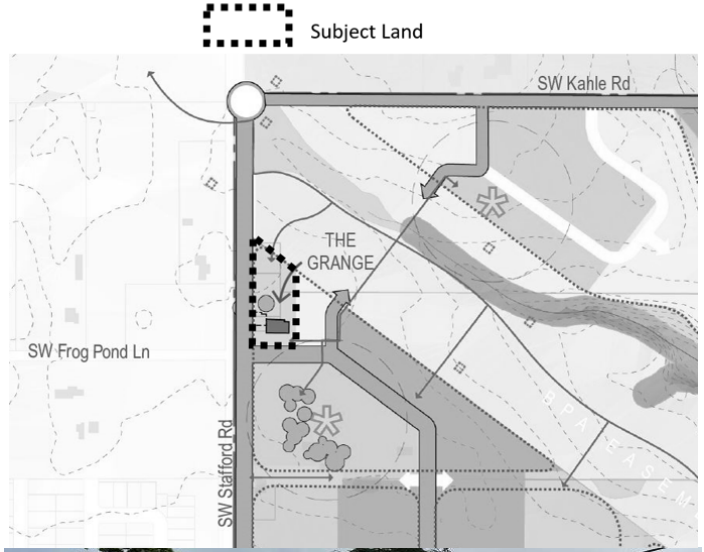
Frog Pond Grange

Why?

- Community supports preservation and reuse of the Grange building

How?

- Change of use for property requires Master Plan amendment
- Building to be preserved unless determined unfeasible



Kahle Road Treed Area

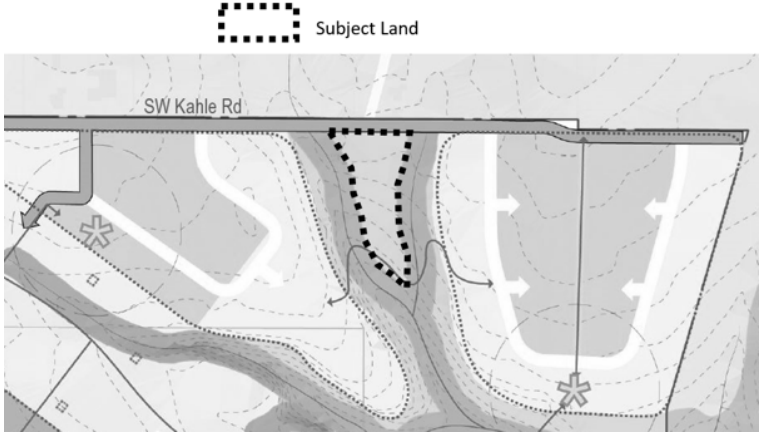
Kahle Road Treed Area

Why?

- Master Plan directs to check natural resource value in future

How?

- Tie verification of value to SROZ Map verification
- Designate for Type 3 Urban Form if found not to meet SROZ elligibility



WILSONVILLE
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about the pedestrian bridge design, transit was considered, but accommodating a full-size transit bus added significant cost and would be prohibitive for the facility. However, keeping in step with frequent changes, the bike and pedestrian facility over I-5 was designed to be compatible with and able to carry small autonomous transit vehicles that could act as shuttles between the transit center and Town Center. Once the connectivity needed in the Town Center is developed, the Park Place connection identified in the Town Center Plan would likely be turned into a promenade bike/pedestrian facility that might offer amenities for adjacent storefronts and have the potential to serve transit via buses or autonomous transit vehicles given the large right-of-way but closed to private vehicular circulation. Staff had been working to integrate compatibility with transit across the pedestrian bridge.

- Having a transit hub in Town Center, which was the hub of the community, would increase the attraction to Town Center and was good to have in the Master Plan.
- If WES went away, should the City have two transit hubs or only focus on the transit center in Town Center alone.
    - If the hub and transit center were within walking distance, this issue comes up. If not, east side/west side centers might be needed.
    - Ms. Lewis said it was very possible the two transit centers would be discussed in the next iteration of the Master Plan. Once the pedestrian bridge is built, the pedestrian connection would be there. SMART has tried to get funds for autonomous shuttles, but the FTA was not ready for that yet. She agreed that if things changed with WES and that transit center became less prominent, more attention would be likely be focused on the Town Center transit center.
- Discussions about the transit-oriented development (TOD) proposal next to the WES transit center considered that entire stretch as a potential for a TOD corridor, and if that happened, there would be the critical mass to maintain a transit hub there. The bigger universal picture needed to be considered.

3. Frog Pond East and South Implementation-Development Code (Pauly)

Dan Pauly, Planning Manager, reminded Staff had been working on implementation, including the Development Code amendments, of which there were a fair amount. He presented the Draft Development Code Amendments via PowerPoint, reviewing the follow-up code amendments regarding the Discretionary Alternative Path and Green Focal Points/Open Space Requirements, as well as new Code amendments regarding the Frog Pond Grange and the Kahle Road Treed Area.

Discussion and feedback from the Planning Commission on the Code amendment topics was as follows with responses by Staff to Commissioner questions as noted:

Discretionary Alternative Path

- Mr. Pauly confirmed the future changes in the waiver process would be citywide, potentially driven by State statute.

Green Focal Points/Open Space Requirements

- Was the direct access provision in the Code necessary? What would result from removing it?
    - Mr. Pauly replied the worst-case scenario would be the Green Focal Point being tucked somewhere that was inaccessible. Staff still needed to see how to simplify the language in the Code and test scenarios to see if it was even going to be an issue and for potentially unintended

consequences. Direct access was included in the Frog Pond Master Plan, which was primarily why it was included. However, if the intent of the Master Plan could be met without having to write it in the Code, that would work, too. Staff would follow up to confirm it was needed and work to simplify the language.

Frog Pond Grange

- The possibly of moving the Grange building had been mentioned in the past. Would the new code amendments still apply as long as the Grange stayed on the same plot of land?
  - Mr. Pauly clarified the Code did not say the building could not be moved, only that it needed to be preserved. Moving the building was a greater possibility in the past when a roundabout was assumed at Frog Pond Lane due to right-of-way needs. but that was not the case now.
  - He clarified the building could be accommodated with the road cross sections so widening the road would not impact the Grange building.

Kahle Road Treed Area

- Mr. Pauly clarified the Code would not cover the riparian area along the streams, only the upland area between the two streams.
  - He confirmed the area would be supplied by a local street which still provided options for multi-family, cottages, or buildings with minimized infrastructure. The Code amendments provided some flexibility regarding the buildable area.
- If a builder wanted to make the Treed Area a green focal point and it required bridges with pedestrian paths to access it, would that meet the rules in the prior section about accessibility by a road.
  - Mr. Pauly replied it probably would meet the rules if the developer made the area the active open space for the two nodes, because the access to Kahle would be the first road, and then Kahle Rd would be the second road access. The area could be used as a required usable open space, if it was not passive open space. (Slide 12)

Chair Heberlein called for public comment after Commission consented to hearing testimony the .

Mimi Doukas, AKS, West Hills Development, said Staff had continued to keep West Hills in the loop ahead of time to be able to review the draft materials. West Hills gave the same feedback to Staff as she would provide the Commission tonight. West Hills appreciated the improved draft from the original with the big table and large sizes. Generally, she believed the Master Plan was headed in the right direction. West Hills' property, north of Advanced Road in Frog Pond East, was a large piece of property spanning three subdistricts and so required special considerations.

- The primary concern was the Code was silent on how phasing happens with focal points to make sure West Hills could develop those green focal points consistent with the phasing plan to avoid starting development clear on the east side and trying to build a focal point clear on the west side. West Hills wanted the focal points to be built as the surrounding development is built.
  - Mapping in the Master Plan did not actually show a green focal point in Subdistrict E-5, which is the middle subdistrict. She believed it was because in the Master Plan, the park was on the north side and the community park on the south side, which was the same proximity Staff referenced on the southern properties that were adjacent to the park. How did that relate to the green focal point requirements?

  - West Hills' current design, which is not the final design, had the park shifted so it was at the end of Brisbane Street. It had a good relationship to the Bonneville Power Administration (BPA) corridor and the Significant Resource Overlay Zone (SROZ), but it changed where that park is relative to the subdistricts. How does that relate to the green focal points?
  - The green focal points are not entirely defined. There is a need to do a plaza in the Main Street area on Brisbane, and that was straightforward, but the rest of the focal points needed to be green happy things. It could be a playground. It could be a splashpad. She was having trouble distinguishing between just open space, improved open space, and a green focal point. She believed there needed to be a little more refinement of the difference between a green focal point and a park. But regardless, West Hills' subdistricts were a little blurry in terms of how that community park or neighborhood park would sit within those subdistricts. If there were enough goodies in the neighborhood park, could that satisfy the green focal points for E-5 and D-6? It seemed like it would, but the Code was not clear enough to assure West Hills was good shape or not. A little more clarity was needed on that.
- West Hills agreed that the proximity standards were trying to solve a problem that did not exist with the subdistricts. If a green focal option is being provided in each subdistrict, that addressed proximity; the directional thing was satisfied. She believed it was more about openness and adjacency to a public way. The SROZ area at the north end on Kahle Rd was on the very edge of that subdistrict, which Staff said they were trying to avoid. It was not actually a bad thing to put it there. West Hills would prefer to strike that proximity language as it was just one more layer of regulation that was not necessary.
- She believed it was a foregone conclusion, but 25% of gross area for open space across the whole PRD was a big standard. She knew it applied across the whole city, but compared to other jurisdictions, 25% was pretty high; 20% of net was more common, so people were not being penalized for public infrastructure, for roadways, storm facilities, etc. Basing the percentage on gross did not acknowledge some of the public dedications that are required. However, that was more philosophical than practical for this conversation probably.

Mr. Pauly clarified some of the references in the version Ms. Doukas saw had more information. For example, the green focal points referenced back to usable open space standards, in 4.113, which had a long list of precisely what is considered, so that was pretty defined in that sense.

- The idea of openness and being adjacent to a public way for the green focal points was something Staff could continue to work on and was a good direction for refinements.
- He clarified the area calculation was not truly gross because typically, there was so much area that is SROZ, so it was not truly 25% of net area, which was partly why Staff designed it as they did. It was gross development area, so the SROZ was already being taken out, and then SROZ could be counted as part of the open space. Oftentimes, more open space would be required if 20% of net was used, rather than being able to count that SROZ area towards the open space requirement. The Azar site had the BPA easement which could be used for usable open space, so from an open space standpoint, those standards worked well for West Hills compared to a typical development, because they had so much essential land that otherwise was not part of their net area that they could count towards their open space requirement.

Ms. Doukas noted it was not a problem for West Hills' site, but more of a philosophical matter.

CITY COUNCIL

MONDAY, APRIL 3, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: April 3, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** The Planning Commission held a work session on the same topic at their February 8 and March 8 meetings and their feedback is reflected in the attachments.
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session will be the second, following one in February, in a series of work sessions for the Council to provide input and

guidance as the project team and Planning Commission work through the details of these Development Code amendments.

EXECUTIVE SUMMARY:
In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session is the second in a series of work sessions for the City Council to review and guide the drafting of these Development Code amendments. As further explained below, the project team has prepared a number of attachments to assist the City Council in reviewing the draft Development Code amendments.

Attachment 1 includes, for easy reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code. This directive language can be summarized and grouped as follows:

- Ensuring a variety of housing and encouraging specific housing types to be built;
- Creating design standards to implement the Type 1, Type 2, and Type 3 Urban Design Types mapped in the Master Plan and otherwise guide quality, cohesive development;
- Setting the design standards for sub-districts within the neighborhoods; and
- Establishing standards for the Brisband Main Street.

Attachment 2 contains a set of draft Development Code amendments, arranged by topic. Included are only draft code amendments the Planning Commission has expressed support for as reflective of the Master Plan and other City goals and have not recommended any additional changes to. If Council also initially supports the proposed amendments, they will be finalized for adoption later in the year. For each draft code amendment, the document also contains the following supporting information:

- **Intent**: A description of <u>what</u> the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.
- **Explanation**: An explanation of <u>how</u> the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.

- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.

For the Council's reference, Attachment 3 is a copy of the current Wilsonville Code Section 4.127, Residential Neighborhood Zone, where a majority of the code amendments are proposed. Also included, as Attachment 4, are excerpts from Section 4.113, Residential Development in Any Zone.

Staff invites the City Council to review the draft code amendments and supporting information. After a brief presentation at the work session, staff will seek Council input on whether the proposed Development Code amendments are ready to be finalized or if further revisions are needed.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
The project team and Planning Commission will continue to work through the proposed Development Code amendments to implement the Frog Pond East & South Master Plan over the coming months. City Council action on the Planning Commission's recommendation is planned for summer or early fall.

CURRENT YEAR BUDGET IMPACTS:
The Development Code implementation work is funded with 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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team is engaging 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 considered to meet the same intent.

ATTACHMENTS:

1. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
2. Draft Development Code Amendments with Supporting Information (March 13, 2023)
3. Wilsonville Development Code Section 4.127, Residential Neighborhood Zone
4. Excerpts of Wilsonville Development Code Section 4.113, Residential Development in Any Zone

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

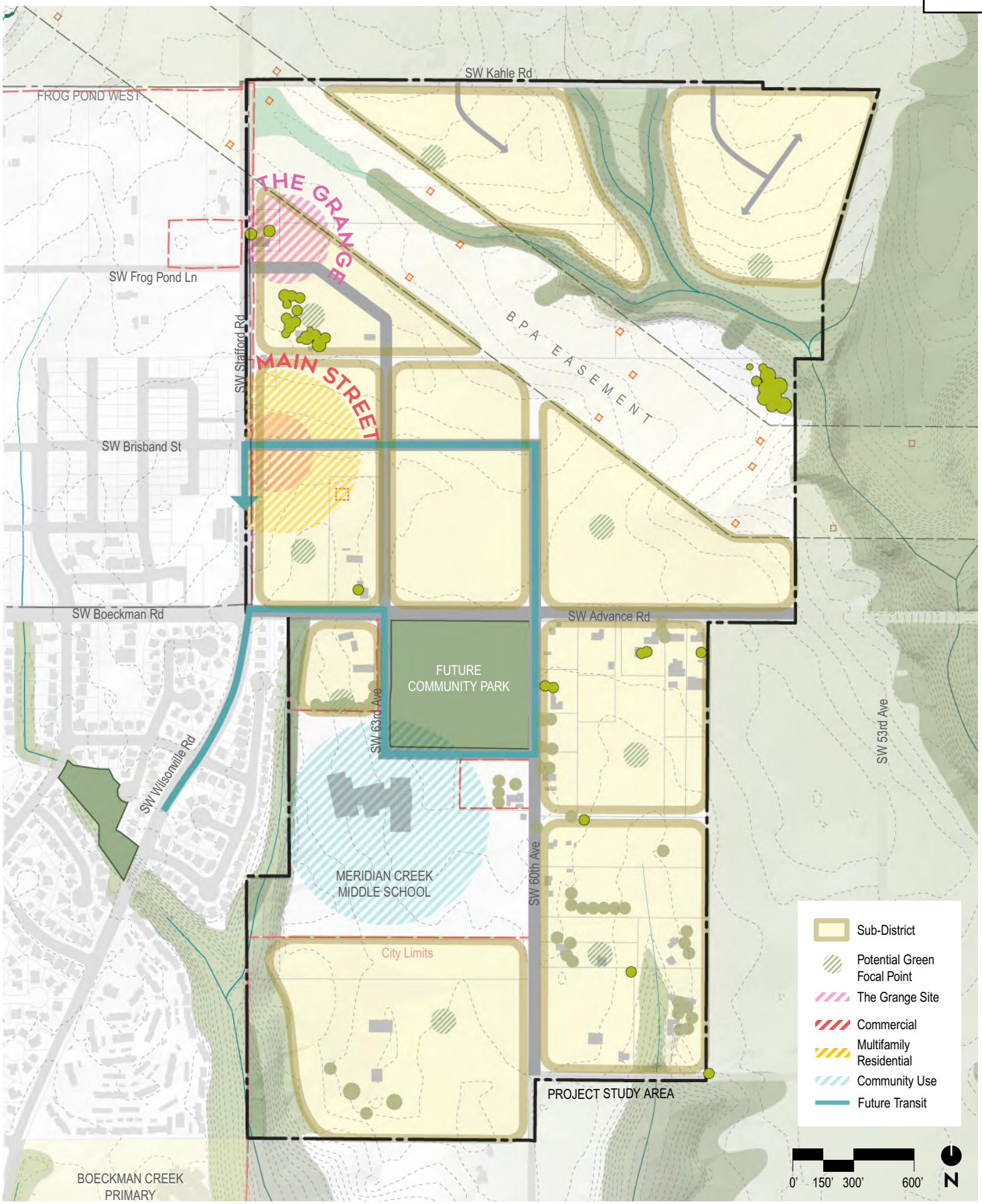
ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



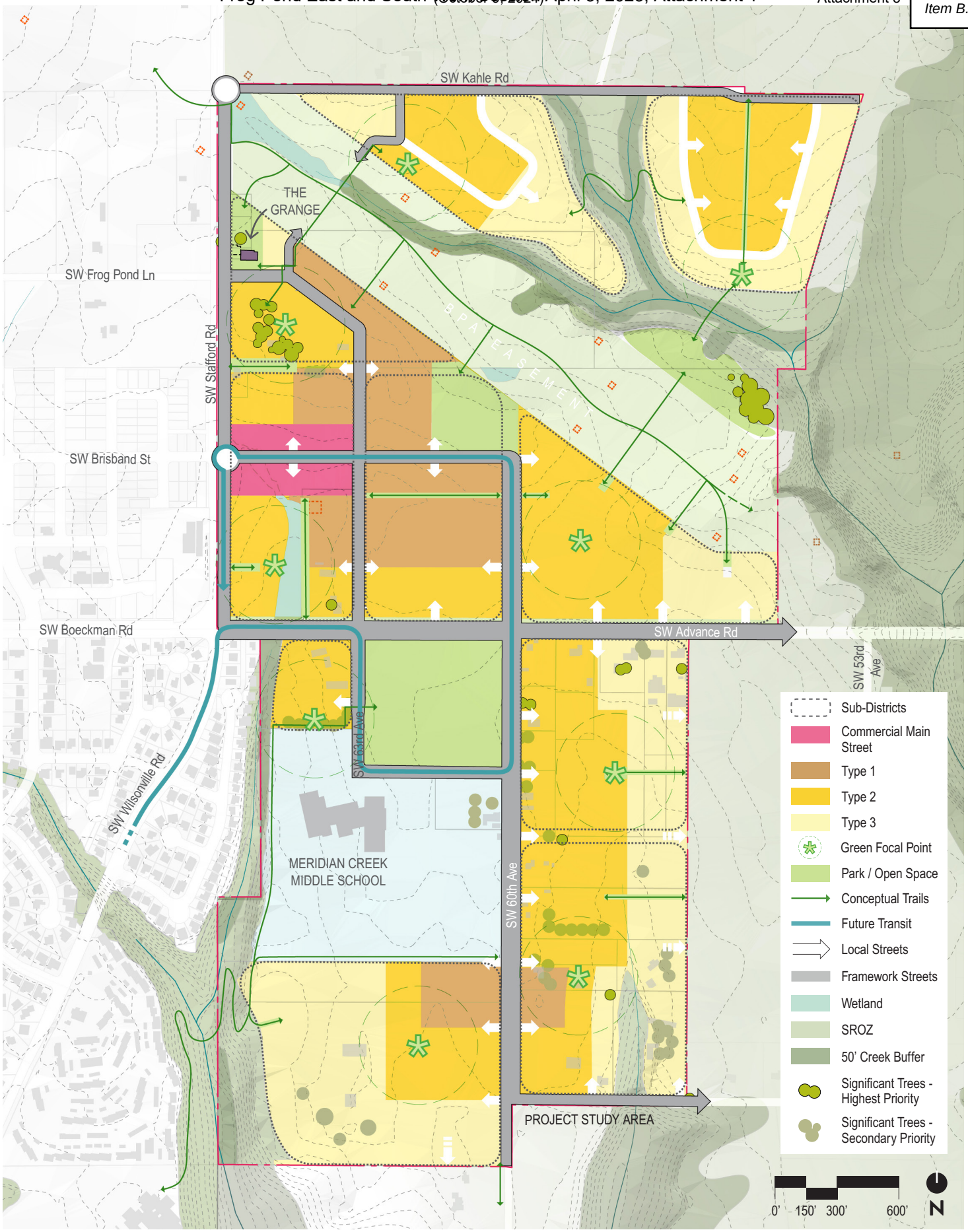
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."

— Frog Pond Area Plan

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Frog Pond East and South Implementation

Draft Development Code Amendments for April 2023 City Council Work Session

1. Design criteria for Brisband Main Street

- **Intent:** Provide detailed standards for the Main Street
- **Explanation:** Incorporate appropriate standards from TC zone
- **Code Reference:** Subsection 4.127 (.03) *Residential Neighborhood Zone-Permitted and Prohibited Uses* and new Subsection 4.127 (.24) *Residential Neighborhood Zone-Commercial Main Street Development Standards*
- **Draft Code Amendment:**

(.03) *Permitted and prohibited uses in the Frog Pond East and South Neighborhoods:*

[…]

C. *Uses permitted in the Commercial Main Street Area*:

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per use.
2. Office, including medical facilities.
3. Personal and professional services.
4. Child and/or day care.
5. Food service (e.g., restaurants, food carts, food cart pods).
6. Beverage service (e.g., cafes, brewpubs, bars).
7. Community services and community centers.
8. Residential dwellings, except that no more than XX% of the ground floor of any building may be residential dwellings.

D. *Uses prohibited in the Commercial Main Street Area:*

1. Uses with drive-through facilities (e.g., fast food, banks, car wash) are prohibited.

(.XX) Development Standards. The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table XX. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	0 ft.
Maximum	20 ft.
Side facing street on corner	
Minimum	0 ft.
Maximum	10 ft.

Side yard	
Minimum	0 ft.
Maximum	10 ft.
Rear setback	
Minimum	0 ft.
Building height (stories) [A]	
Minimum	two
Maximum	four
Ground floor height minimum	12 ft.
Building site coverage maximum	90%
Minimum landscaping	10%
Minimum building frontage [B]	
On SW Brisband Street	70%
On SW Stafford Road	50%
On other streets	None

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.
[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street and a minimum of 50% of the lot length on SW Stafford Road.

(.20) *Design Standards for the Commercial Main Street Designation in Frog Pond East and South:*

A. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

B. *Building and Entry Placement.* Buildings shall meet the following standards:

1. Development shall meet the minimum building frontage standards in Table XX.
2. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.
3. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-

floor common entrances shall not be oriented to the interior or to a parking lot.

4. If a parcel has frontage on more than one street, the primary building entrance is encouraged to orient to the street intersection. If the parcel has frontage on Brisband Street, the primary entrance shall orient to Brisband Street or to the intersection.
5. Courtyards, plazas and similar entrance features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the primary building entrance. A direct pedestrian walkway not exceeding 20 feet in length shall be provided between the building entrance and the street property line.
6. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

C. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection 4.127(.XX). No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

D. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

E. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

F. *Parking Location and Landscape Design:*

1. Parking for buildings adjacent to public street rights-of-way must be located to the side or rear of buildings, except for buildings fronting Brisband Street or Stafford Road, where parking must be located behind the building, either surface, tuck under or structured (above or below grade).
2. For locations where parking may be located to the side of the building, parking is limited to 50 percent of the street frontage (provided minimum building frontage standards are also met), and must be behind a landscaped area per Section 4.176.
2. Within off-street parking lots, all parking spaces, except for those designated for ADA accessible space or deliveries, shall be shared spaces. Designation for individual uses is not permitted.

3. Within off-street parking lots, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pick up and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).

G. *Building Design Standards:*

1. *General Provisions:*
   a. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
   b. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
   c. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.
2. *Design Standards.* All buildings shall comply with the following design standards:
   a. *Windows:*
      i. Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure 1), as follows:

Ground Story facing SW Brisband Street	60% of ground floor wall area
Ground Story facing SW Stafford Road	40% of ground floor wall area
Upper Stories facing SW Brisband Street or SW Stafford Road	20% of facade
Other facades	No minimum

      ii. Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.
      iii. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.
      iv. *Ground floor windows.* For facades facing SW Brisband Street and SW Stafford Road, elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings, as required in subsection i. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor

window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation within 20 feet of the building corner. (Note: Figure to be added to illustrate this requirement)

b. *Building Facades:*

i. Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure 2). No building façade shall extend for more than 250 feet without a pedestrian connection between or through the building.

Figure 1. Window Placement and Percentage of Facade

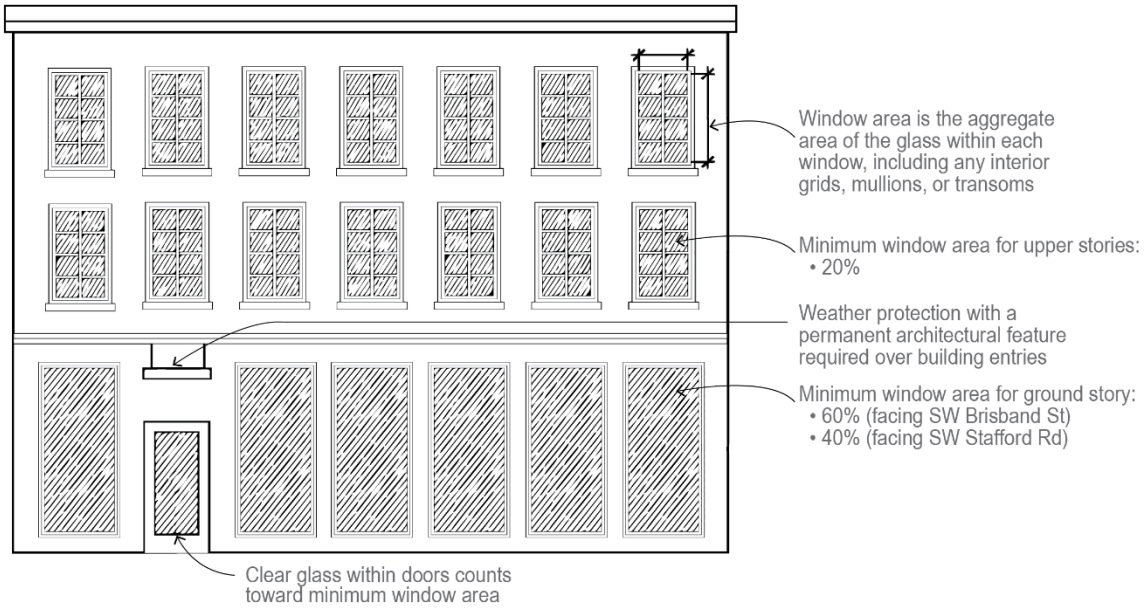
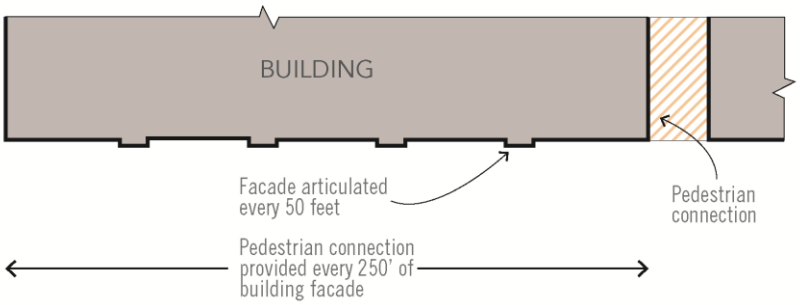


Figure 2. Building Facade Articulation



c. *Weather Protection:* Building facades facing SW Brisband Street shall provide weather protection as follows:
    i. A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 75 percent of the façade.
    ii. All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.
    iii. Weather protection shall be maintained and in good condition.
    iv. Weather protection features shall project at least five feet from the building façade.
    v. Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk. (See Figure 3.)
    vi. The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.
    vii. Awnings shall match the width of storefronts or window openings.
    viii. Internally lit awnings are not permitted.
    ix. Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

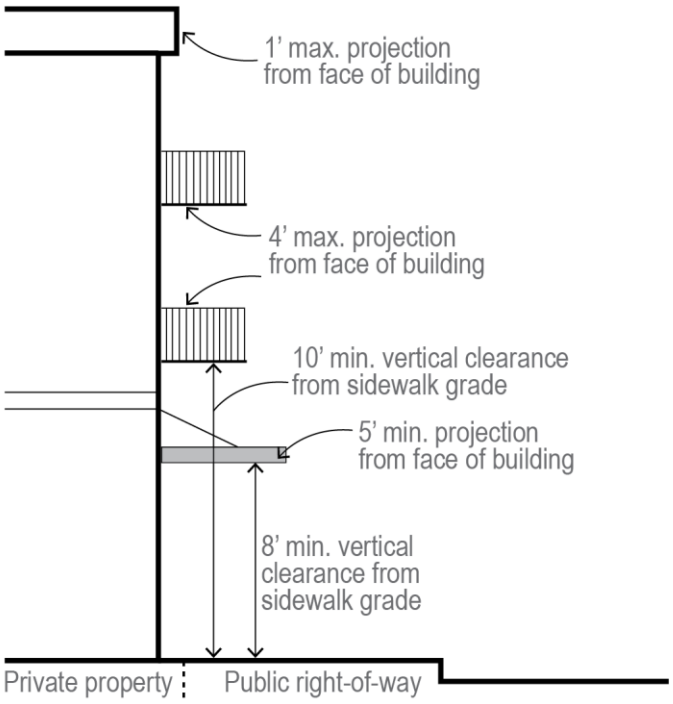
d. *Building Materials.* Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

e. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.
f. *Rooftop features/equipment screening:*
    i. The following rooftop equipment does not require screening:
        - Solar panels, wind generators, and green roof features;
        - Equipment under two feet in height.
    ii. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
    iii. Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
    iv. All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
    v. On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
    vi. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
    vii. Required screening shall not be included in the building's maximum height calculation.
g. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.
h. *Building projections.* Building projections are allowed as follows (see Figure 3):
    i. Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.
    ii. Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical

clearance of 12 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.

iii. See also Subsection 4.127(.20)XX. for standards related to weather protection.

Figure 3. Building Projections



2. Clear and objective standards for multi-family

- **Intent:** Provide clear and objective standards for multi-family similar to single-family and middle housing. Note, proposed multi-family buildings/uses that are not part of an approved subdivision or Master Plan, still need to go through the Stage I/Stage II Master Plan development review process. The intent of the proposed standards is to change the review criteria and process that applies to architectural review and basic site planning review such as setback and lot coverage for multi-family buildings where the use has already received a master plan approval.
- **Explanation:** Adapt and modify current standards for townhouses to apply to multi-family.
- **Code Reference:** Subsection 4.113 (.14) *Residential Design Standards*, new subsection for multi-family)
- **Draft Code Amendment:**

(.15) *Design Standards for Multi-Family Housing:*

A. *Purpose and Intent.* The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.

B. *Entrance Orientation*.

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.
   a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and
   b. The entrance must either:
      i. Face the street;
      ii. Be at an angle of up to 45 degrees from the street; or
      iii. Open onto a porch. The porch must:
         a. Be at least 25 square feet in area; and
         b. Have at least one entrance facing the street or have a roof.
2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:
   a. The courtyard must be at least 15 feet in width;

b. The courtyard must abut a street; and
c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

C. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

D. *Articulation.*
   1. *Minimum Articulation.* All public-facing façades shall incorporate the following design elements at a minimum interval of every 30 feet. The minimum number of design elements is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.
      a. Varying rooflines.
      b. Offsets of at least 12 inches.
      c. Balconies.
      d. Projections of at least 12 inches and width of at least three feet.
      e. Porches.
      f. Entrances that are recessed at least 24 inches or covered.
      g. Dormers at least three feet wide.
   2. *Articulation Element Variety.* Different articulation elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection D.1. above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.
      a. Where two to four elements are required on a façade, at least two different elements shall be used.
      b. Where more than four elements are required on a façade, at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.
   1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children’s play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:
      a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.
3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.
4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

F. *Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimizing the visual impacts of parking areas and garages.

1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane and a street property line (except alleys).
2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.
3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.
4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).
5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.
6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.

3. Process Updates for Multi-family Housing

- **Intent:** Improve language throughout code to clarify and update review process for multi-family housing in residential zones.
- **Explanation:** Review and update language throughout Development Code to make process to review multi-family housing in residential zones substantially similar to the process for single-family and middle housing. Additional section-specific explanations are provided below.
- **Code Reference:** various
- **Draft Code Amendments:**

Modified language (changes ~~struckthrough~~ or **bold underlined**)

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

Explanation: Add clarity for the review process for architecture review of middle housing. Draft reflects Planning Commission discussion in January about DRB not being the appropriate place for review, but larger buildings should still provide public notice. Current draft has smaller apartment buildings (6 or fewer units) follow the same process as middle housing (Class I Review, staff decision with no public notice) and larger buildings being subject to Class II Review (staff decision with public notice and notice to DRB).

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which is subject to review by the Development Review Board.**

Subsection 4.176 (.04) Buffering and Screening

Explanation: Remove requirement for screening and buffering between single-family and multi-family as new standards and allow and encourage them to be integrated.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Section 4.113 (.01) Residential Open Space Standards

Explanation: Clarify that a multi-family development does not need to provide additional open space when it is part of a larger development. Makes the requirement consistent with those for single-family and middle housing.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:
   a. Subdivisions.
   b. Planned Developments.
   c. Multi-family Development**, except as noted in 2. c. below.**
2. These standards do not apply to the following:
   a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.
   b. Middle Housing Land Divisions.
   c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are

otherwise met in the subdivision, as acknowledged in a prior land use approval.

4. Encouraging and Integrating ADUs

- **Intent:** Remove identified barriers to Accessory Dwelling Units (ADUs) in Frog Pond East and South and citywide, particularly by expanding the allowance of them accessory to townhouses and limiting or modifying application of setbacks and lot coverage
- **Explanation:** Existing ADU language is modified to allow ADUs accessory to all townhouses, make the review process the same as other dwelling units, create exceptions for lot coverage, and provide special setbacks based on the setbacks for cottages under State model code for middle housing. Finally, special housing variety provisions to encourage ADUs in Frog Pond East and South.
- **Draft Code Amendments:**

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

1. Number Allowed.
   a. For detached single-family dwelling units~~,~~ and ~~for~~ townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.
   b. For all other dwelling units: None.

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

4. Accessory Dwelling Units may be either attached or detached, but are **generally** subject to ~~all zone~~ standards **for the underlying zone except that** ~~for setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes.~~
   ADUs are exempt from lot coverage maximums.

4.113 (.02) A. Residential *Building Setbacks: Lots Over 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10 feet).

4.113 (.02) B. Residential *Building Setbacks: Lots Not Exceeding 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Section 4.125 (.05) Table V-1 Village (V) Zone Development Standards

No change to this table. For V (Village) Zone, highest setback to which ADU would be subject is 12 feet, so no change recommended.

4.127 (.08) Table 2 Residential Neighborhood (RN) Zone, Lot Development Standards (applicable to Frog Pond West only)

Amend table footnote "L"

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types ~~is~~ **are** reduced to 10 feet.

4.127 (.08) Proposed New Table for Frog Pond East and South (as drafted for January 2023 work session)

Add table footnote "F"

F. The minimum rear setback for a Cottage Cluster unit or Accessory Dwelling Unit (ADU) is 10 feet.

4.113 (.10) B. ADU Standards

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADU review process is the same as for single-family units and middle housing.**

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

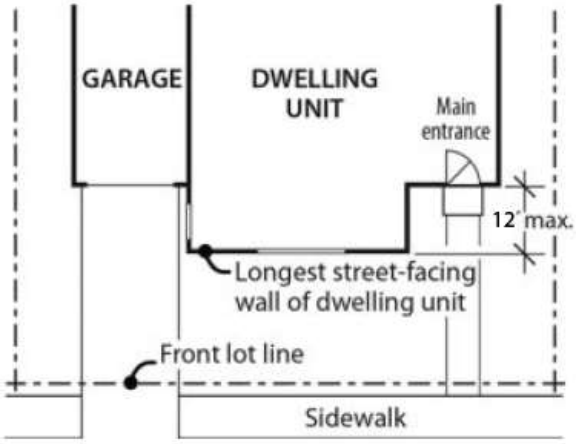
(.14) *Main Entrance Standards:*

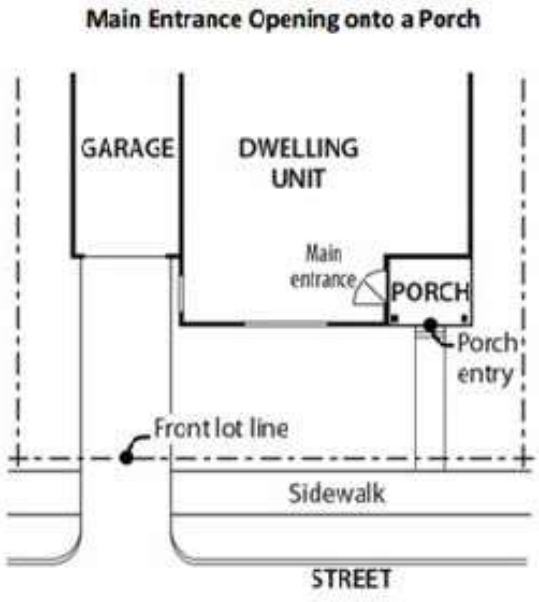
A. *Purpose.* These standards:

1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.





C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

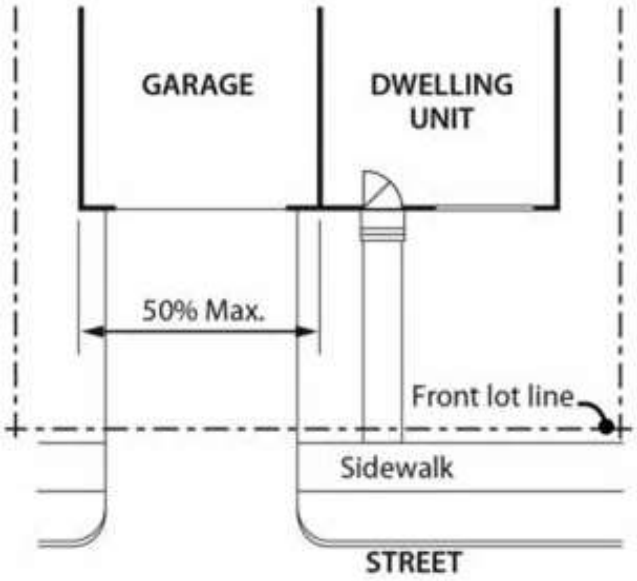
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.
2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:
   a. 15 percent front facades.
   b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
   c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.
2. For one-story structures:
   a. 12.5 percent—front facades.
   b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
3. For all structures: Five percent for street-side facades.
4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.
5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

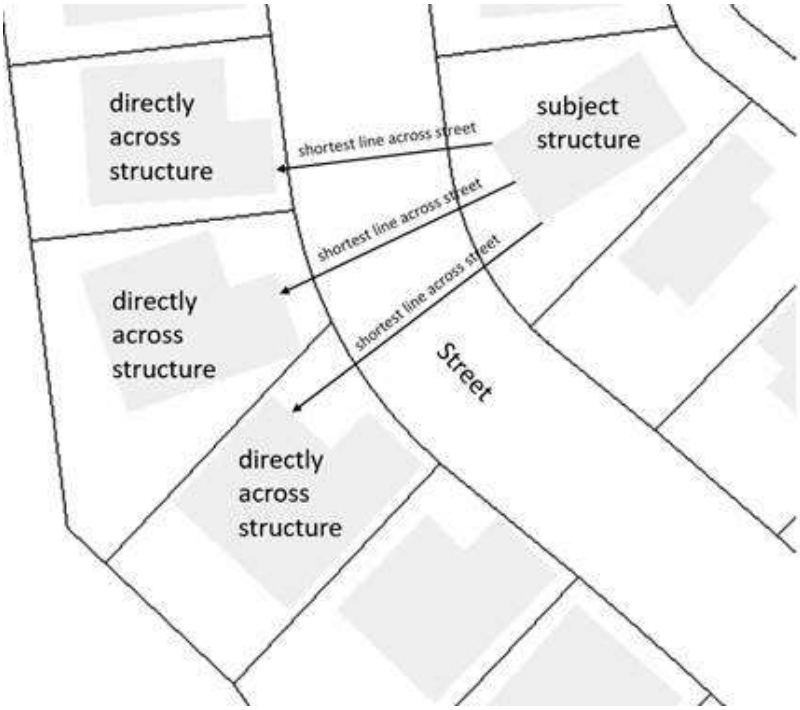


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

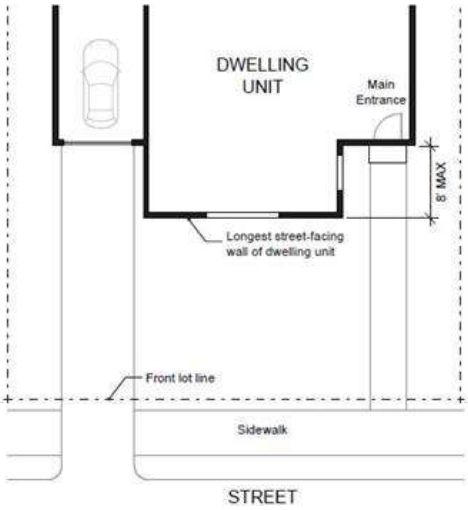


Figure 2. Main Entrance Facing the Street

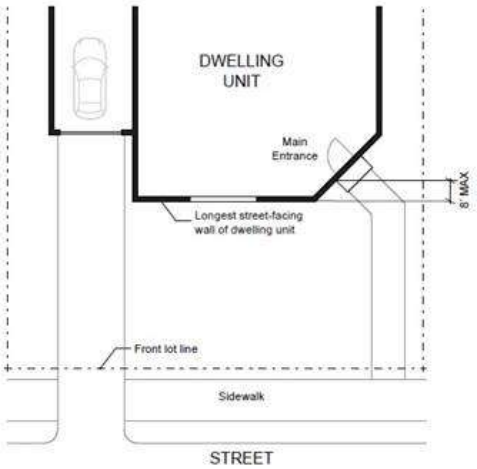


Figure 3. Main Entrance at 45° Angle from the Street

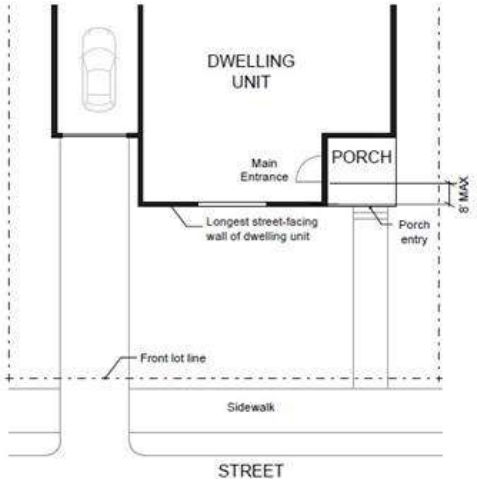
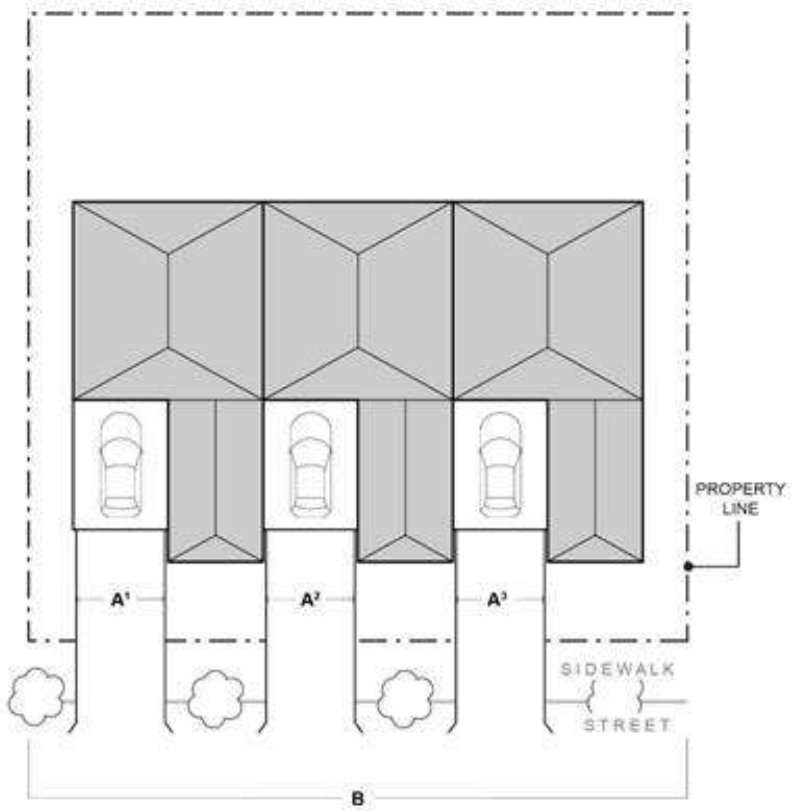


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).



(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

   a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

   b. Driveway approaches may be separated when located on a local street.

   c. In addition, lots or parcels with more than one frontage must comply with the following:

      i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

      ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

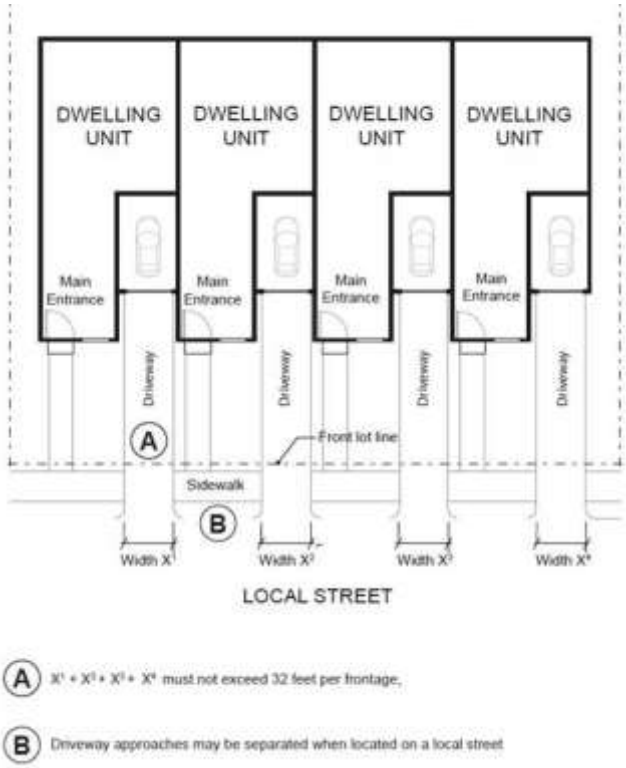


Figure 7. Driveway Approach Width and Separation on Local Street

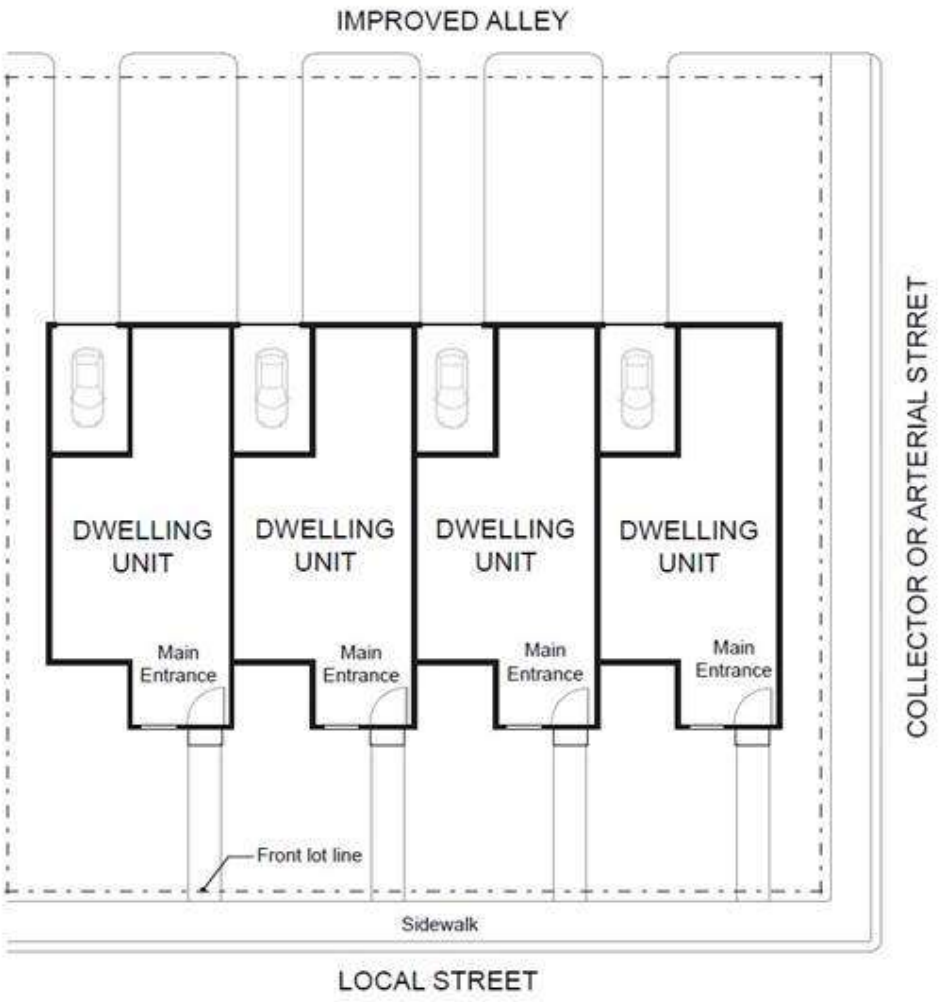
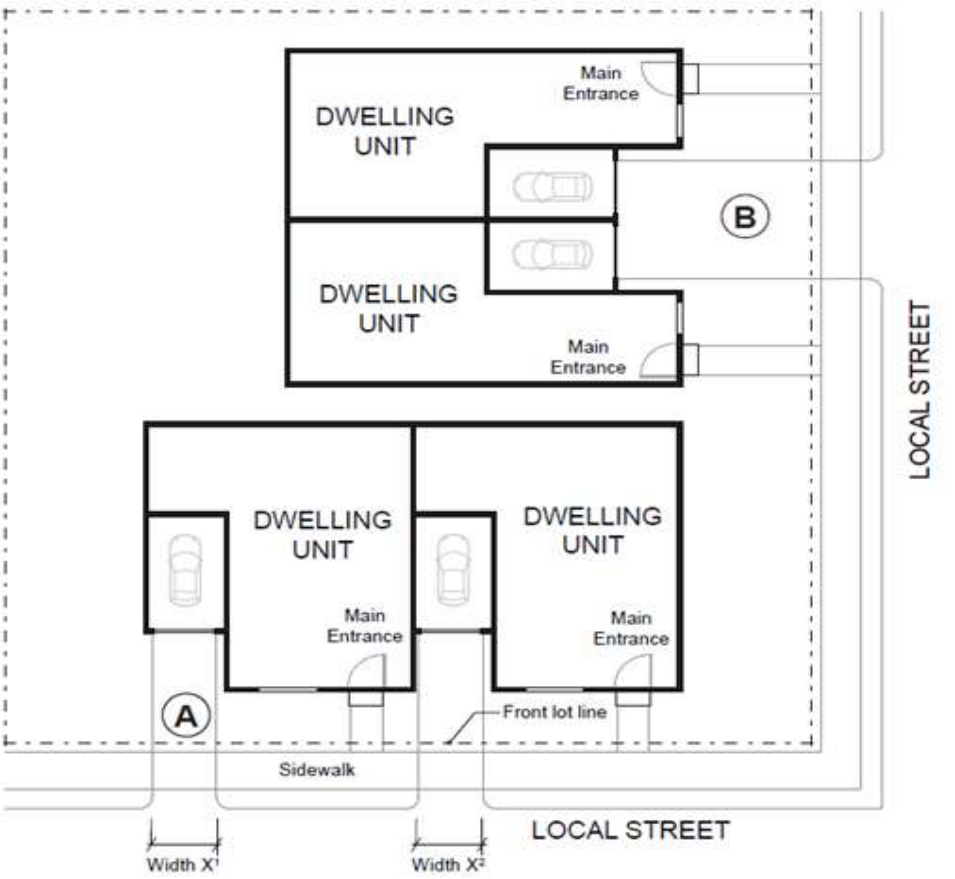


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

   a. Minimum. A townhouse project must contain at least two attached units.

   b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

      - R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
      - RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

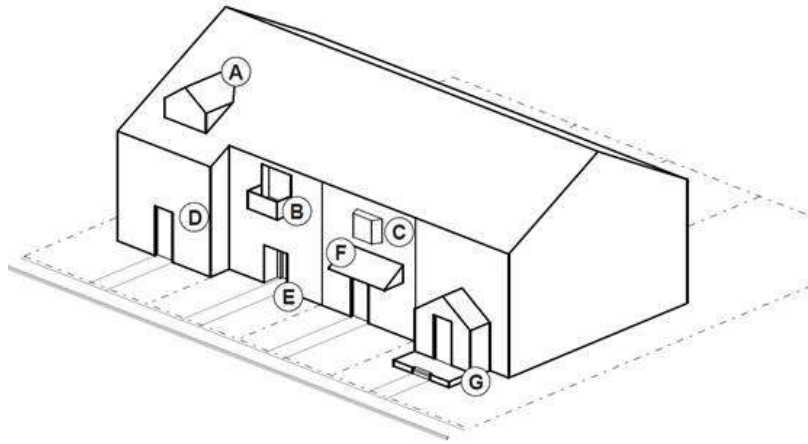
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



(A) Roof dormer, minumum of 4 feet wide

(B) Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

(C) Bay window extending minimum of 2 feet from facade

(D) Facade offset, minimum of 2 feet deep

(E) Recessed entryway, minimum 3 feet deep

(F) Covered entryway, minimum of 4 feet deep

(G) Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

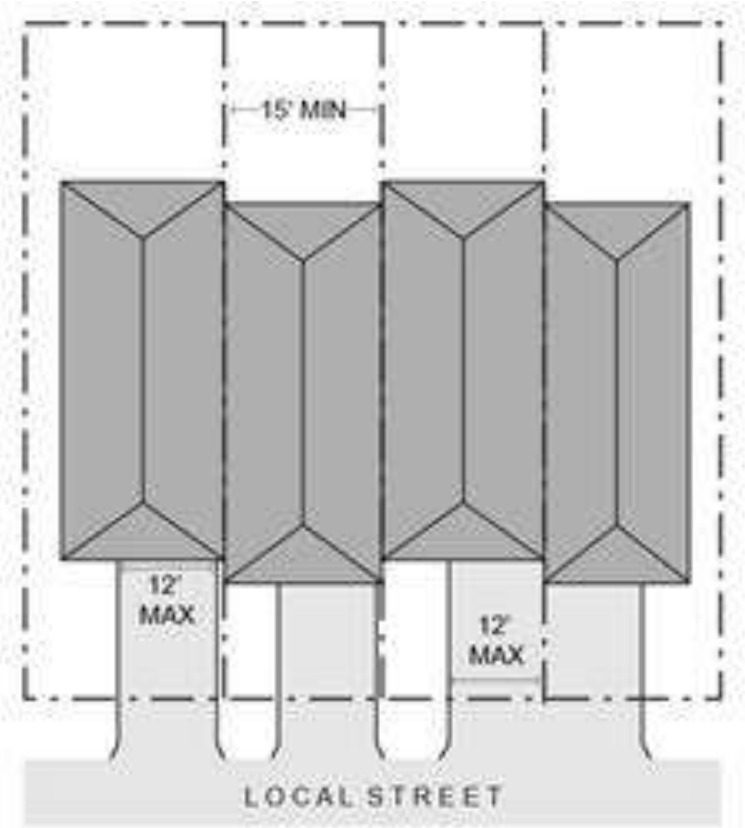


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

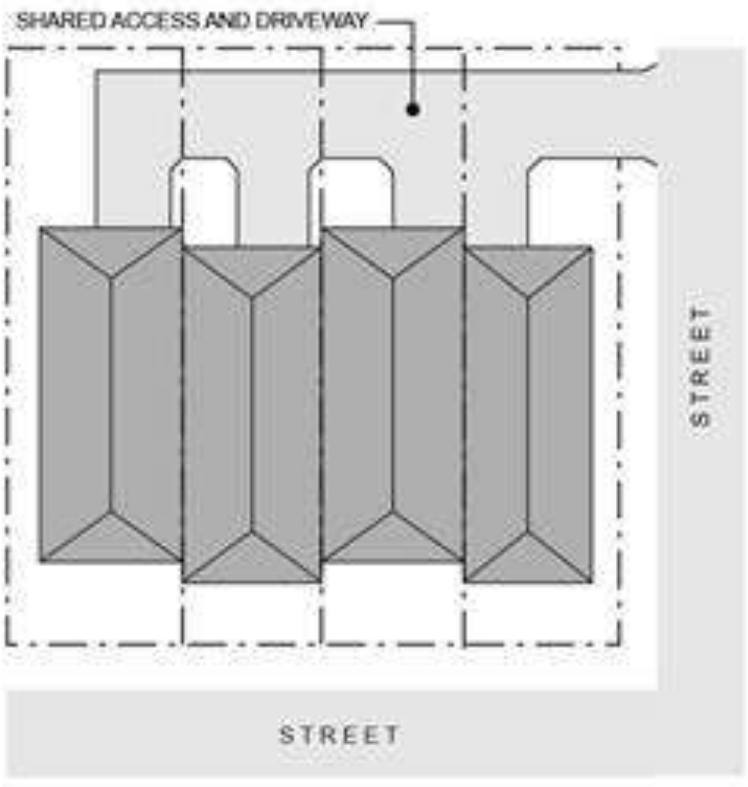


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

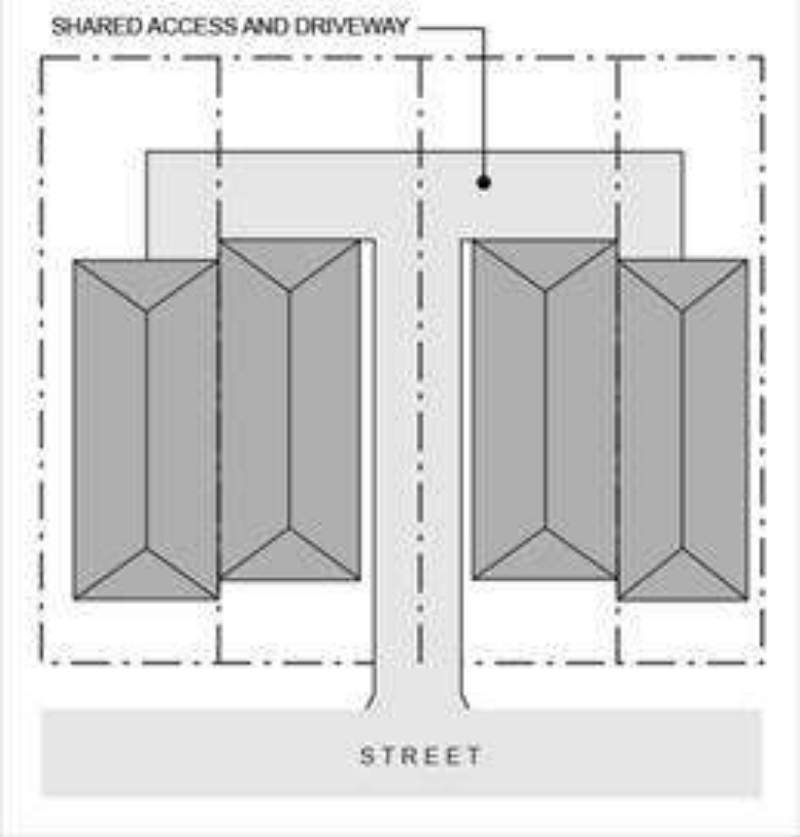


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

   a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

   b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

      i. Have a main entrance facing the common courtyard;

      ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

      iii. Be connected to the common courtyard by a pedestrian path.

   c. Cottages within 20 feet of a street property line may have their entrances facing the street.

   d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

   a. The common courtyard must be a single, contiguous piece.

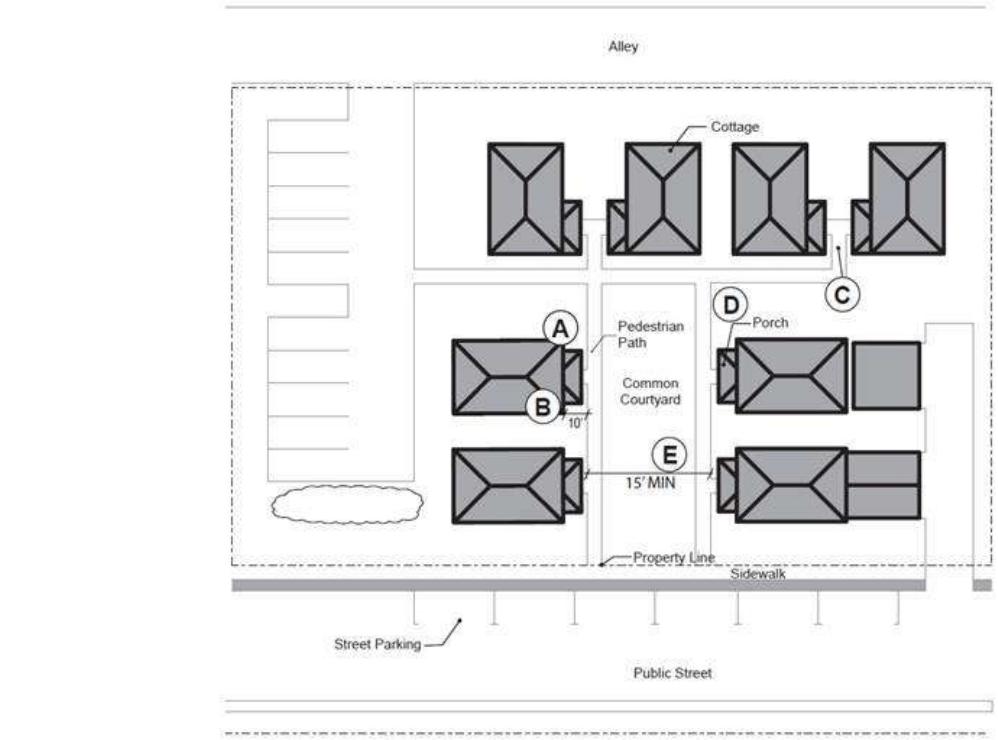
   b. Cottages must abut the common courtyard on at least two sides of the courtyard.

   c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

   d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

   e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

   f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

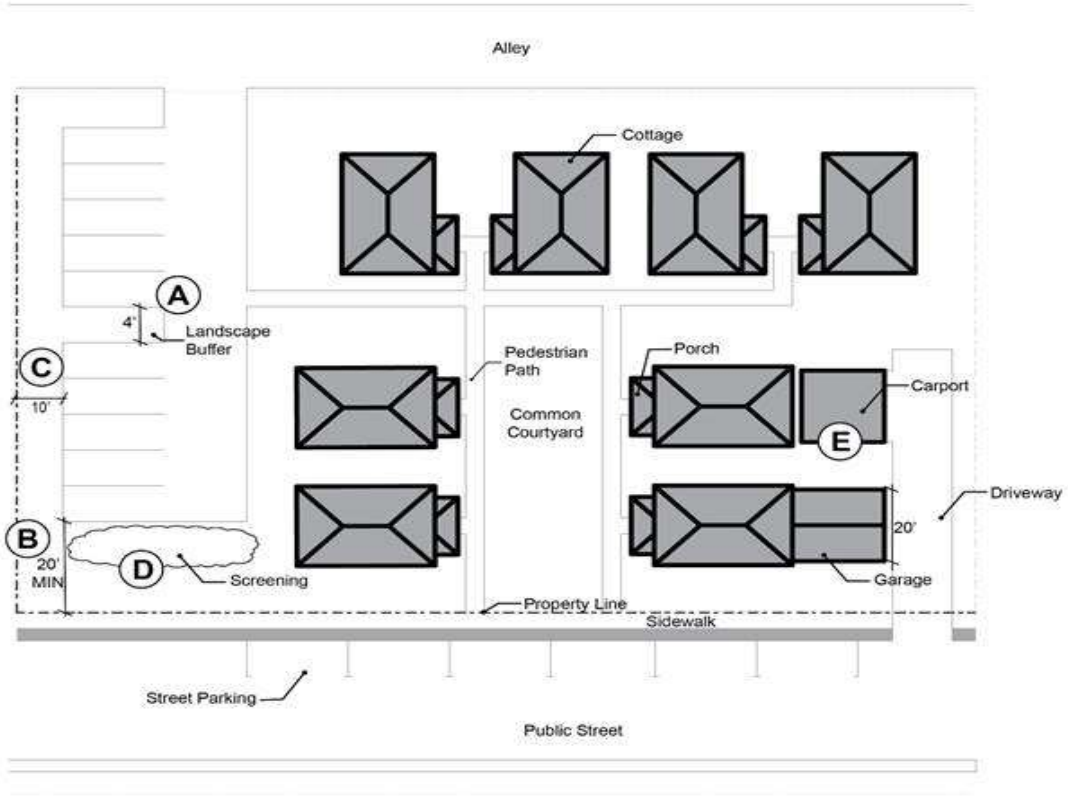
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Frog Pond East and South Development Code Amendments

Wilsonville City Council
Work Session
April 3, 2023

WILSONVILLE
OREGON

Design Criteria for Brisband Main Street

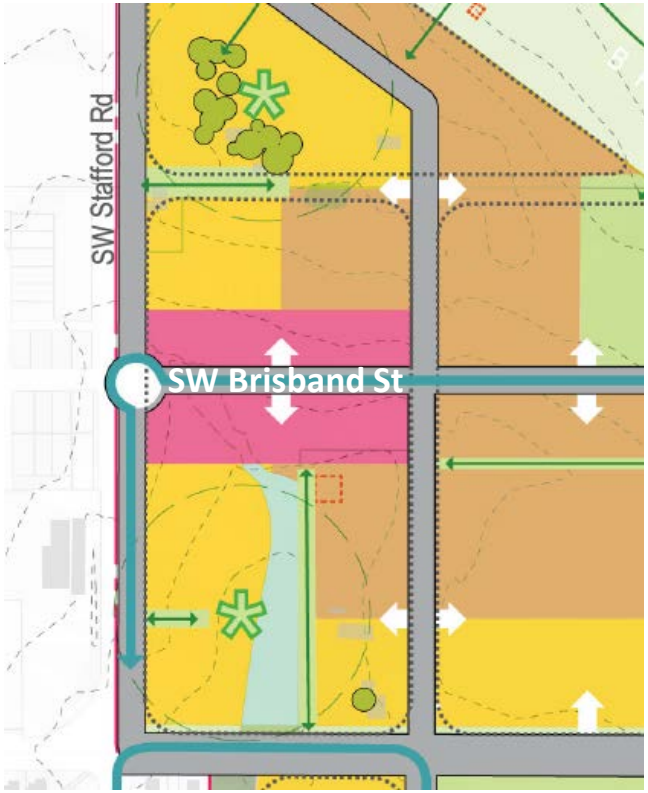
Main Street Design Criteria

Why?

- Provide detailed standards for the Brisband Main Street area
- Master Plan describes Main Street as:
  - Neighborhood-scale commercial and mixed-use center
  - Walkable and attractive destination with restaurants, shops and services

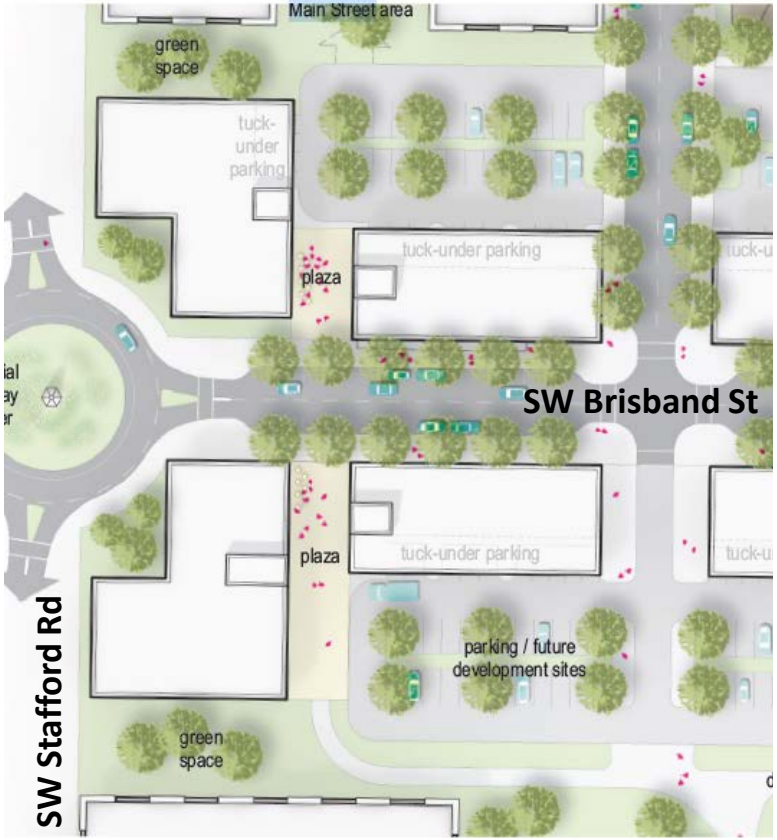
How?

- Incorporate design standards from the Town Center zone



Main Street Development Standards

- Highlights
  - Buildings close to street
  - Buildings up to 4 stories
  - Covered building entries oriented to street
  - Off-street parking to rear or side of buildings
  - Min. window coverage
  - Building articulation



Multi-Family Design Standards

Multi-Family Design Standards

Why?

- Need clear and objective design standards for multi-family housing
- Currently no citywide or RN zone design standards specific to multi-family

Multi-Family Design Standards

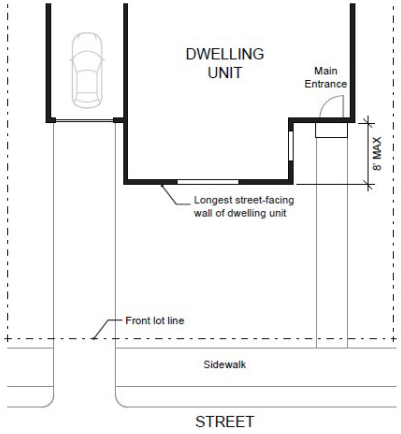
How?

- Adapt middle housing standards where they work for multi-family (e.g., townhouse articulation)
- Add new standards specific to multi-family development (e.g., parking area standards, pedestrian circulation)
- Apply the standards citywide

WILSONVILLE
OREGON

Multi-Family Design Standards

- Highlights
  - Main entry orientation
  - Min. window coverage
  - Façade articulation
  - Pedestrian connectivity
  - Parking to side or rear and screened



Multi-Family Review Process

Multi-Family Review Process Architecture and Site Design

- Class I for buildings with up to 6 units
  - No notice to neighbors or public
  - Same as detached homes and middle housing
- Class II for buildings with over 6 units
  - Notice to neighbors and public
  - Balanced approach

Multi-Family Review Process Subdivision and Site Layouts

Current	Proposed
DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space • Architecture design of buildings • Design of all landscaping	DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space Staff (Administrative Review): • Architecture design of buildings • Design of landscaping not part of required open space

Encouraging and Integrating ADUs

Encouraging and Integrating ADUs

- Citywide changes
  - Allow ADUs for all townhouses
  - Remove additional review process for ADUs
  - Special exemptions for lot coverage and setbacks
- Frog Pond East and South
  - Housing variety provisions to incentivize ADUs

City Council Meeting Action Minutes
April 3, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Amanda Guile-Hinman, City Attorney
Andrea Villagrana, Human Resource Manager
Andrew Barrett, Capital Projects Eng. Manager
Andy Stone, IT Director
Beth Wolf, Senior Systems Analyst
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Cindy Luxhoj, Associate Planner
Dan Pauly, Planning Manager
Dwight Brashear, Transit Director
Jeanna Troha, Assistant City Manager
Kelsey Lewis, Grants & Programs Manager
Kimberly Veliz, City Recorder
Zach Weigel, City Engineer

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:04 p.m.
A. Regional Transportation Plan Project List Endorsement	Council was briefed on Resolution No. 3052, which endorses the Wilsonville/Smart Regional Transportation Plan project list and authorizing the Mayor to sign a letter to Metro stating as such.
B. Frog Pond East and South Implementation: Development Code	Council provided input and guidance on the draft Development Code amendments for Frog Pond East and South Implementation.
C. Prohibited Camping Code Update Project	Staff sought additional feedback to inform the draft overnight camping Code being established to put the City in compliance with new state and federal law before July 1. 2023.
D. City Council Retreat Follow Up & Council Goals Confirmation	Council reviewed and provided feedback on draft 2023-2025 City Council Goals.
REGULAR MEETING	
Mayor's Business A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
B. Wilsonville Wildcats Week Proclamation	The Mayor read a proclamation declaring April 3-7, 2023 as Wilsonville Wildcats Week.

C. Municipal Court Judge Employment Agreement Amendment	Council moved to approve the contract as included in the packet for Wilsonville. Judge Fred Winehouse. Passed 5-0.
D. Council Goals Adoption	Council made a motion to approve the goals as included in the packet and amended in Council discussion during the Work Session. Passed 5-0.
Communications A. Fiber Update	Staff briefed Council on the City's fiber infrastructure being developed for future benefit in conjunction with road development projects, which provide opportunities to underground new cable.
Consent Agenda A. **Resolution No. 3050** A Resolution of the City of Wilsonville Authorizing the City Manager to Execute an Intergovernmental Agreement on Broadband Services and Infrastructure Sharing Between the City of Wilsonville and the City of Sherwood. B. **Resolution No. 3052** A Resolution Of The City Of Wilsonville Endorsing The Wilsonville / Smart Regional Transportation Plan Project List And Authorizing The Mayor To Sign A Letter To Metro Stating As Such. C. Minutes of the March 20, 2023 City Council Meeting.	The Consent Agenda was approved 5-0.
New Business A. **Resolution No. 3053** A Resolution of the City of Wilsonville Authorizing the City Manager to Execute a Real Estate Purchase and Sale Agreement between the West Linn-Wilsonville School District and the City of Wilsonville for the Purchase of Approximately 2.93 Acres for a Neighborhood Park Located in Frog Pond West.	Resolution No. 3053 was approved 5-0.
Continuing Business A. **Ordinance No. 875** An Ordinance of the City of Wilsonville Annexing Approximately 9.63 Acres of Property Located at 25540 SW Garden Acres Road for Development of a Corporate Headquarters/Fabrication Facility and Associated Site Improvements.	Ordinance No. 875 was adopted on second reading by a vote of 5-0.

B. **Ordinance No. 876** An Ordinance of the City of Wilsonville Approving a Zone Map Amendment from the Washington County Future Development - 20 Acre (FD-20) Zone to the Planned Development Industrial - Regionally Significant Industrial Area (PDI-RSIA) Zone on Approximately 9.63 Acres Located at 25540 SW Garden Acres Road for Development of a Corporate Headquarters/Fabrication Facility and Associated Site Improvements.	Ordinance No. 876 was adopted on second reading by a vote of 5-0.
Public Hearing A. None.	
City Manager's Business	Shared the City and TriMet were scheduled to meet on April 14, 2023.
Legal Business	No report.
EXECUTIVE SESSION	Pursuant to: • ORS 192.660(2)(i) Performance Evaluations of Public Officer and Employees
ADJOURN	9:16 p.m.

PLANNING COMMISSION

WEDNESDAY, MARCH 8, 2023

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: March 8, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session is the third in a series of work sessions for the Commission to work through the details of these Development Code amendments.

EXECUTIVE SUMMARY:

In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session is the third in the series of work sessions for the Planning Commission to review and guide the drafting of these Development Code amendments. The first four work sessions will focus on specific portions or sets of the draft amendments with subsequent work sessions providing an opportunity to review the draft amendments all together. This work session will focus on different design standards.

Attachment 1 includes, for easy reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code. This directive language can be summarized and grouped as follows:

- Ensuring a variety of housing and encouraging specific housing types to be built;
- Creating design standards to implement the Type 1, Type 2, and Type 3 Urban Design Types mapped in the Master Plan and otherwise guide quality, cohesive development;
- Setting the design standards for sub-districts within the neighborhoods; and
- Establishing standards for the Brisband Main Street.

Attachment 2 contains the design-focused Development Code amendments, arranged by topic. For each draft code amendment, the document also contains the following supporting information:

- **Intent**: A description of <u>what</u> the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.
- **Explanation**: An explanation of <u>how</u> the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.
- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.

For the Planning Commission's reference, Attachment 3 is a copy of the current Wilsonville Code Section 4.127, Residential Neighborhood Zone, where a majority of the code amendments

are proposed. Also included, as Attachment 4, are excerpts from Section 4.113 Residential Development in Any Zone.

The project team invites the Planning Commission to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback. At the work session the project team requests the Planning Commission provide one of the following for each presented draft code amendment.

1. Confirmation that the draft code amendment is ready for finalization before being brought forward for a public hearing; or
2. Direction on next steps to further develop or refine the presented draft code amendment.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Five work sessions are currently planned for the Planning Commission to draft Wilsonville Development Code amendments to implement the Frog Pond East & South Master Plan. A public hearing will follow this summer. City Council action on the Planning Commission's recommendation is planned for summer or early fall.

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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, the project team will 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 considered to meet the same intent.

ATTACHMENTS:

1. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
2. Draft Development Code Amendments with Supporting Information (March 2023)
3. Wilsonville Development Code Section 4.127 Residential Neighborhood Zone
4. Excerpts of Wilsonville Development Code Section 4.113 Residential Development in Any Zone

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE
OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

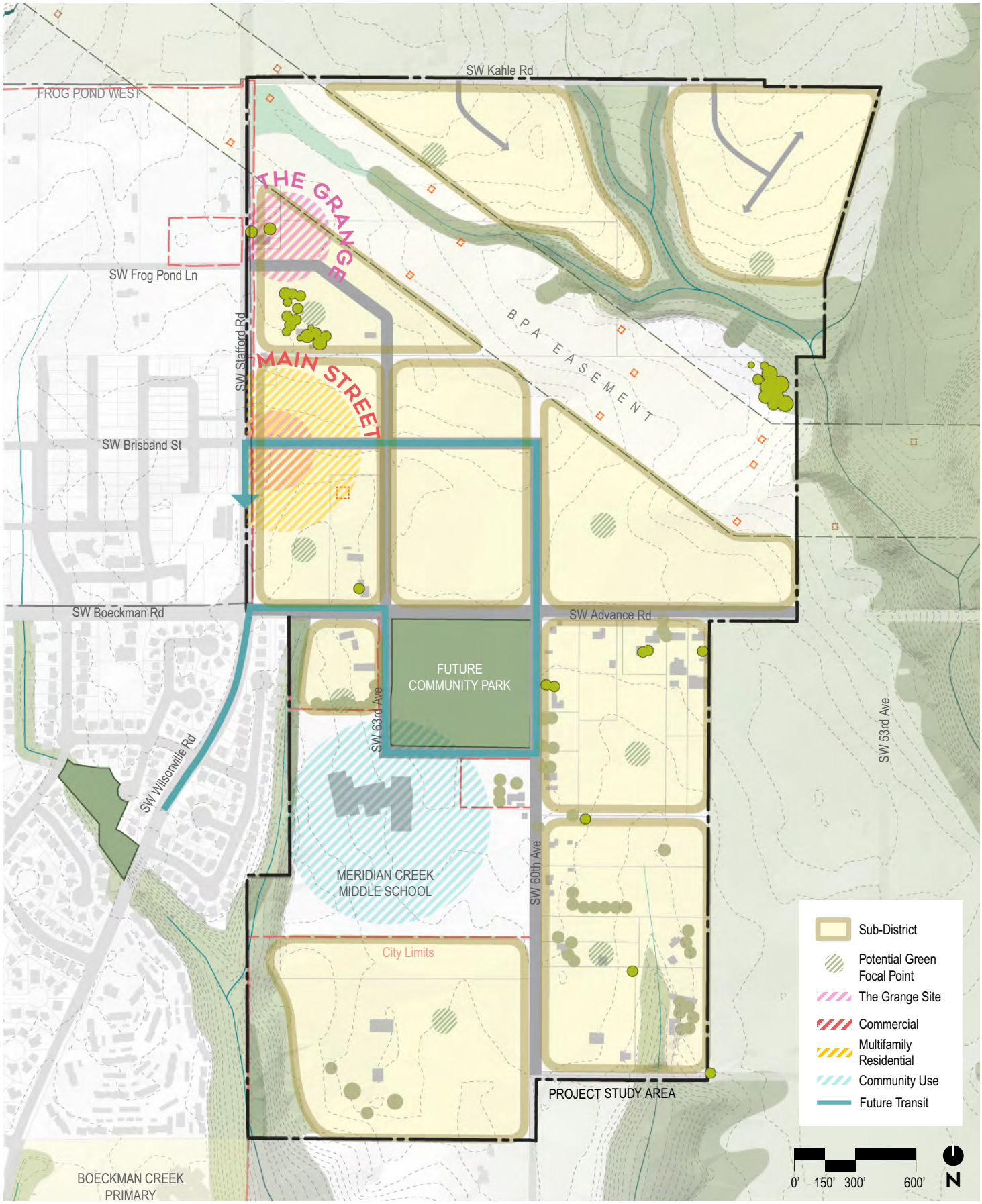
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



COMMUNITY DESIGN CONCEPTS

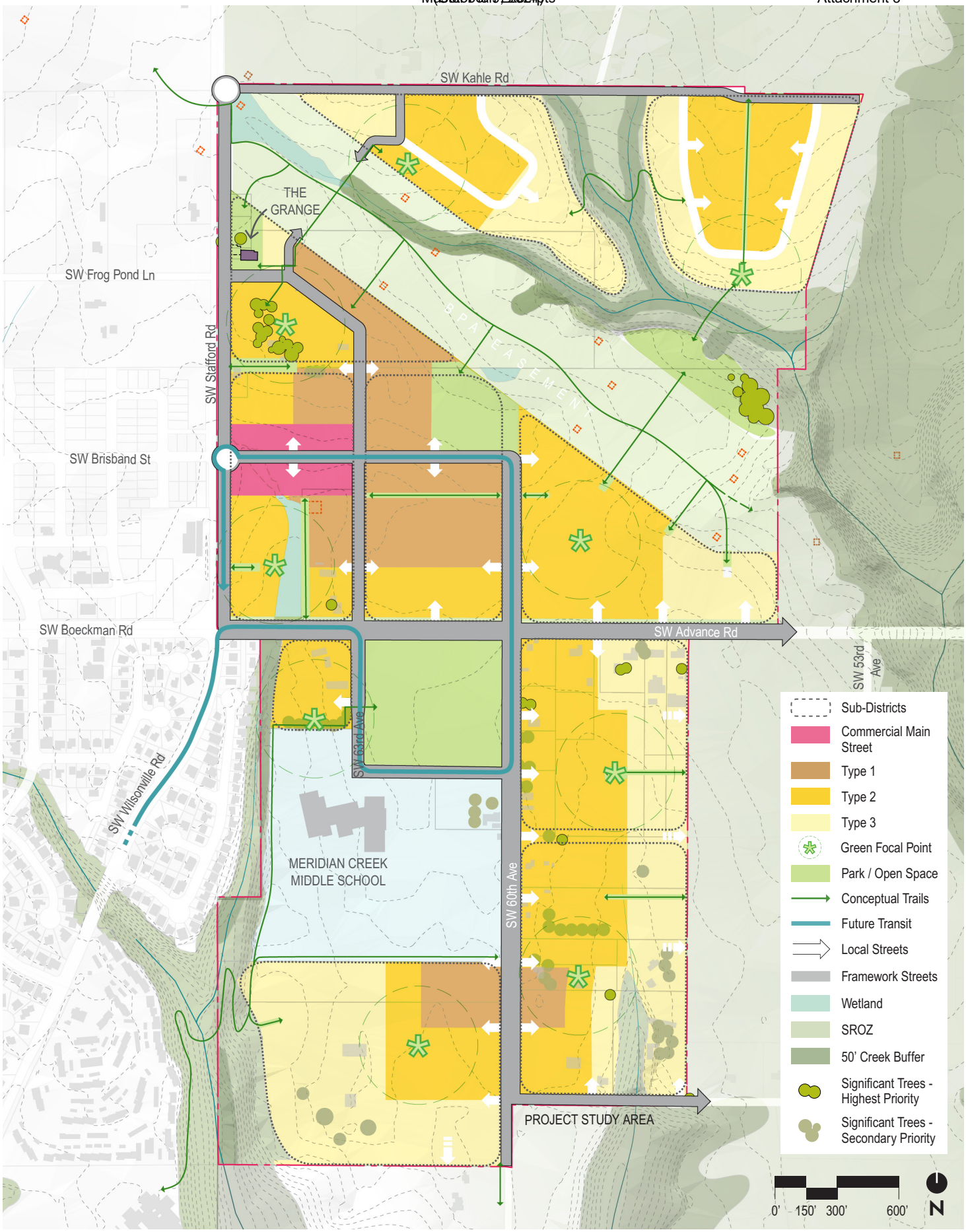
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

PUBLIC REALM

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

> *"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."*
>
> *— Frog Pond Area Plan*

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Frog Pond East and South Implementation

Draft Development Code Amendments for March 2023 Work Session

1. Design criteria for Brisband Main Street

- **Intent:** Provide detailed standards for the Main Street
- **Explanation:** Incorporate appropriate standards from TC zone
- **Code Reference:** Subsection 4.127 (.03) *Residential Neighborhood Zone-Permitted and Prohibited Uses* and new Subsection 4.127 (.24) *Residential Neighborhood Zone-Commercial Main Street Development Standards*
- **Draft Code Amendment:**

(.03) *Permitted and prohibited uses in the Frog Pond East and South Neighborhoods:*

[…]

C. *Uses permitted in the Commercial Main Street Area*:

1. Retail sales and service of retail products, under a footprint of 30,000 square feet per use.
2. Office, including medical facilities.
3. Personal and professional services.
4. Child and/or day care.
5. Food service (e.g., restaurants, food carts, food cart pods).
6. Beverage service (e.g., cafes, brewpubs, bars).
7. Community services and community centers.
8. Residential dwellings, except that no more than XX% of the ground floor of any building may be residential dwellings.

D. *Uses prohibited in the Commercial Main Street Area:*

1. Uses with drive-through facilities (e.g., fast food, banks, car wash) are prohibited.

(.XX) Development Standards. The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

Table XX. Commercial Main Street Development Standards	
STANDARD	
Front setback	
Minimum	0 ft.
Maximum	20 ft.
Side facing street on corner	
Minimum	0 ft.
Maximum	10 ft.

Side yard	
Minimum	0 ft.
Maximum	10 ft.
Rear setback	
Minimum	0 ft.
Building height (stories) [A]	
Minimum	two
Maximum	four
Ground floor height minimum	12 ft.
Building site coverage maximum	90%
Minimum landscaping	10%
Minimum building frontage [B]	
On SW Brisband Street	70%
On SW Stafford Road	50%
On other streets	None

[A] Second stories or higher in buildings must be useable. No false front buildings are permitted.
[B] To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street and a minimum of 50% of the lot length on SW Stafford Road.

(.20) *Design Standards for the Commercial Main Street Designation in Frog Pond East and South:*

A. *Purpose and Intent.* The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.

B. *Building and Entry Placement.* Buildings shall meet the following standards:

1. Development shall meet the minimum building frontage standards in Table XX.
2. At least one entrance door is required for each business, including live-work units, with a ground floor frontage.
3. All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-

floor common entrances shall not be oriented to the interior or to a parking lot.

4. If a parcel has frontage on more than one street, the primary building entrance is encouraged to orient to the street intersection. If the parcel has frontage on Brisband Street, the primary entrance shall orient to Brisband Street or to the intersection.
5. Courtyards, plazas and similar entrance features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the primary building entrance. A direct pedestrian walkway not exceeding 20 feet in length shall be provided between the building entrance and the street property line.
6. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

C. *Building Setbacks.* Development shall meet the minimum and maximum setback standards in subsection 4.127(.XX). No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.

D. *Front Yard Setback Design.* If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

E. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

F. *Parking Location and Landscape Design:*

1. Parking for buildings adjacent to public street rights-of-way must be located to the side or rear of buildings, except for buildings fronting Brisband Street or Stafford Road, where parking must be located behind the building, either surface, tuck under or structured (above or below grade).
2. For locations where parking may be located to the side of the building, parking is limited to 50 percent of the street frontage (provided minimum building frontage standards are also met), and must be behind a landscaped area per Section 4.176.
2. Within off-street parking lots, all parking spaces, except for those designated for ADA accessible space or deliveries, shall be shared spaces. Designation for individual uses is not permitted.

3. Within off-street parking lots, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pick up and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).

G. *Building Design Standards:*

1. *General Provisions:*
   a. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
   b. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
   c. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.
2. *Design Standards.* All buildings shall comply with the following design standards:
   a. *Windows:*
      i. Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure 1), as follows:

Ground Story facing SW Brisband Street	60% of ground floor wall area
Ground Story facing SW Stafford Road	40% of ground floor wall area
Upper Stories facing SW Brisband Street or SW Stafford Road	20% of facade
Other facades	No minimum

      ii. Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.
      iii. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.
      iv. *Ground floor windows.* For facades facing SW Brisband Street and SW Stafford Road, elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings, as required in subsection i. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor

window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation within 20 feet of the building corner. (Note: Figure to be added to illustrate this requirement)

b. *Building Facades:*

i. Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure 2). No building façade shall extend for more than 250 feet without a pedestrian connection between or through the building.

Figure 1. Window Placement and Percentage of Facade

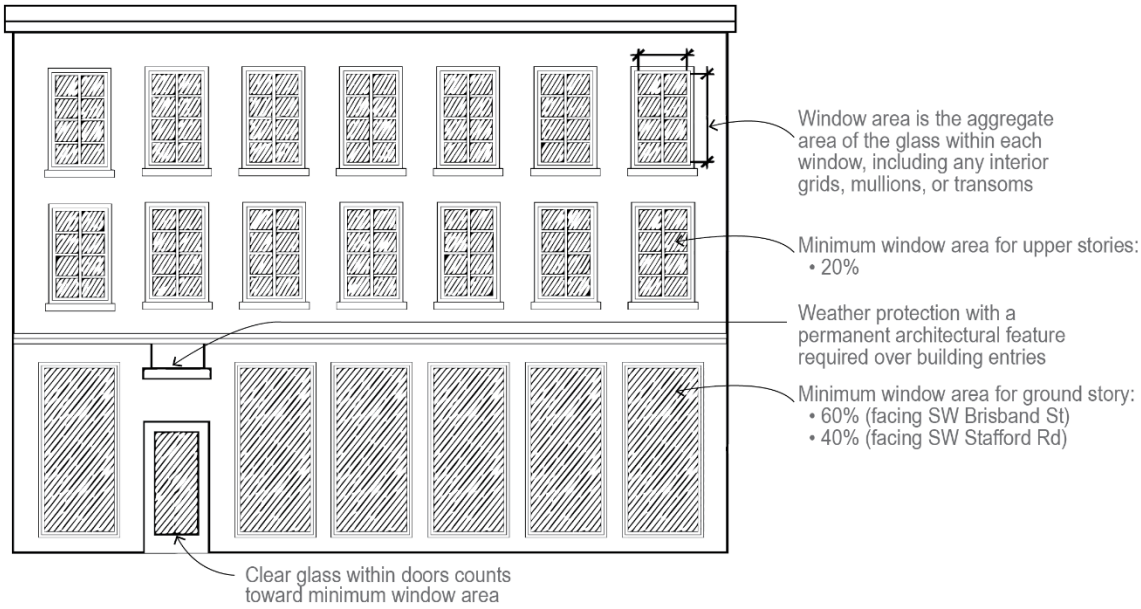
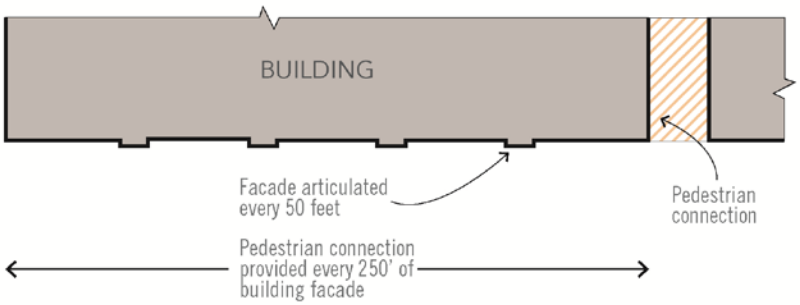


Figure 2. Building Facade Articulation



c. *Weather Protection:* Building facades facing SW Brisband Street shall provide weather protection as follows:
    i. A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 75 percent of the façade.
    ii. All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.
    iii. Weather protection shall be maintained and in good condition.
    iv. Weather protection features shall project at least five feet from the building façade.
    v. Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk. (See Figure 3.)
    vi. The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.
    vii. Awnings shall match the width of storefronts or window openings.
    viii. Internally lit awnings are not permitted.
    ix. Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

d. *Building Materials.* Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

e. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.

f. *Rooftop features/equipment screening:*

   i. The following rooftop equipment does not require screening:

      - Solar panels, wind generators, and green roof features;
      - Equipment under two feet in height.

   ii. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.

   iii. Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.

   iv. All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.

   v. On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.

   vi. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.

   vii. Required screening shall not be included in the building's maximum height calculation.

g. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.

h. *Building projections.* Building projections are allowed as follows (see Figure 3):

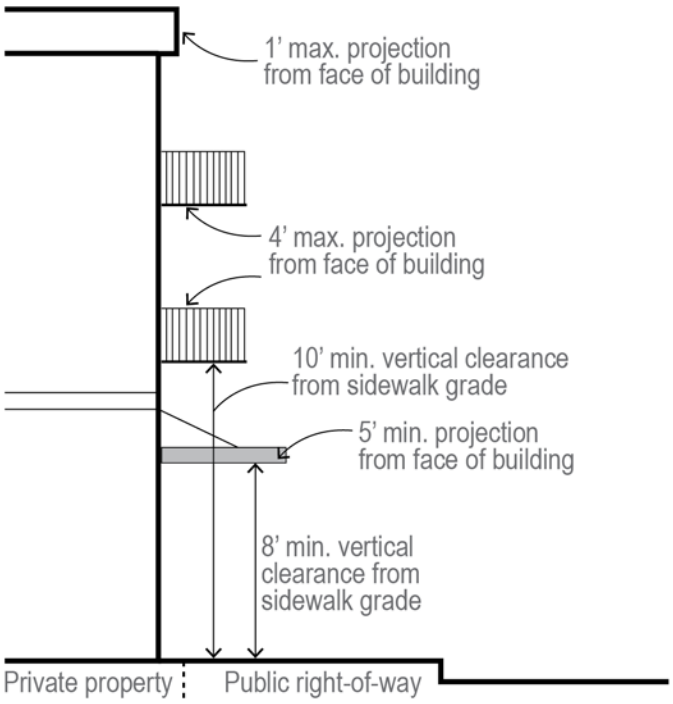
   i. Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.

   ii. Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical

clearance of 12 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.

iii. See also Subsection 4.127(.20)XX. for standards related to weather protection.

Figure 3. Building Projections



2. Clear and objective standards for multi-family

- **Intent:** Provide clear and objective standards for multi-family similar to single-family and middle housing. Note, proposed multi-family buildings/uses that are not part of an approved subdivision or Master Plan, still need to go through the Stage I/Stage II Master Plan development review process. The intent of the proposed standards is to change the review criteria and process that applies to architectural review and basic site planning review such as setback and lot coverage for multi-family buildings where the use has already received a master plan approval.
- **Explanation:** Adapt and modify current standards for townhouses to apply to multi-family.
- **Code Reference:** Subsection 4.113 (.14) *Residential Design Standards*, new subsection for multi-family)
- **Draft Code Amendment:**

(.15) *Design Standards for Multi-Family Housing:*

A. *Purpose and Intent.* The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.

B. *Entrance Orientation*.

1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.
   a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and
   b. The entrance must either:
      i. Face the street;
      ii. Be at an angle of up to 45 degrees from the street; or
      iii. Open onto a porch. The porch must:
         a. Be at least 25 square feet in area; and
         b. Have at least one entrance facing the street or have a roof.
2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:
   a. The courtyard must be at least 15 feet in width;

b. The courtyard must abut a street; and
c. The courtyard must be landscaped or hard-surfaced for use by pedestrians.

C. *Windows*. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.

D. *Articulation.*

1. *Minimum Articulation.* All public-facing façades shall incorporate the following design elements at a minimum interval of every 30 feet. The minimum number of design elements is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.
   a. Varying rooflines.
   b. Offsets of at least 12 inches.
   c. Balconies.
   d. Projections of at least 12 inches and width of at least three feet.
   e. Porches.
   f. Entrances that are recessed at least 24 inches or covered.
   g. Dormers at least three feet wide.
2. *Articulation Element Variety.* Different articulation elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection D.1. above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.
   a. Where two to four elements are required on a façade, at least two different elements shall be used.
   b. Where more than four elements are required on a façade, at least three different elements shall be used.

F. *Pedestrian Access and Circulation*. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.

1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:
   a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.
3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.
4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

F. *Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimizing the visual impacts of parking areas and garages.

1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane and a street property line (except alleys).
2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.
3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.
4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).
5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.
6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.

3. Process Updates for Multi-family Housing

- **Intent:** Improve language throughout code to clarify and update review process for multi-family housing in residential zones.
- **Explanation:** Review and update language throughout Development Code to make process to review multi-family housing in residential zones substantially similar to the process for single-family and middle housing. Additional section-specific explanations are provided below.
- **Code Reference:** various
- **Draft Code Amendments:**

Modified language (changes ~~struckthrough~~ or **<u>bold underlined</u>**)

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

Explanation: Add clarity for the review process for architecture review of middle housing. Draft reflects Planning Commission discussion in January about DRB not being the appropriate place for review, but larger buildings should still provide public notice. Current draft has smaller apartment buildings (6 or fewer units) follow the same process as middle housing (Class I Review, staff decision with no public notice) and larger buildings being subject to Class II Review (staff decision with public notice and notice to DRB).

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

4. Building permits for **<u>residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units,</u>** ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments~~, meeting clear and objective zoning, siting, and design ~~requirements~~ standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:

12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which is subject to review by the Development Review Board.**

Subsection 4.176 (.04) Buffering and Screening

Explanation: Remove requirement for screening and buffering between single-family and multi-family as new standards and allow and encourage them to be integrated.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

Section 4.113 (.01) Residential Open Space Standards

Explanation: Clarify that a multi-family development does not need to provide additional open space when it is part of a larger development. Makes the requirement consistent with those for single-family and middle housing.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:
   a. Subdivisions.
   b. Planned Developments.
   c. Multi-family Development**, except as noted in 2. c. below.**
2. These standards do not apply to the following:
   a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.
   b. Middle Housing Land Divisions.
   c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are

otherwise met in the subdivision, as acknowledged in a prior land use approval.

4. Discretionary alternative path standards

- **Intent:** Provide guidance to both applicants and decision-makers for waivers that are sought through the discretionary review process.
- **Explanation:** Provide factors for DRB to consider during discretionary review.
- **Code Reference:** Subsection 4.118 (.03) A List of Development Standards Typically Subject to Waivers. Add new subsection 4.127 (.23).
- **Draft Code Amendment:**

Modified language (changes ~~struckthrough~~ or **bold underlined**)

4.118 Standards Applying to all Planned Development Zones

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

. . .

13. Architectural design standards**, including residential design standards**;

Note: More extensive proposed amendments to Section 4.420 are shown below for context, with the portion specifically related to alternative review process highlighted.

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

(.01) *Application of Section.* ~~Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~

A. **Unless exempt as noted in 1.-2. below,** no building permit shall be issued for a new building or major exterior remodeling of an existing building **unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review**.

1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and**

siting standards. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.

2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**

1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design Review can be reviewed by the Planning Director as established in Section 4.030.**

C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

The following is proposed new language:

Section 4.127 Residential Neighborhood Zone

(.23) *Consideration of Waivers in the Frog Pond East and South Neighborhoods*.

A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.

B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a

waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board's decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan.

1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.

2. The waiver supports a wide variety of housing or at least does not reduce the level of housing variety within a Stage I Master Plan Area.

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

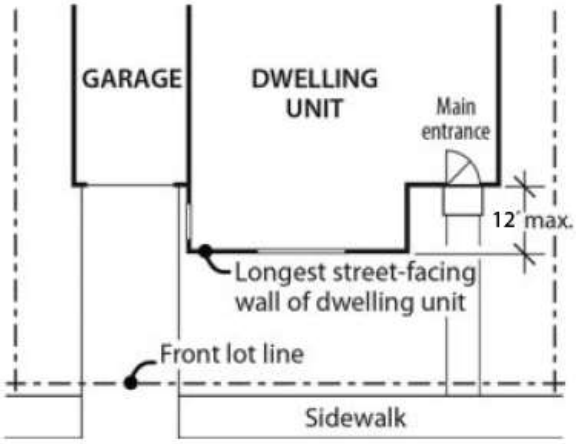
(.14) *Main Entrance Standards:*

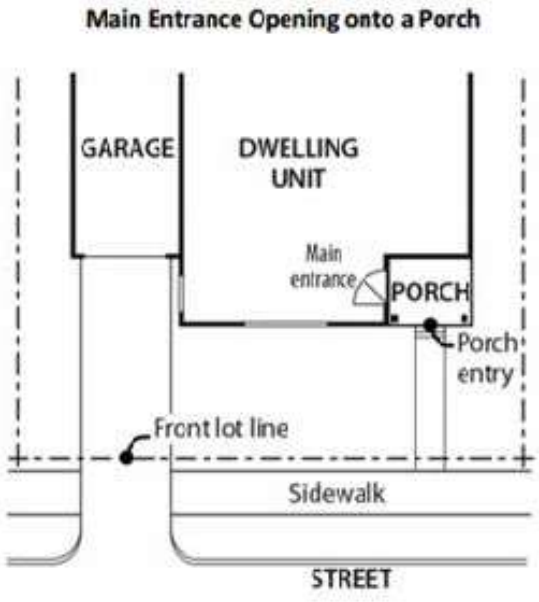
A. *Purpose.* These standards:

1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.





C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

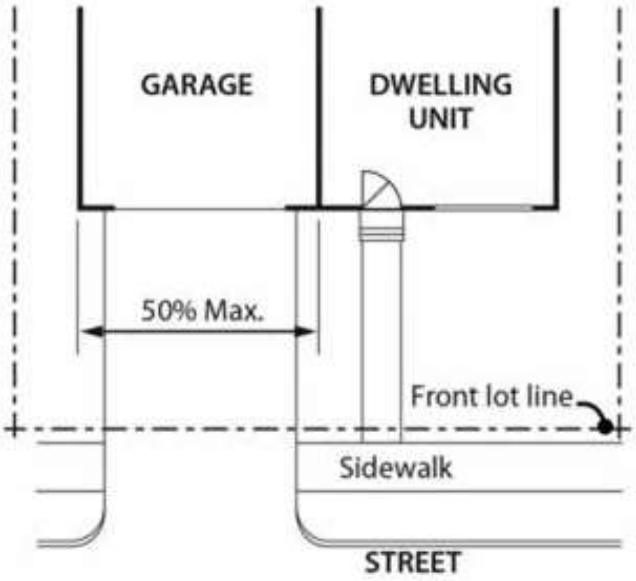
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:

a. 15 percent front facades.

b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.

2. For one-story structures:

a. 12.5 percent—front facades.

b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

3. For all structures: Five percent for street-side facades.

4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.

5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

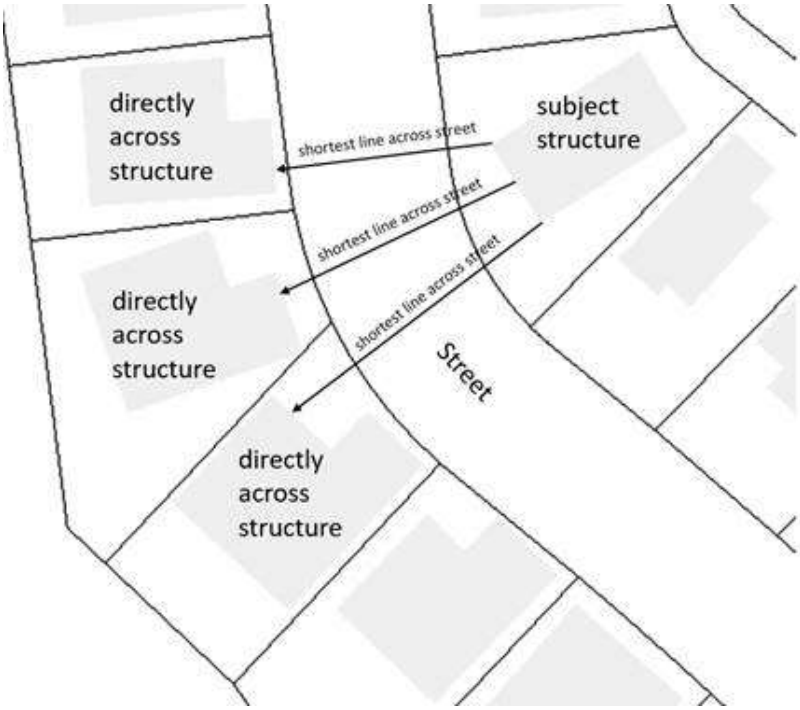


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

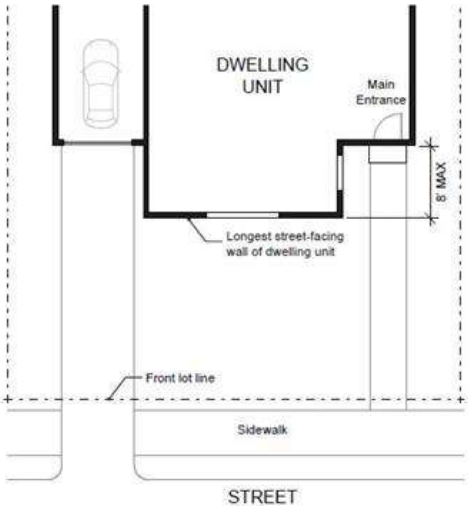


Figure 2. Main Entrance Facing the Street

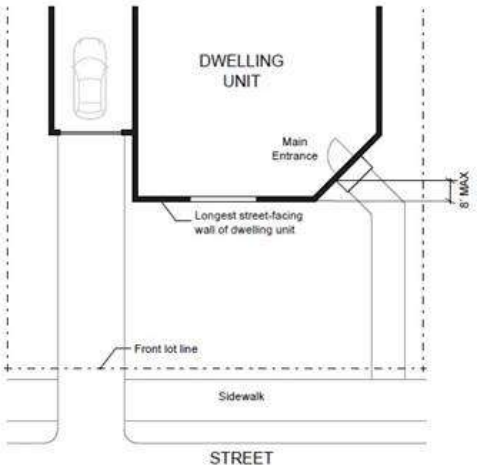


Figure 3. Main Entrance at 45° Angle from the Street

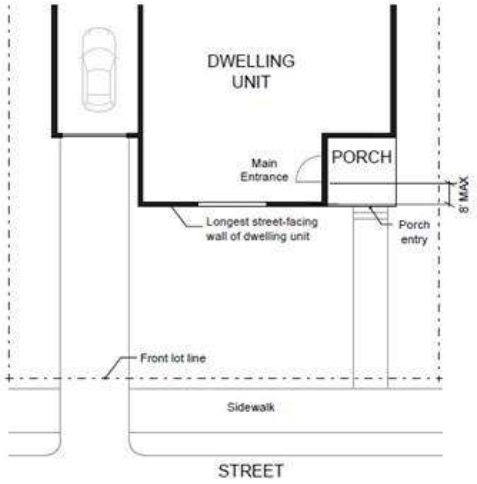


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

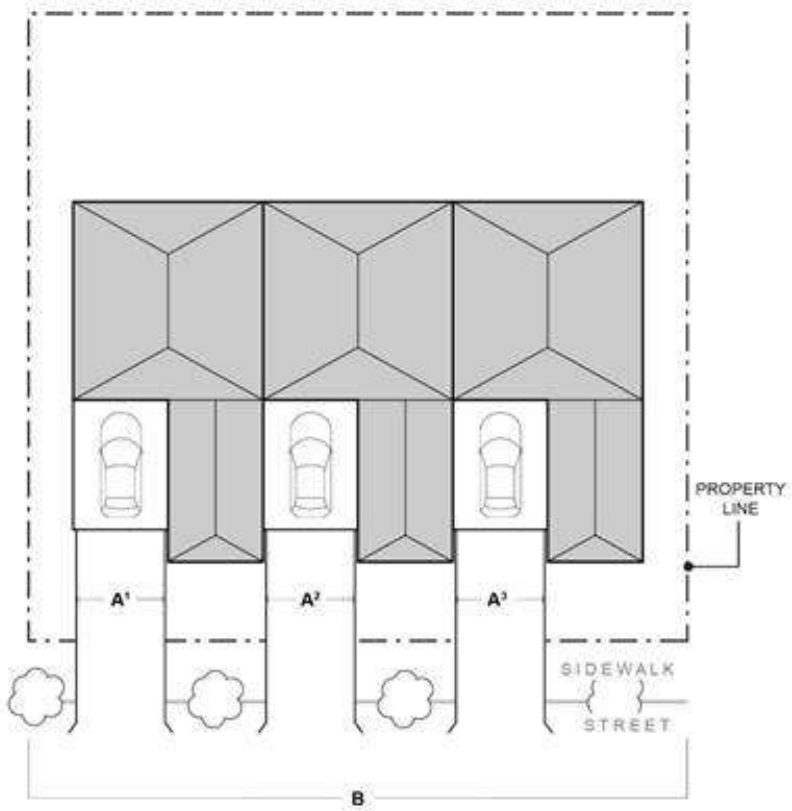


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

        ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

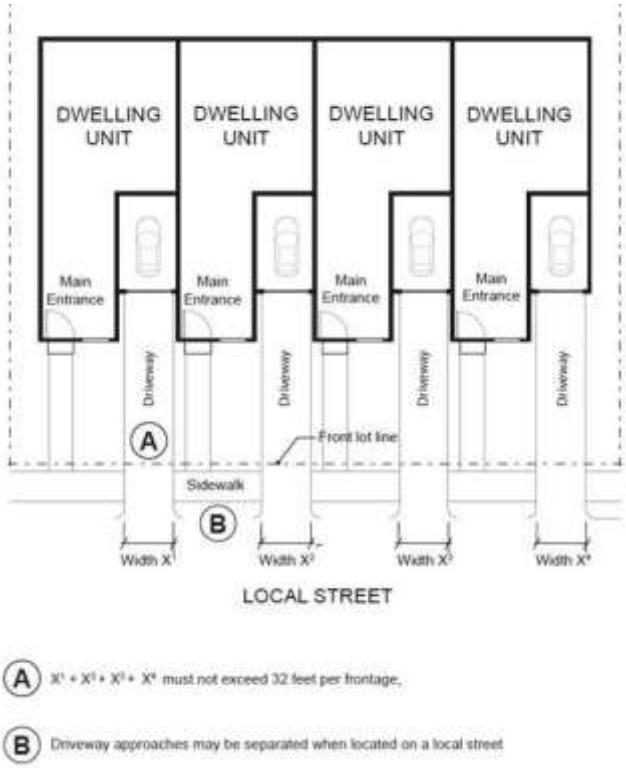


Figure 7. Driveway Approach Width and Separation on Local Street

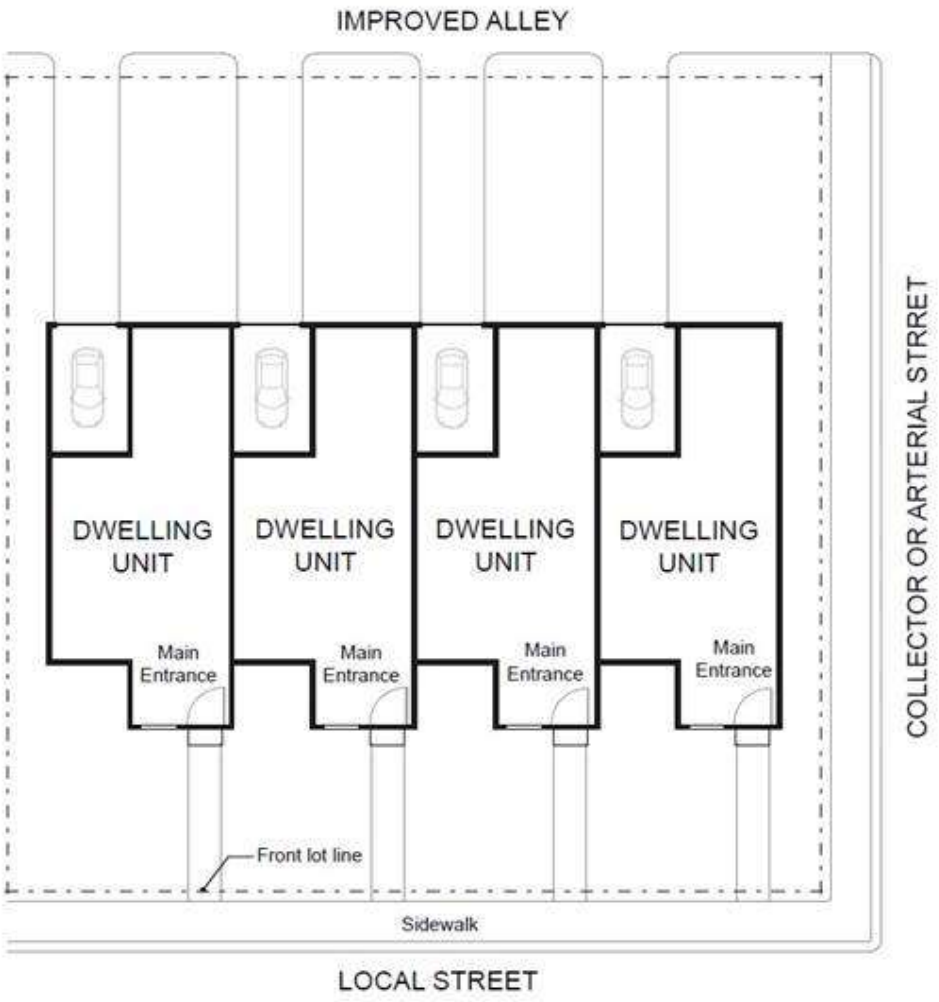
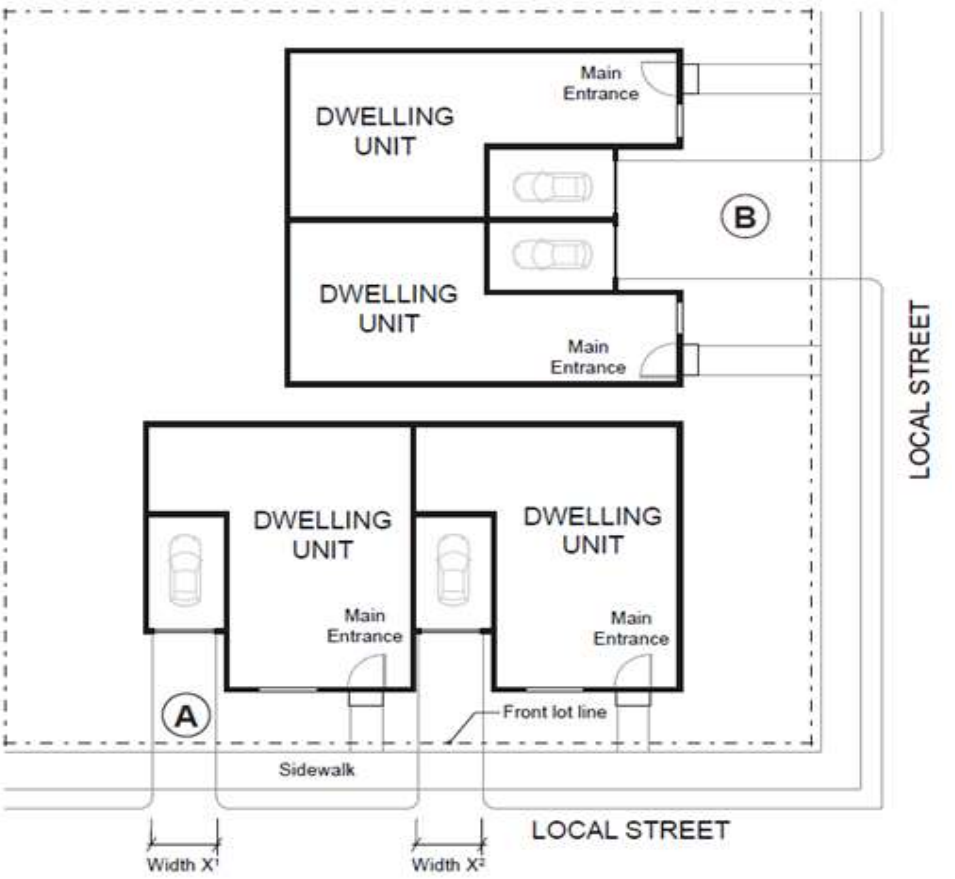


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

a. Minimum. A townhouse project must contain at least two attached units.

b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

- R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
- RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

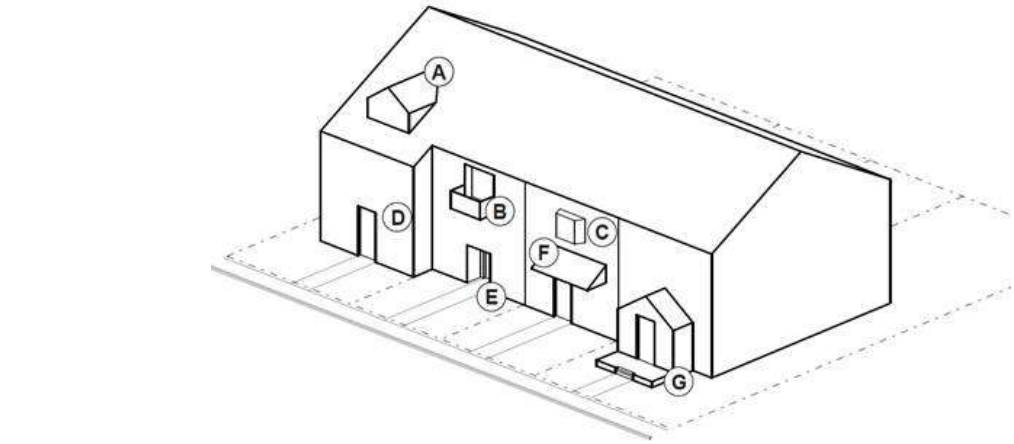
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

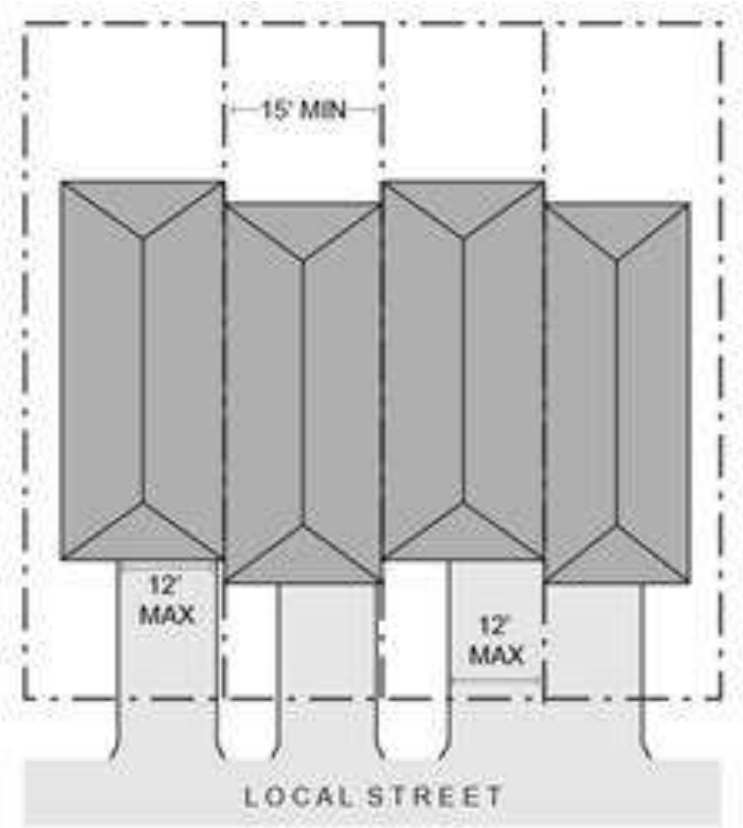


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

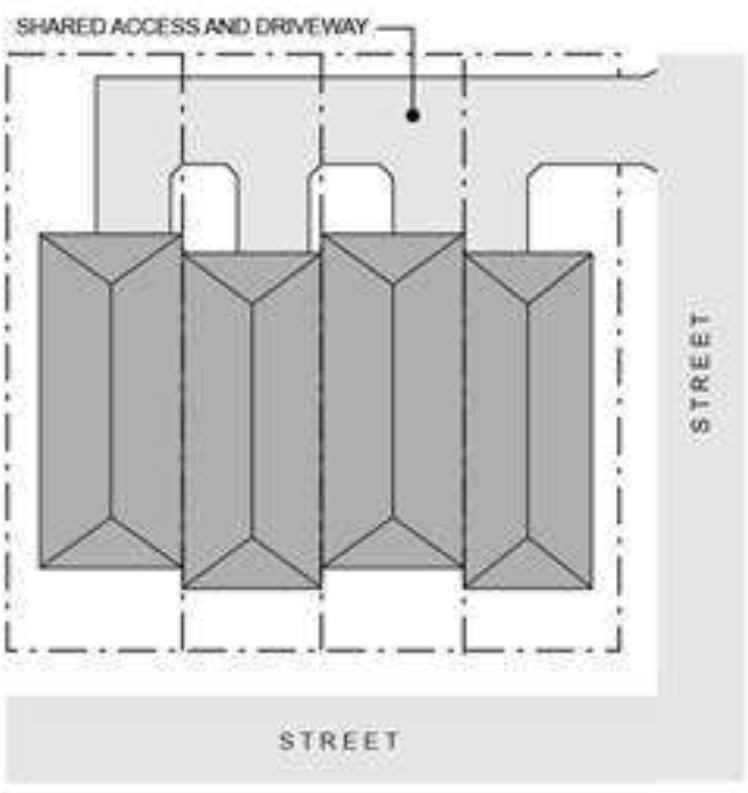


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

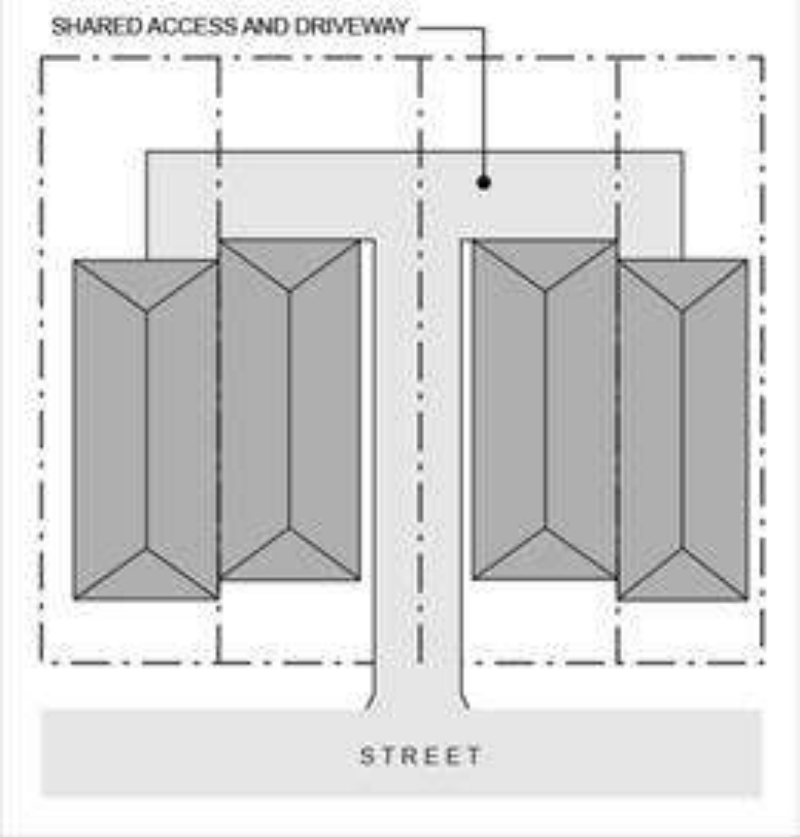


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

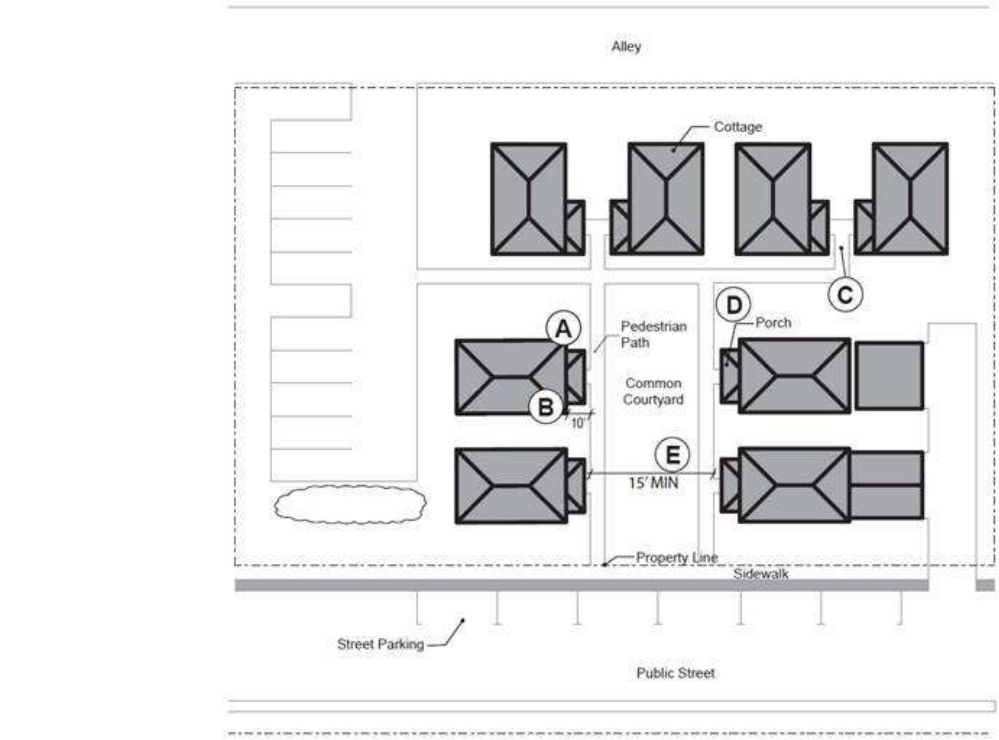
    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

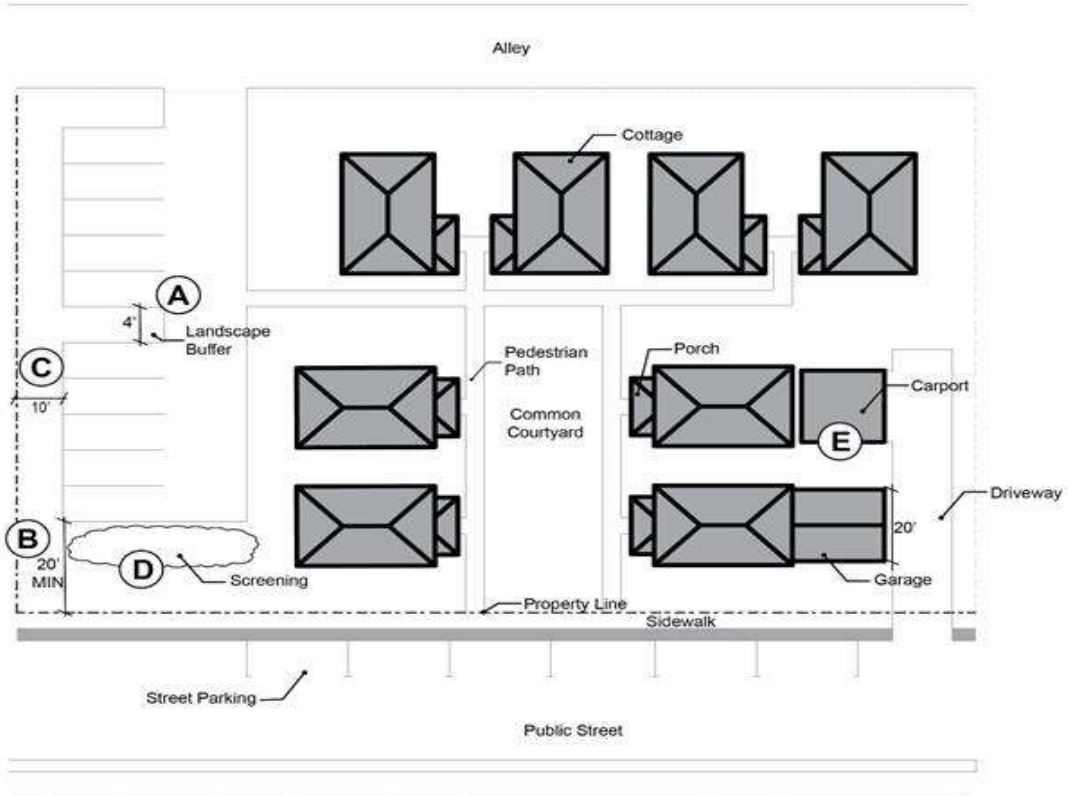
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
March 8, 2023

Design Criteria for Brisband Main Street

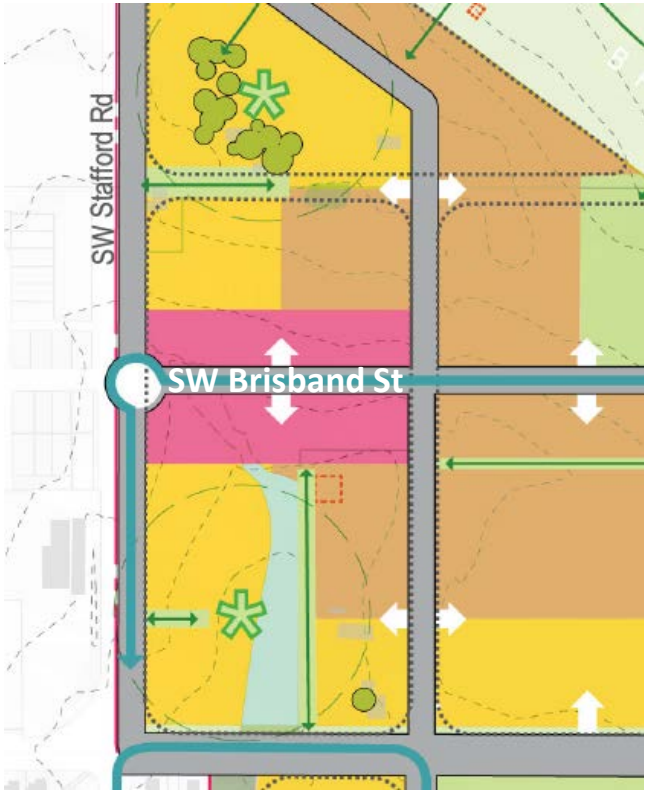
Main Street Design Criteria

Why?

- Provide detailed standards for the Brisband Main Street area
- Master Plan describes Main Street as:
  - Neighborhood-scale commercial and mixed-use center
  - Walkable and attractive destination with restaurants, shops and services

How?

- Incorporate design standards from the Town Center zone



Main Street Demonstration Plan

Figure 16. Neighborhood Commercial Demonstration

Main Street Permitted Uses

- Permitted Uses:
  - Retail sales and service (footprint under 30,000 SF)
  - Office
  - Personal and professional services
  - Child and/or day care
  - Food service
  - Beverage service
  - Community services and community centers
  - Residential dwellings, with ground floor limits
- Prohibited Uses:
  - Drive-through facilities

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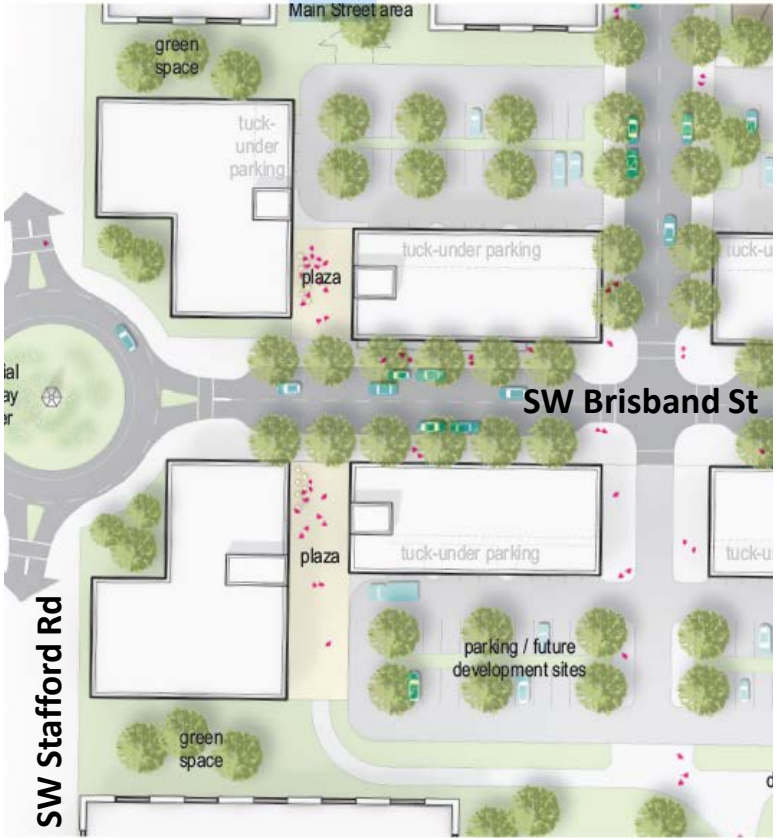
Main Street Development Standards

- Setbacks:
  - No minimum
  - Max. setback keeps buildings close to street
- Height: max. 4 stories
- Site coverage: max. 90%
- Building frontage:
  - 70% on Brisband St
  - 50 % on Stafford Rd
  - None on side streets



Main Street Design Standards

- Building entries:
  - Oriented to street or public space (priority for facing Brisband Street)
  - Covered entry, architecturally emphasized
- Setback design:
  - Either no setback or designed for pedestrian activity
- Walkway connections to front entries
- Parking location
  - Parking to the side or rear of buildings
  - On Brisband and Stafford, parking must be behind

Main Street Design Standards

- Building Design
  - Minimum window coverage facing Brisband and Stafford
    - Higher requirement on ground floor, lower for upper floors
  - Façade articulation
    - Variation every 50 ft
    - All facades facing street or public space

Figure 1. Window Placement and Percentage of Facade

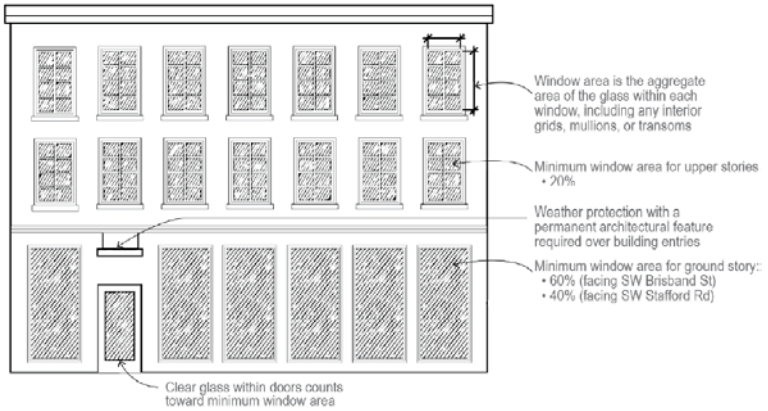
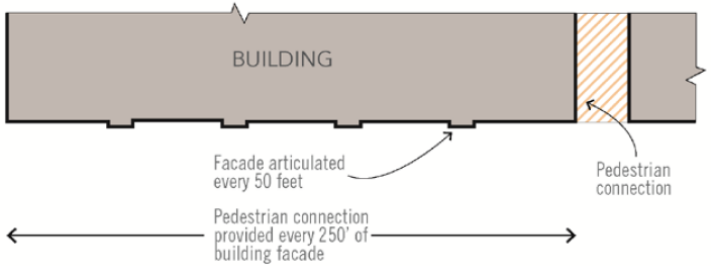


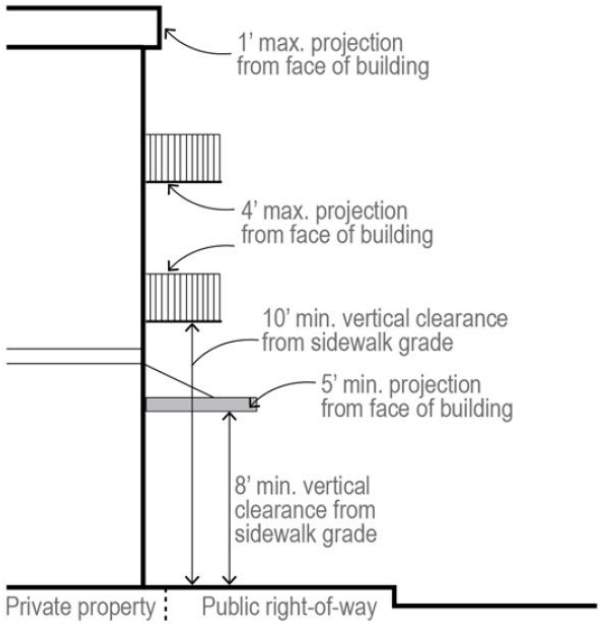
Figure 2. Building Facade Articulation



Main Street Design Standards

- Building Design
  - Weather protection required along Brisband St
  - Screening required for rooftop equipment

Figure 3. Building Projections



Multi-Family Design Standards

Multi-Family Design Standards

Why?

- Need clear and objective design standards for multi-family housing
- Currently no citywide or RN zone design standards specific to multi-family

Multi-Family Design Standards

How?

- Adapt middle housing standards where they work for multi-family (e.g., townhouse articulation)
  - These design standards already vetted by the Planning Commission during HB 2001 implementation
- Add new standards specific to multi-family development (e.g., parking area standards, pedestrian circulation)
- PC direction was to **apply the standards citywide**

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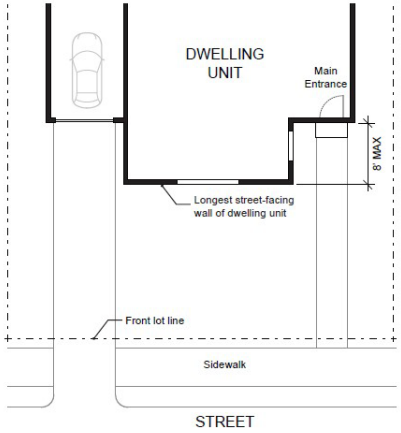
Multi-Family Design Standards

- Entrance orientation
  - Main entries must face the street, a porch, or a shared courtyard



- Window coverage
  - Min. 15% facing street or public space

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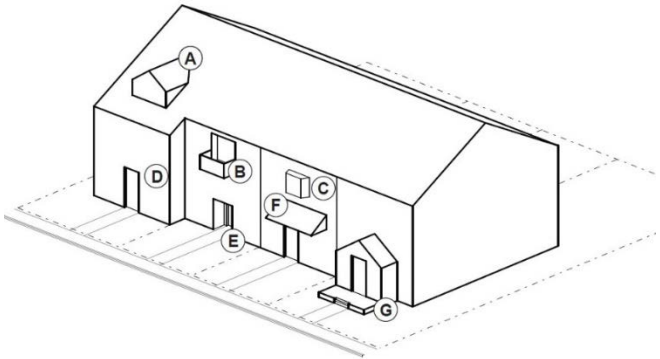
Multi-Family Design Standards

- Façade articulation
  - Variation every 30 ft



- Pedestrian access and circulation
  - Require connections between units, common areas, and street
  - Connections to adjacent transit, parks, schools, and commercial areas

Multi-Family Design Standards

- Off-street parking location and design
  - Parking located to side or rear of buildings
  - Screening from open space, green focal points, and streets

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Multi-Family Review Process

Multi-Family Review Process Architecture and Site Design

- Class I for buildings with up to 6 units
  - No notice to neighbors or public
  - Same as detached homes and middle housing
- Class II for buildings with over 6 units
  - Notice to neighbors and public
  - Reflects balance expressed by PC in January meeting

Multi-Family Review Process Subdivision and Site Layouts

Current	Proposed
DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space • Architecture design of buildings • Design of all landscaping	DRB Review: • Functional layout (Stage II Plan) • Tentative Plat • Design of required open space Staff (Administrative Review): • Architecture design of buildings • Design of landscaping not part of required open space

Discretionary Alternative Path

Discretionary Alternative Path

- Why?
  - Need clarity of what happens if a reason exists to vary from a residential design standard
- How?
  - Clarify it is through a DRB waiver
    - Update list of what allowed waivers to include residential design standards
    - Clarifying language under Site Design Review
  - Add specific factors to consider for Frog Pond East and South
    - Complementary to urban form
    - Supports housing variety

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Ms. Guile-Hinman noted this would be the time for the Commissioners to indicate whether they wanted to leave the public hearing open and continue it; otherwise the Vice Chair could close the hearing.

Vice Chair Willard confirmed there were no strong opinions about a continuance and closed the public hearing at 6:49 pm and called for discussion by the Commission.

Ms. Guile-Hinman suggested a general discussion be held and if someone wanted to make a motion, further discussion could continue after the motion was made.

Vice Chair Willard believed that based on the clarifications received from Staff and from West Hills Land Development, the intent of the testimony was to make sure the intent to collaborate and discuss the improvement projects, as well as to understand the costs were noted. There were no specific changes needed to the TSP; it was really an awareness and a discussion opportunity for the Commission.

Vice Chair Willard moved to adopt Resolution No. LP22-0004 with the corrections as outlined in the March 7, 2023, memorandum from Planning Manager Daniel Pauly (Attachment 5). Commissioner Gallagher seconded the motion, which passed unanimously.

WORK SESSION

3. Frog Pond East and South Implementation – Development Code (Pauly)

Daniel Pauly, Planning Manager, believed Staff's third package of amendments was fairly light compared to the others, but it contained some pretty detailed standards around design. Staff would continue to bring in Development Code amendments in bits and pieces until they had all been discussed. As previously discussed, the idea was to extend or integrate novel concepts or other things that have worked elsewhere in the city into other existing standards or processes to avoid reinventing the wheel and make Code work well when implementing and building things in East and South.

- Tonight's discussion regarded the design standards specific to the Brisband Main Street, as well as multi-family design standards, based on the guidance given by the Commission and Council, and how the multi-family review process works.

Kate Rogers, MIG, and Mr. Pauly presented the Frog Pond East and South Development Code Amendments via PowerPoint, reviewing the design criteria, permitted uses, and the design and development standards for Brisband Main Street; the multi-family design standards and review process; and the Discretionary Alternative Path, which was proposed the form of Development Review Board (DRB) waivers.

Commissioner comments and Staff's responses to Commissioner questions on the topics of discussion were as follows:

Brisband Main Street Design Criteria

- The standards and plan would provide the feel the Planning Commission was looking for: ground floor commercial, shopping, pedestrian friendly. Features like the façade articulation were going in a good direction.
- In comparison to the Villebois Plaza where retail space had not been leased, Mr. Pauly replied that as discussed during the Master Plan, one difference was the Plaza was built in the middle of a neighborhood off any main street and Main Street would have more drive-by traffic here. Additionally, Staff would return with details about the flexibility of use of this space over time.
  - Commercial would be encouraged upfront, especially where there was existing drive-by traffic but the Code would also be flexible for live/work and other situations as more demand might occur over time. More construction north of Frog Pond West was anticipated over the next decades and other things that would add more rooftops to the area.
- Mr. Pauly clarified the proposed standards were more streamlined than Villebois, which was quite detailed and allowed a lot of discretion during review of the addresses, desired architectural type, the European feel, etc.
  - The proposed standards allowed for a variety of architecture and tried to get to a clear and objective type of standard, and reflected what was worked through by the Planning Commission and community for Town Center for the same sort of mixed-use Main Street type of feel. None of those had been built in Town Center yet, so there was no experience of how it works, but a number of types of projects were reviewed, including Villebois, when the Town Center standards were adopted.
- Vice Chair Willard confirmed the design standards were consistent with what the Commission expected.

Multi-Family Design Standards and Review Process

- Simplifying the multi-family process was good as the City was encouraging affordable housing and HB 2001, so making that more appealing was a long-term goal, and obviously making the process easier would help.
- The process was good. It allowed for public input, but it did make it faster.
- Mr. Pauly noted the verbiage “design of landscaping not part of required open space” on Slide 18 was not clear. He explained there were two classes of landscaping. A subdivision had a 25 percent open space requirement, half of which needed to be usable. The design review process for the subdivision included review of pocket parks, tot lots, picnic shelters, etc. and Staff reviewed those landscape plans, but landscaping on private lots was not reviewed. Staff ensured the required street trees were installed but did not look at which part of a private lot was shrubs versus grass. The desire was to make that equivalent for multi-family structures. On a 10 acre apartment complex, for example, the required formal open space or park areas would go through design review, as well as any screening of a parking area as part of a Stage II review, but landscaping that fills the area between a parking space and the front of the building, like between the sidewalk and front of the house, would not be reviewed.
- Mr. Pauly explained the removal of any significant trees would be reviewed concurrently with the Stage II. It could be reviewed later if one was forgotten or changes were made due to design

adjustments, an ice storm or climate changes, but it would still trigger at least a Type II or Type B review, which included notice of a removal of that tree and the opportunity for public input.

- The proposed review process was going in the right direction and reflected the Commissions conversations in January.
- Most entrances on multi-family properties were usually oriented to the pedestrian of somebody visiting or coming to the multi-family, not necessarily somebody on the pedestrian walkway of the main roadway. Could the orientation instruction be made more friendly to the visitor or the person arriving at the multi-family versus just a passerby.
    - Mr. Pauly replied oftentimes on multi-story, the door was to the side of the porch if units were on both sides or if four units shared a porch or a platform. The doors could still be oriented differently around that porch as long as there was that porch, and that porch was oriented towards the front.
    - Ms. Rogers added part of the intent of the standards was to make sure entries could be easily identified and found, so to orient visitors, the entries would be either visible from the street or a common space obviously leading to the entryway.
    - Entries should be identifiable from the parking lot as well. People would be coming from the parking lot as well as the street, so did that matter/need to be included in the multi-family standards?
        - Mr. Pauly believed some of that occurred naturally, but the project team could think it through. The idea was for the entry to face the street and de-emphasize the parking lot. Naturally, one could see where things are and get in because generally, parking would be behind or to the side of the building, and not part of an enhanced elevation.
            - He agreed a walkway that was visible and lit would bring people safely to the entrance.
        - Ms. Bateschell noted the standards did not limit additional entrances, so additional entry points were quite possible for residents in that unit, as well as the primary front door entrance for visitors that would face the courtyard or the street and making sure there were eyes on those facilities as well.
        - Mr. Pauly added in the Villebois Village Center, where entries face the street, breezeways provided access to the units from the street and parking lot, which were on opposite sides.
- Vice Chair Willard believed the design standards were consistent with what the Commission had discussed as well.

Discretionary Alternative Path.

- Mr. Pauly clarified the specific factors referenced on Slide 20 were in the Frog Pond Code and had to be considered if a waiver was being requested in the RN zone. This was a similar structure that exists for the Sign Code. For example, if a sign waiver was being considered, a number of factors needed to be considered in addition to the general waiver criteria.
    - While the City was generally headed down the urban form and housing variety path in the future for other developments, whether those developments would be RN classified and the proposed variance rules applied was uncertain.

- Since this alternative path would apply more broadly to the city and to the design standards that apply throughout all the PDR zones and in Frog Pond West, should more general standards be added to the residential design standards when considering waivers for design standards?
    - If the rules/standards were made around variances specific to one development, then the Code starts growing. But if the Development Code was made more general, more citywide, then the standards only needed to be written once.
    - Mr. Pauly replied some specific objectives called out in the Frog Pond East and South Master Plan, for instance, would probably still want to be added, but there was an opportunity to consider adding some general considerations for resident waivers specifically from these types of design standards that really did not exist in the Code when all the other waiver criteria were written.
        - He confirmed the Commission was interested in exploring some of those standards, generally.

Vice Chair Willard called for public testimony.

Mimi Doukas, AKS Engineering, speaking on behalf of West Hills Development, said she did not have a lot to say but wanted to keep up her perfect record of participating in all the Frog Pond East and South hearings. Generally, the design guidelines matched what the developer expected for the West Hills property and the design shown to the Commission several times. She believed the developer could work within these parameters.

- As Commissioner Neil pointed out, she believed everybody needed to be continually reminded that the commercial component was going to be a challenge at the beginning. West Hills had discussions with Staff and were talking through what an interim transition design process might be. Live/work units were probably a very big component of that, but also to make sure the design allowed for the transition to become commercial someday in the future, and that in the short term, it still had a welcoming, inviting street facade for the streetscape the Commission aspired to. West Hills understood that and just wanted to manage expectations. Commercial was very hard before all the rooftops were in.
- West Hills did do early collaboration with Staff regarding the details of the proposal, providing some feedback on some numerical things that had been acknowledged within the draft which was really appreciated.
    - One technical detail regarded window area. The standards of wanting articulation and variation in the facades were understood, but the language in the draft stated the window area was essentially the area of glass, which included the mullions, grids, etc., but it was just the glass. West Hills requested the window area also include the frame and trim around it as these were aesthetic parts of the window and part of that articulation.
        - From a percentage standpoint, measuring only the glass made it really hard to meet the standards, and she believed articulation was the goal. West Hills asked that the definition be revisited.

Mr. Pauly asked if Ms. Rogers had any feedback regarding the window area including the frames.

Ms. Rogers stated she had no problems with modifying the definition as suggested. She agreed with Ms. Doukas' point that the City was not just wanting to regulate actual transparency into the building, it was really about the design feature that a window provided and that articulation and additional definition to a façade, so she was not opposed to the request.

Mr. Pauly understood parts of the door that were not glass also counted, which followed the same principle.

Vice Chair Willard confirmed the Planning Commission agreed that the definition as proposed by Ms. Rogers and Ms. Doukas was appropriate.

INFORMATIONAL

4. City Council Action Minutes (March 7 & 21, 2023) (No Staff presentation)

Daniel Pauly, Planning Manager, suggested that the Commission preview its future work program, noting Staff did a Council presentation on March 6, 2023 about the Climate-Friendly and Equitable Communities (CEFC) and how that impacts the City and future work programs.

5. 2023 PC Work Program (No Staff presentation)

Daniel Pauly, Planning Manager, noted the Annual Housing Report scheduled for April was not set in stone. The report was still in process, and he was not confident it would be completely done, but Staff wanted to get it in front of the Commission soon.

ADJOURNMENT

Commissioner Gallagher moved to adjourn the regular meeting of the Wilsonville Planning Commission at 7:42 p.m. Commissioner Hendrix seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant

PLANNING COMMISSION

WEDNESDAY, FEBRUARY 8, 2023

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: February 8, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	
☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan ☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session is the second in a series of work sessions for the Commission to work through the details of these Development Code amendments.

EXECUTIVE SUMMARY:

In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session is the second in the series of work sessions for the Planning Commission to review and guide the drafting of these Development Code amendments. The first three or four work sessions will focus on specific portions or sets of the draft amendments with subsequent work sessions providing an opportunity to review the draft amendments all together. As further explained below, the project team has prepared a number of attachments to assist the Planning Commission in reviewing the set of draft Development Code amendments during this second work session focused on housing variety, development of accessible units, and encouraging ADUs.

Attachment 1 includes, for easy reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code. This directive language can be summarized and grouped as follows:

- Ensuring a variety of housing and encouraging specific housing types to be built;
- Creating design standards to implement the Type 1, Type 2, and Type 3 Urban Design Types mapped in the Master Plan and otherwise guide quality, cohesive development;
- Setting the design standards for sub-districts within the neighborhoods; and
- Establishing standards for the Brisband Main Street.

Attachment 2 is the draft Housing Unit Categories reviewed by the Planning Commission in January which are provided here as a reference while reviewing this additional set of draft Development Code amendments focused on housing variety.

Attachment 3 contains the second set of draft Development Code amendments, arranged by topic. For each draft code amendment, the document also contains the following supporting information:

- **Intent**: A description of <u>what</u> the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.

- **Explanation**: An explanation of how the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.
- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.

For the Planning Commission's reference, Attachment 4 is a copy of the current Wilsonville Code Section 4.127, Residential Neighborhood Zone, where a majority of the code amendments are proposed. Also included, as Attachment 5 and 6 respectively, are excerpts from Section 4.113 Residential Development in Any Zone, and Sections 4.210 and 4.220 Application Procedures (for land divisions) and Final Plat Review.

The project team invites the Planning Commission to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback. At the work session the project team requests the Planning Commission provide one of the following for each presented draft code amendment.

1. Confirmation that the draft code amendment is ready for finalization before being brought forward for a public hearing; or
2. Direction on next steps to further develop or refine the presented draft code amendment.

EXPECTED RESULTS:
Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Five work sessions are currently planned for the Planning Commission (January, February, March, April, and May) to draft Wilsonville Development Code amendments to implement the Frog Pond East & South Master Plan, followed by a public hearing in June. City Council action on the Planning Commission's recommendation is planned for July.

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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, as needed, the project team will 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 considered to meet the same intent.

ATTACHMENTS:
1. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
2. Draft Housing Unit Category Table as reviewed by the Planning Commission (January 2023)
3. Draft Development Code Amendments with Supporting Information (February 2023)
4. Wilsonville Development Code Section 4.127 Residential Neighborhood Zone
5. Excerpts of Wilsonville Development Code Section 4.113 Residential Development in Any Zone
6. Wilsonville Development Code Sections 4.210 and 4.220 Application Procedures (for land divisions) and Final Plat Review

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE
OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

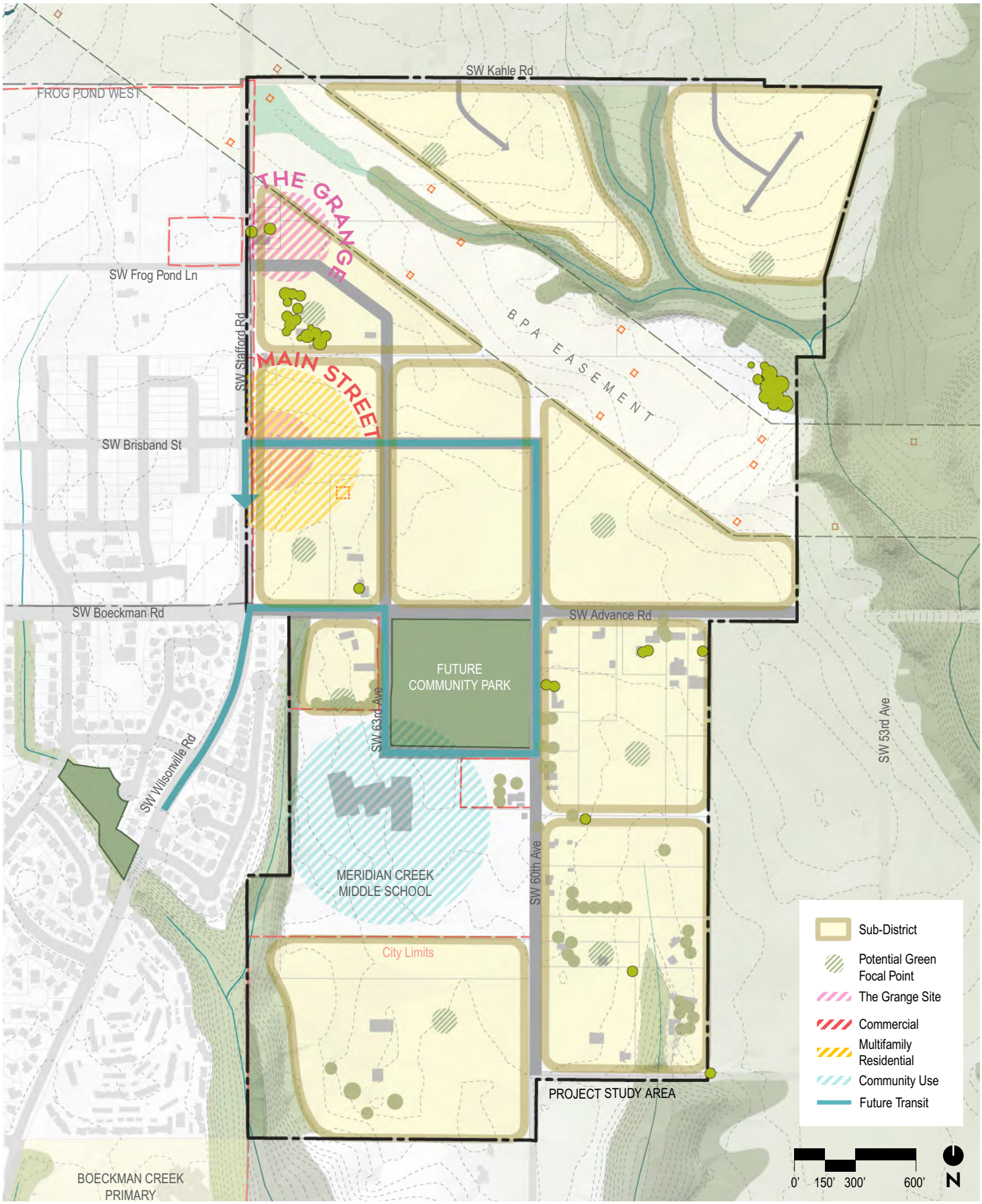
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



COMMUNITY DESIGN CONCEPTS

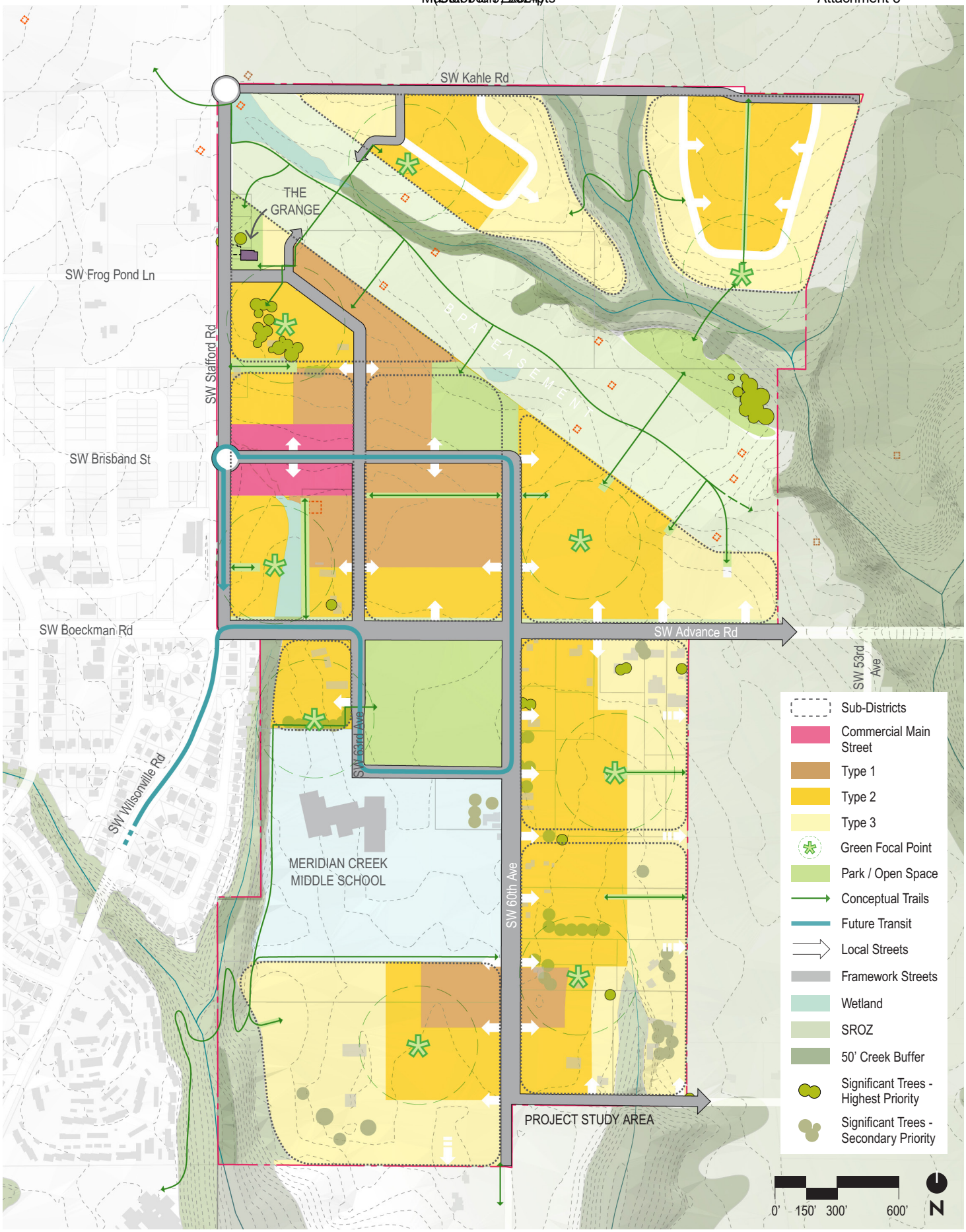
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

PUBLIC REALM

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

> *"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."*
>
> *— Frog Pond Area Plan*

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

Draft Housing Unit Categories
As Reviewed by Planning Commission January 2023

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Detached units 1200 sf[A] or less (besides cottage cluster units) • Accessory dwelling units	Detached dwelling units more than 1200 sf[A] • Detached homes on their own lot • Cluster housing • Detached multi-family units

[A.] Square footage represents a measurement of the Habitable Floor Area as defined in Section 4.001 *Definitions*

Frog Pond East and South Implementation

Draft Development Code Concepts for February 2023 Work Session

1. Incorporating Development of Accessible Units

- **Intent:** Provide clear definition on which to base a requirement for more living options for individuals with limited mobility.
- **Explanation:** Add definitions of "Mobility-Friendly Unit, Full" and "Mobility-Friendly Unit, Partial" to Definition Section of the Development Code and requiring a percentage of all units to meet the definition
- **Code Reference:** Section 4.001 *Definitions*
- **Draft Code Amendment:**

Mobility-Friendly Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs:

A. Mobility-Friendly Unit, Full: A Mobility-Friendly Unit that is either on a single level, or has all levels accessed by an elevator, allowing access to the entirety of the habitable floor area without the use of stairs.

B. Mobility-Friendly Unit, Partial: A Mobility-Friendly Unit, often in a multi-level unit, where a portion of the habitable floor area requires use of stairs to access.

2. Housing Variety Requirements, including:

- ***Maximum of any one unit type categories***
- ***Minimum amount of middle housing***
- ***Minimum amount of "accessible" housing***

- **Intent:** To ensure variety by not allowing any one housing type to dominate development. To ensure target unit types, determined by the City, are integrated into the neighborhood. To ensure integration of middle housing to meet both City goals as well as Metro and State regulatory requirements.
- **Explanation:** Proposed table establishes maximum and minimum percentages of housing unit type categories for each development proposal. Lesser percentages are proposed for small properties due to feasibility implications. Other important notes:
    - Stage I Master Plan Area, Gross Development Area, and Net Development Area are all terms used consistently with their use in other zoning standards such as calculating required open space in PDR zones.

- Affordable housing projects - as defined here, is households making equal to or less than 80% median family income - are exempt from variety requirements to prevent barriers to this type of development.
- Less variety is required for moderate to small properties with primarily Type 1 Urban Form to avoid disallowing multi-family development.
- Special area bonus included for ADUs to encourage them as further discussed under topic 5 below.
- Draft standards try to ensure some fully accessible units while avoiding over requiring to the extent the requirement unduly consumes expensive land and increases cost for housing in the area.

- **Code Reference:** Part of proposed new Subsection 4.127 (.11) *Residential Neighborhood Zone-Housing Variety*
- **Draft Code Amendment:**

Table X. Housing Variety Requirements

	Minimum number of Unit Categories [A]	Maximum percent of net development area for a single Unit Category [A, B, C]	Minimum percent of net development area in Categories B or C [A, B]	Minimum percent of net development area for Mobility-Friendly Units [G]
Stage I Master Plan Areas 4.5 acres or more of Gross Development Area [D]	3 [E]	50%	20%	10%
Stage I Master Plan Areas 2-4.5 acres of Gross Development Area [F]	2	75%	10%	10%
Stage I Master Plan Areas less than 2 acres of Gross Development Area	As required to meet block variety		NA	NA

Footnotes

[A.] Development of housing affordable to households earning at or below 80 percent of the median family income of Wilsonville, is exempt from requirements for minimum number of unit categories, maximum percentage of a single unit category, and minimum percent of Category B and C. Eligible housing must have rental rates or mortgage restrictions for a minimum of ten years.

[B.] Where lot is designated to include an ADU, 50% of the lot area counts as Category C.

[C.] Pursuant to ORS 197.758 and OAR 660-046-0205, any lot designated as Category D can also be developed or redeveloped as middle housing even if the maximum percentage of Category B or C is exceeded. However, this does not allow the maximum for Category B or C to be exceeded in initial planning or compliance verification concurrent with the tentative and final plats. This would only apply at time of future building permit issuance or replat of individual lots.

[D.] Where the Stage I Master Plan Area is less than 10 acres of Gross Development Area and more than 75% of Gross Development Area is Urban Form Type 1, the required minimum

categories is reduced to 2 and maximum and minimum percentage requirements are the same as those for 2-4.5 acres.

E. Any Unit Category must account for a minimum of 5% of the net development area to count as a category used.

F. Where more than 75% of Gross Development Area is Urban Form Type 1, the required number of unit categories is 1, there is no requirement for Category B or C, but there remains a 10% requirement for Mobility-Friendly Units.

G. In each Stage I Master Plan Area 30% or more of the required Mobility-Friendly Units shall be Full Mobility-Friendly Units, the remainder may be either Full Mobility-Friendly Units or Partial Mobility-Friendly Units.

3. Housing Variety on Block Level

- **Intent:** Require a variety of unit categories on any given block, limit the segregation of unit categories as directed in the Master Plan.
- **Explanation:** Language requires variety on the block level based on the number of lots "in-line along a block face." The draft numbers are based on architectural style, variety requirements in Villebois and have been tested against existing subdivisions.
- **Code Reference:** New Subsection 4.127 (.11) *Residential Neighborhood Zone-Housing Variety*
- **Draft Code Amendment:**

C. Required housing type diversity within each block face is as follows:

1. For five or fewer lots that are in-line along a block face, a minimum of one housing unit category is required.
2. For more than five (5) and up to twelve (12) lots that are in-line along a block face, a minimum of two housing unit categories are required.
3. For more than twelve (12) lots that are in-line along a block face, a minimum of three housing unit categories are required.
4. How to calculate number of lots in-line along a block face:
   A. Lots are considered in-line along a block face, for the purpose of determining minimum number of housing unit categories, when the determining lot lines face the same street, path, or open space, without an intervening:
      - Street,
      - Park or open space tract that has a frontage equal to or greater than double the minimum lot width for non-townhouse lots in the Urban Form Type along the determining street, path, or open space.
   B. Except for corner lots, the front lot line is the determining lot line referenced in A. above. For corner lots, the determining lot line is the front or side lot line which fronts a street, path, or open space with the most in-line lots the lot could be counted with. For example, if using the front lot line would put the lot in-line with 3 other lots and a side lot line would put the lot in-line with 4 other lots, the side lot line would be the determining lot line. For corner lots, if using either the front or side lot

line would put the lot in-line with the same number of lots, the front lot line is the determining lot line for.

C. In determining the minimum number of housing type categories within a block face in standards 1-3 above, when a lot has a primary unit and an ADU the lot shall be counted as both the Category of the primary unit and Category C.

D. In determining the minimum number of housing type categories within a block face in standards 1- 3 above, the combined lots on which a single townhouse building sits shall be consider "a lot" rather than each townhouse lot separately.

4. Encouraging and Integrating ADUs

- **Intent:** Remove identified barriers to Accessory Dwelling Units (ADUs) in Frog Pond East and South and citywide, particularly by expanding the allowance of them accessory to townhouses and limiting or modifying application of setbacks and lot coverage
- **Explanation:** Existing ADU language is modified to allow ADUs accessory to all townhouses, make the review process the same as other dwelling units, create exceptions for lot coverage, and provide special setbacks based on the setbacks for cottages under State model code for middle housing. Finally, special housing variety provisions to encourage ADUs in Frog Pond East and South.
- **Draft Code Amendments:**

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

1. Number Allowed.
   a. For detached single-family dwelling units~~,~~ and ~~for~~ townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone~~: One per dwelling unit.
   b. For all other dwelling units: None.

4.113 (.10) B. *Accessory Dwelling Units: Standards:*

4. Accessory Dwelling Units may be either attached or detached, but are **generally** subject to ~~all zone~~ standards **for the underlying zone except that** ~~for setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes.~~
   ADUs are exempt from lot coverage maximums.

4.113 (.02) A. Residential *Building Setbacks: Lots Over 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10 feet).

4.113 (.02) B. Residential *Building Setbacks: Lots Not Exceeding 10,000 square feet:*

7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

4.120 (.05) FDA-H Dimensional Standards

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10'.

Section 4.125 (.05) Table V-1 Village (V) Zone Development Standards

No change to this table. For V (Village) Zone, highest setback to which ADU would be subject is 12 feet, so no change recommended.

4.127 (.08) Table 2 Residential Neighborhood (RN) Zone, Lot Development Standards (applicable to Frog Pond West only)

Amend table footnote "L"

L. For cottage clusters **and ADUs** all setbacks otherwise greater than 10 feet for other housing types ~~is~~ **are** reduced to 10 feet.

4.127 (.08) Proposed New Table for Frog Pond East and South (as drafted for January 2023 work session)

Add table footnote "F"

F. The minimum rear setback for a Cottage Cluster unit or Accessory Dwelling Unit (ADU) is 10 feet.

4.113 (.10) B. ADU Standards

6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit.~~ **ADU review process is the same as for single-family units and middle housing.**

For Frog Pond East and South variety standards, allow ADUs to count 50% of the area of a subject lot as Category C in calculating variety requirements. Staff understands this would be an incentive to developers to integrate more ADUs into the neighborhood.

4.127 (.11) Proposed Variety Requirements Table

See proposed footnote B above under variety standards

5. Demonstrating Compliance with Variety Requirements, ability to modify once approved

- **Intent:** To provide clarity for the process of determining compliance with variety standards and how the mix of unit categories can be subsequently modified while still demonstrating compliance with variety standards.
- **Explanation:** New language in land division standards and Residential Neighborhood Zone standards that clearly state the process as it relates to platting and permit issuance and tracking variety compliance. The proposed language aims to enable enforcement of the requirements noted in 2. "Housing Variety Requirements" during land use review above while allowing modification to the mix of housing unit categories both during initial development and future redevelopment.
- **Code Reference:** Sections 4.210 *Application Procedure* and 4.220 *Final Plat Review* as well as new Subsection 4.127 (.11) *Residential Neighborhood Zone-Housing Variety*
- **Draft Development Code Amendments:**

Subsection 4.210 (.01) B. Tentative Plat Submission

27. For properties in the Residential Neighborhood (RN) Zone subject to the variety standards in Subsection 4.127 (.11), a table listing each proposed residential lot or parcel, and the area of the lot or parcel assigned for each housing type category. Such table shall show the total area for each housing type category in the Stage I area and demonstrate compliance with applicable variety standards is Subsection 4.127 (.11).

Section 4.220 Final Plat, new subsection (.04)

(.04) *Determination of Compliance with Residential Neighborhood (RN) variety standards.* For properties in the Residential Neighborhood (RN) Zone subject to the variety standards in Subsection 4.127 (.11), as part of the submittal for the final plat, the applicant shall provide a finalized table listing each residential lot or parcel being created, and the area of the lot or parcel assigned to each housing type category. Such table shall show the total area for each housing unit category in the Stage I area and continue to demonstrate compliance with applicable variety standards in Subsection 4.127 (.11).

A. Concurrent with recording of the final plat, a deed restriction shall be placed on each residential lot or parcel limiting housing to housing types consistent with the compliance table submitted with the final plat and approved by the City. The instrument creating the deed restrictions shall also establish the process for modifying the deed restriction in the future to allow a different housing unit category. Such process for a future change, identified in the recorded instrument, shall (1) not require approval of other property owners or a homeowners association and (2) include a statement requiring submittal of an updated table for City review through a Class I Administrative Review Process or other similar ministerial process in place at the time, to confirm continued compliance with applicable variety standards in Subsection 4.127 (.11).

New RN Zone Subsection 4.127 (.11) D.

D. Compliance with the above variety requirements shall be determined with the tentative and final plats pursuant to Subsections 4.210 (.01) B. 27. and 4.220 (.04). In the instance where no subdivision or partition is proposed with a residential development proposal, the requirements established for and concurrent with the final plat in 4.220 (.04) shall occur prior to issuance of any building permits, including demonstrating compliance and recording of a deed restriction.

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

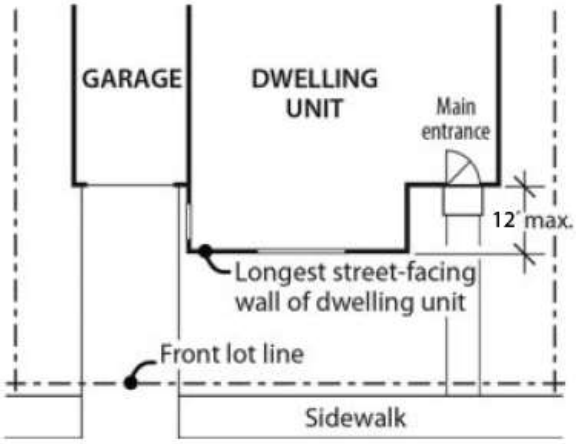
(.14) *Main Entrance Standards:*

A. *Purpose.* These standards:

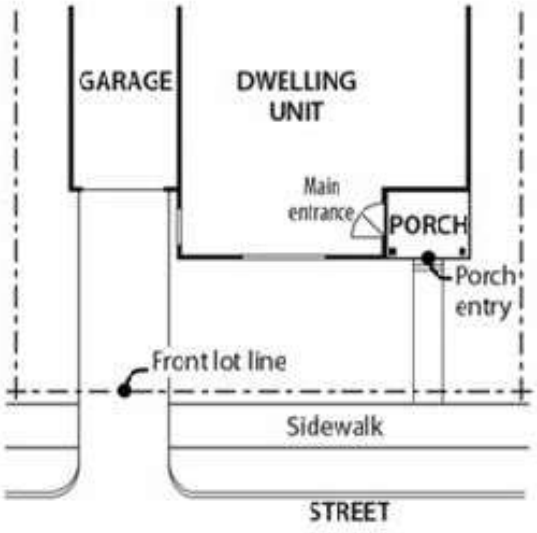
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

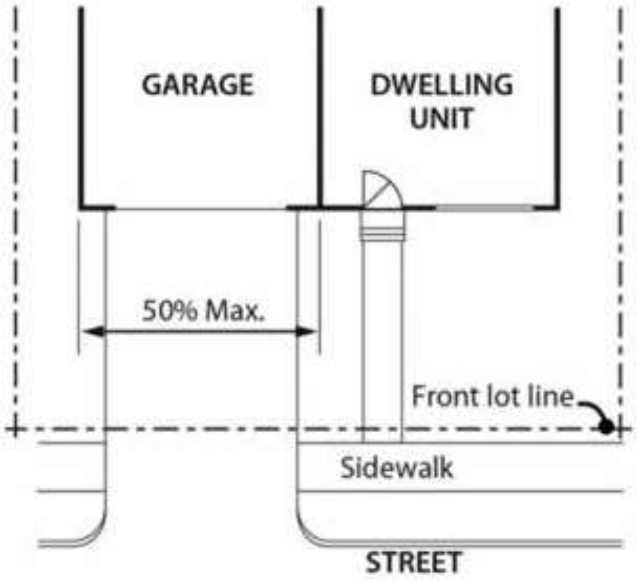
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.
2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:
   a. 15 percent front facades.
   b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
   c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.
2. For one-story structures:
   a. 12.5 percent—front facades.
   b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
3. For all structures: Five percent for street-side facades.
4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.
5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

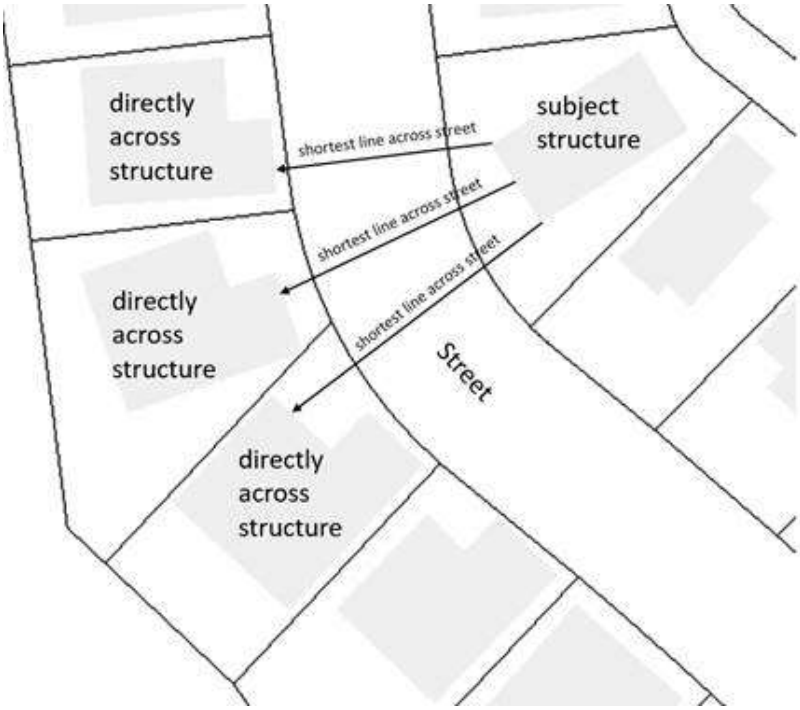


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

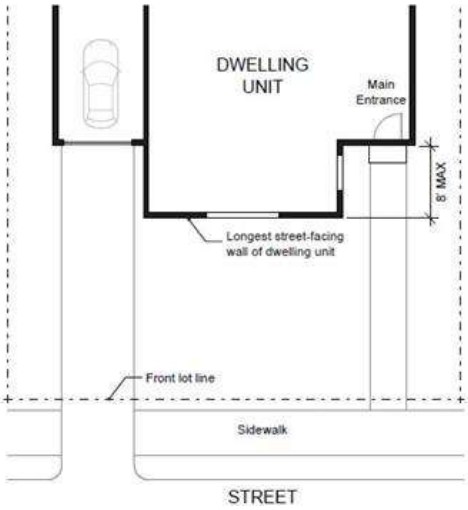


Figure 2. Main Entrance Facing the Street

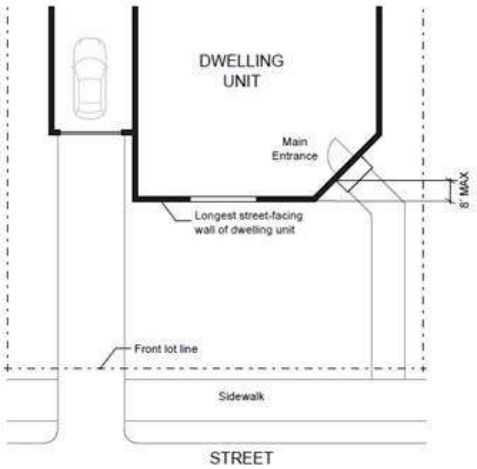


Figure 3. Main Entrance at 45° Angle from the Street

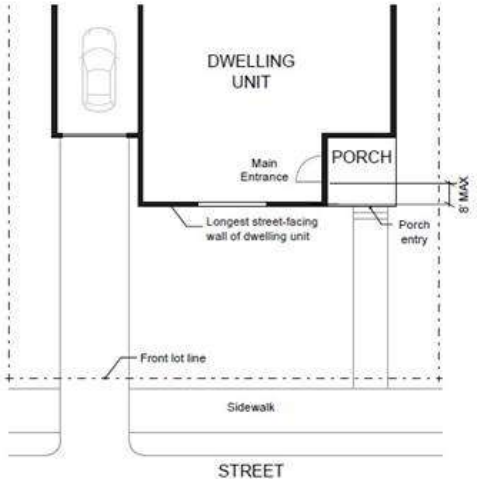


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

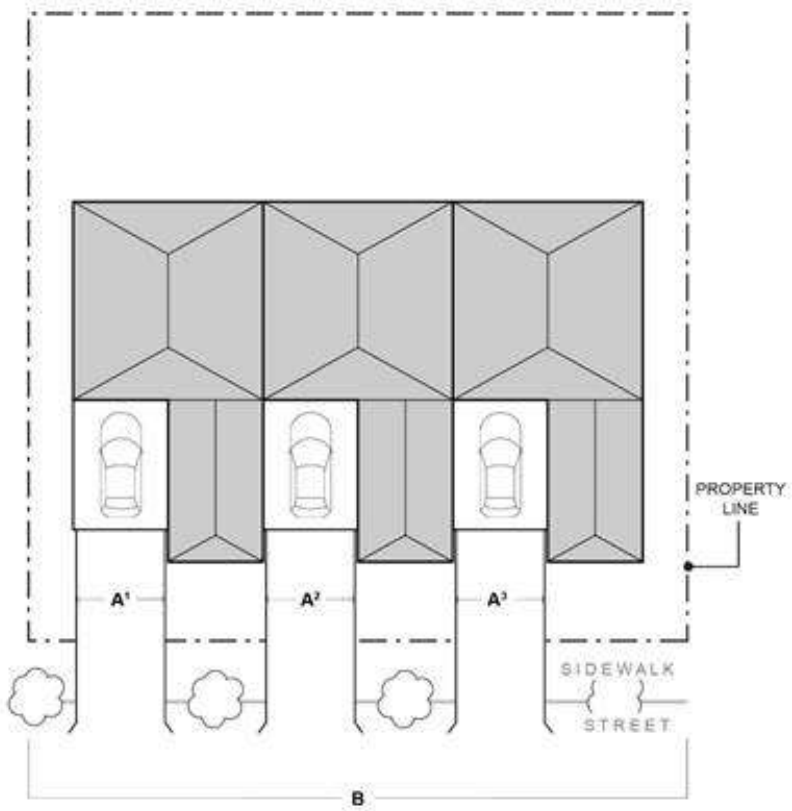


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

   a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

   b. Driveway approaches may be separated when located on a local street.

   c. In addition, lots or parcels with more than one frontage must comply with the following:

      i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

      ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

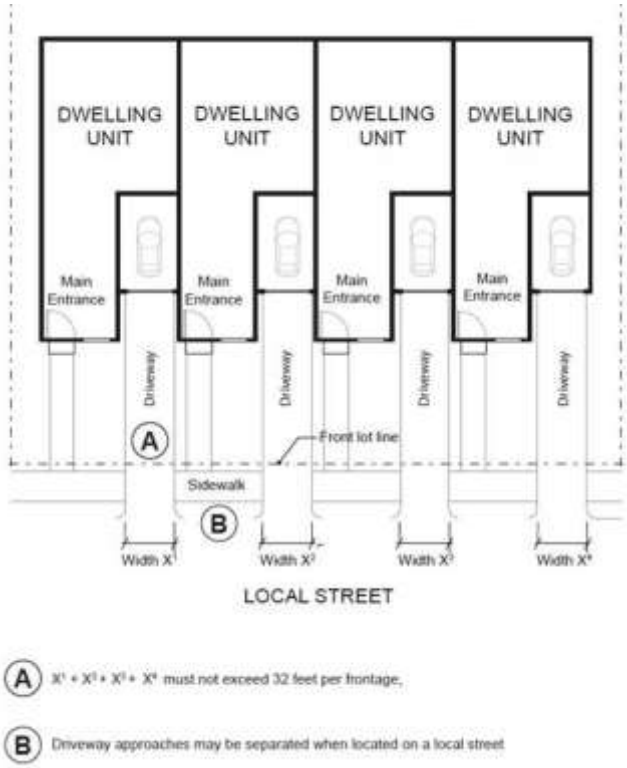


Figure 7. Driveway Approach Width and Separation on Local Street

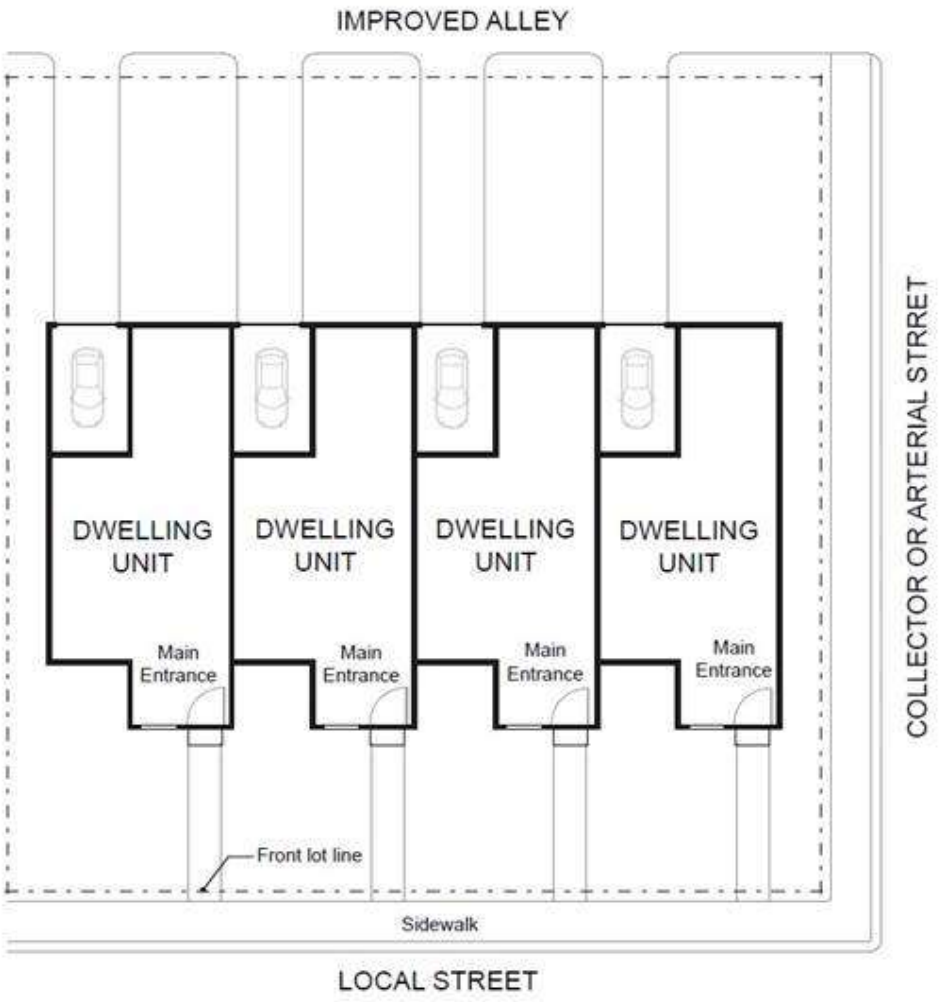
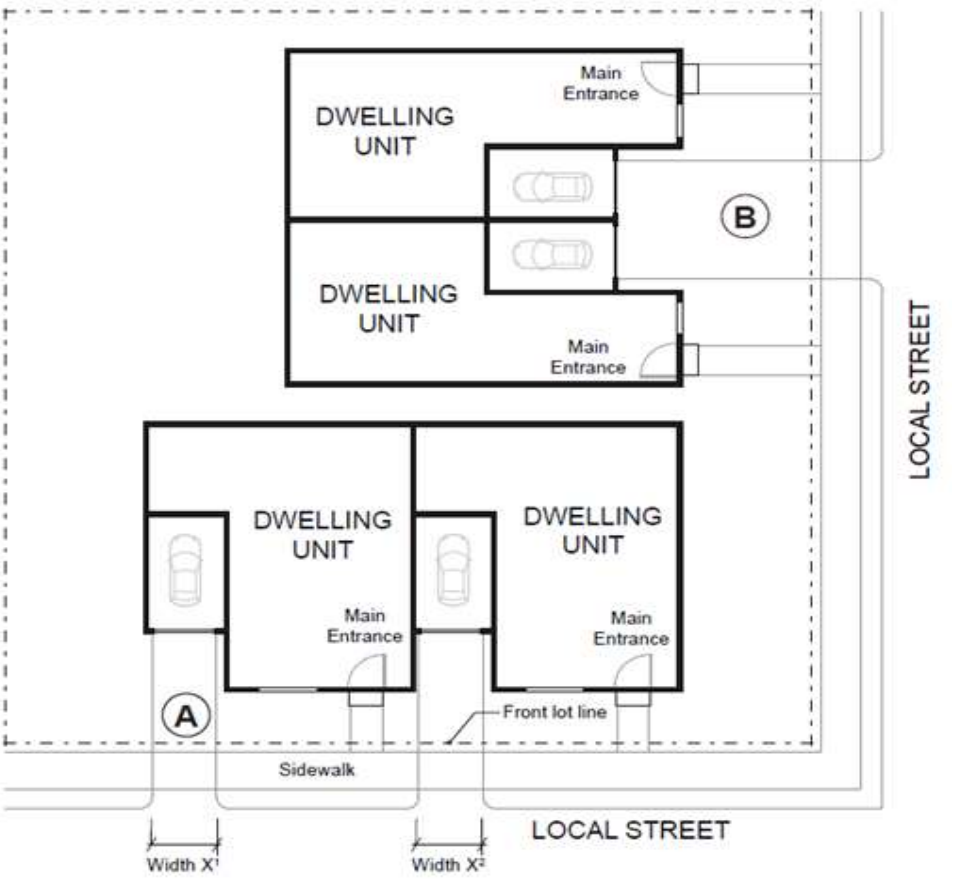


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

A Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

B One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

a. Minimum. A townhouse project must contain at least two attached units.

b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

- R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
- RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

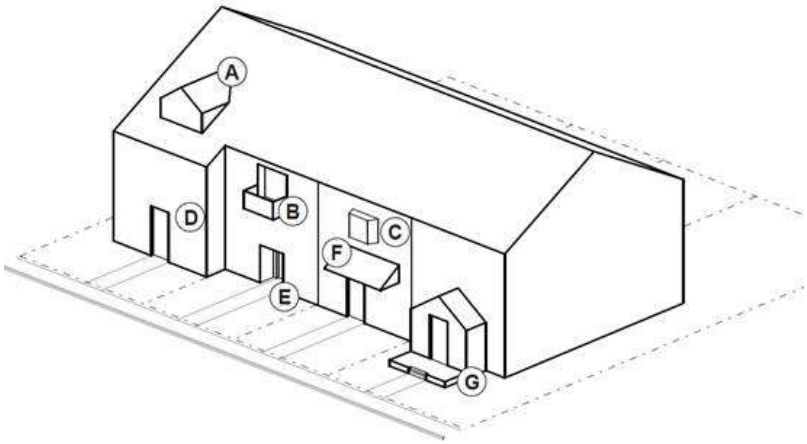
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

    a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

    b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

        i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

        ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

        iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

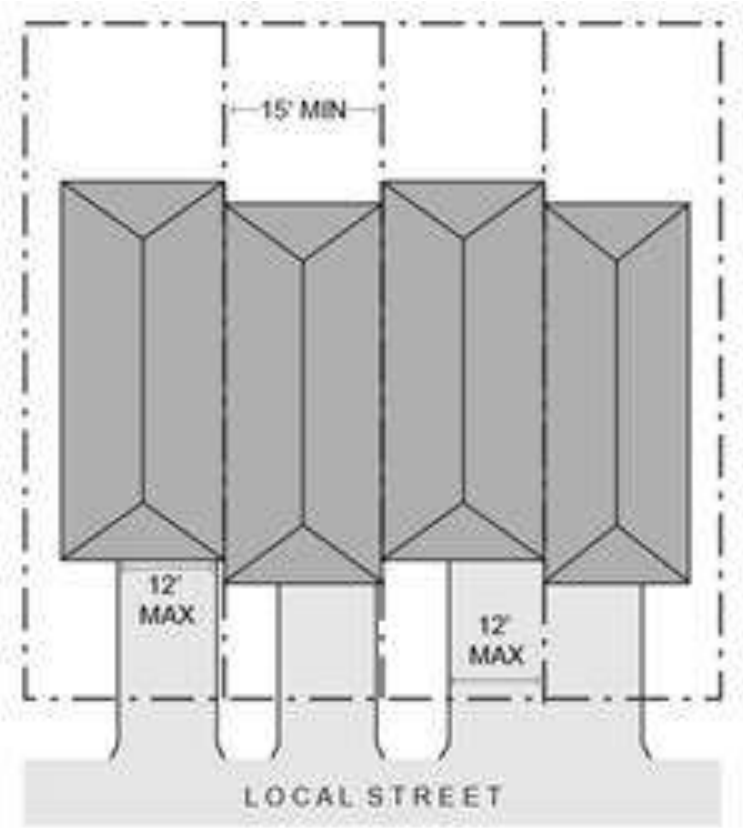


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

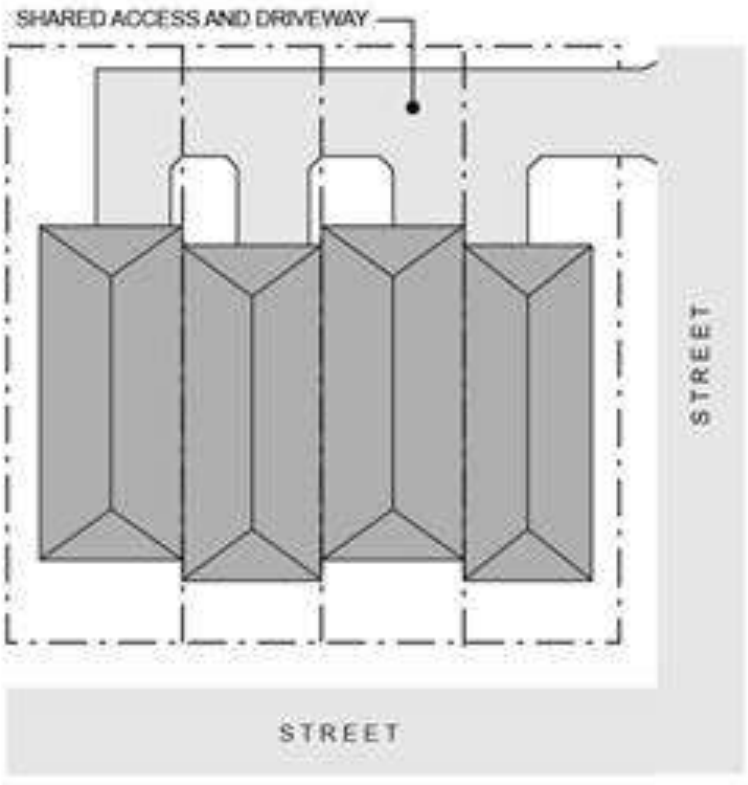


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

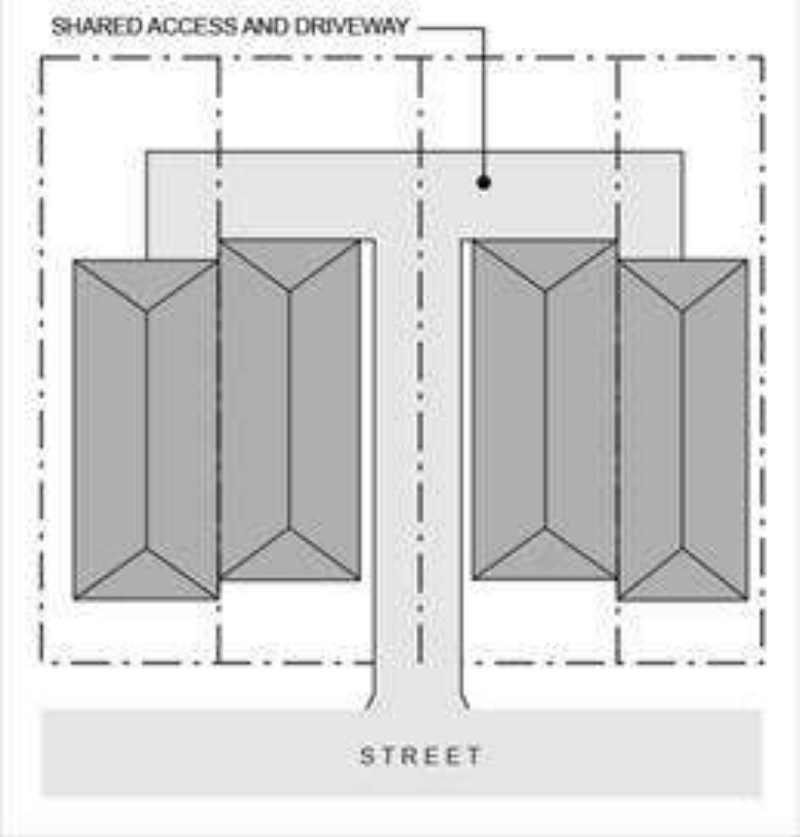


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

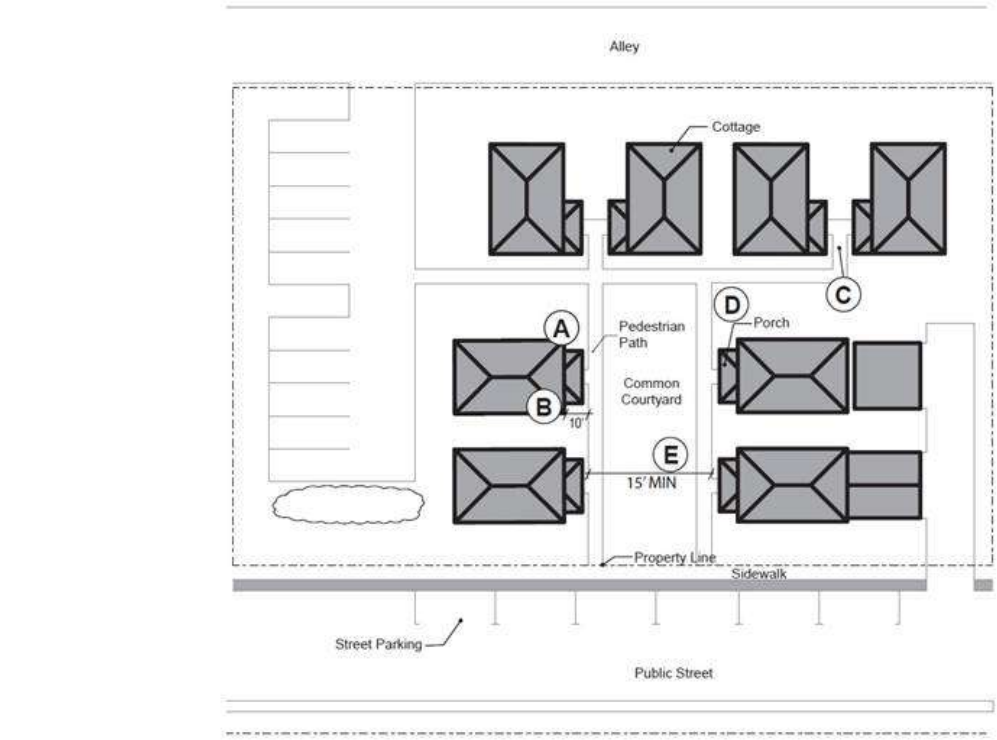
    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

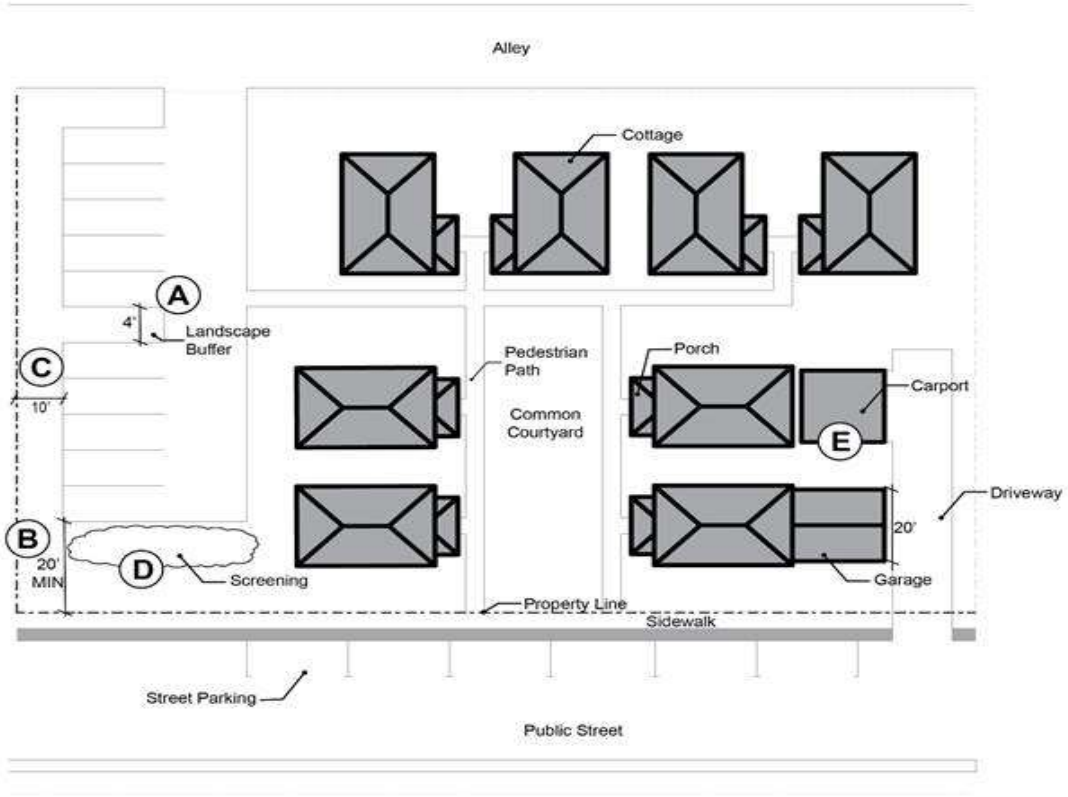
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Section 4.210. Application Procedure.

(.01) *Pre-application conference.* Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.

A. *Preparation of Tentative Plat.* The Planning staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, roads and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.

B. *Tentative Plat Submission.* The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval or recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
2. Application fees as established by resolution of the City Council.
3. Ten copies and one sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be 18 inch by 24 inch, or such other size as may be specified by the City Engineer.
4. Name of the subdivision. No subdivision name shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.
5. Names, addresses, and telephone numbers of the owners and applicants, and engineer or surveyor.
6. Date, north point and scale of drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. *Lots.* Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.
11. Gross acreage in proposed plat.
12. Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.
13. Improvements: Statement of the improvements to be made or installed including streets, private drives, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.

14. *Trees.* Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

16. Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.

17. *Deed Restrictions.* Outline of proposed deed restrictions, if any.

18. *Written Statement.* Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.

19. If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's office of the affected county.

23. A completed "liens and assessments" form, provided by the City Finance Department.

24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.

25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.

26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

C. Action on proposed tentative plat:

1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than 90days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

2. Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.

3. The Board shall, by Resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat.

4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential

subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc.

5. *Effect of Approval.* After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall be effective for a period of two years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changed conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.

D. Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.

E. Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.

F. Replats subject to same procedures as new plats. Proposals to replat any previously platted land shall be subject to the same standards and procedures as a new application for tentative plat approval. Except, however, that a replat that proposes the same number of lots or parcels as the originally recorded land division, and that is determined by the Planning Director to create no significant adverse impacts on adjacent properties beyond that of the original division, may be reviewed through Class II Administrative Review procedures.

(Ord. No. 682, 9-9-2010)

Section 4.220. Final Plat Review.

(.01) *Submission of the Paper Plat.* Prior to submitting the Final Plat as required in subsection "(.02)," below, the applicant shall submit a Paper Plat to the City Engineer for review. Comments of the City Engineer, Planning Director, and Community Development Director shall be conveyed in writing to the County Surveyor of the County where the final plat is to be recorded.

(.02) *Submission of the Final Plat.* Any time within two years after approval of the tentative plat, the applicant shall have the subject property, or any part thereof, surveyed and the final plat prepared in conformance with the approved tentative plat. When the final plat is in order, the applicant will submit the following items to the City offices for final approval of the plat.

A. Plat board, tracing, and five full-sized blueprint copies of the plat.

B. The signatures of owner(s), surveyor or engineer shall all be properly acknowledged by a notary public. All signatures shall be signed in India ink.

C. *Deed restrictions.* A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas or violate established conditions of approval for the development.

D. Approval of agreement certified for all required improvements as follows:

1. Improvements as required by conditions of approval have been completed, and a certificate of such fact has been filed with the Planning Director by the City Engineer; or

2. A performance agreement and completion bond has been filed with the City Recorder in sufficient amount to ensure the completion of all required improvements.

(.03) *Review of Final Plat.* Upon receipt of a complete Final Plat, together with the required fee, the Plat and other required information shall be reviewed as follows:

A. The Planning Director and Community Development Director shall examine the Plat and supplementary materials to determine that the subdivision or partition, as shown, is substantially the same as it appeared on the approved tentative plat and that there has been compliance with provisions of State Law and this Ordinance.

B. The County Surveyor, or such other professional land surveyor as shall be selected by the City to perform such work, shall check the site and plat and shall take such measurements and make such computations as are necessary to determine that the plat is correct, and that all requirements of State Law and this Ordinance are met.

C. The Community Development Director shall not sign any plat which does not indicate the marking with monuments of the intersections of all streets and the centerlines of all streets at every point of curvature and point of tangent. It shall be the responsibility of the applicant to provide such Monumentation within the land division prior to the issuance of any Building permit for construction within the subject property.

(.04) *Action on Final Plat.* Within 30 days of receipt of a complete final plat submittal, the Planning Director shall approve, deny, or, when further information is required, postpone a decision on the application. Written notice of such action shall be mailed to the applicant by the Planning Director. If the Planning Director determines that full conformity with all applicable ordinances has not been made, the Director shall advise the applicant of the changes or additions that must be made and shall afford the applicant an opportunity to make the necessary changes or additions.

A. A final plat shall be approved only if affirmative findings can be made that:

1. The Plat is in substantial conformance with the provisions of the Preliminary Plat, as approved;

2. The proposal is consistent with the provisions, intents and purposes of the Comprehensive Plan, Zoning Regulations and the requirements of other relevant sections of this Code.

3. Streets, roads and alleys for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities;

4. The plat contains a donation to the public of all common improvements, including, but not limited to, streets, roads, parks, sewage disposal and water supply systems, the donation of which is required by Ordinance or was made a condition of the approval of the tentative plat for the development.

5. Explanations of all common improvements to remain in private ownership have been accounted for and referenced on the plat;

6. Private drives indicated on the tentative plat have been approved by the City; and

7. All conditions of approval for the development have been met, or adequate assurances for their completion have been provided, to the satisfaction of the Community Development Director.

B. If affirmative findings cannot be made with regard to all of the above criteria, the Planning Director shall not approve the final plat.

C. If approved, such approval shall be evidenced by the signature on the plat of the Planning Director together with the date of approval. In the event of denial, the Planning Director shall cause written notice and the reasons for denial to be furnished to the applicant.

(.05) *Appeal of the Planning Director's Decision.* A decision made by the Planning Director to deny a final plat application may be appealed by the applicant as provided in Section 4.022.

(.06) *Effect of Approval.* Approval shall be effective for a period of 90 days, and if the final plat is not offered for record by the applicant in the office of the County Clerk within such time, the final plat shall be submitted again to the Planning Director under Section 4.220 of this Code, and the entire procedure shall be repeated, for consideration of any conditions which may then exist.

(.07) *Delivery of Final Plat to County Offices.* Following the approval of the Planning Director:

A. Unless otherwise specified by the county where the final plat is to be recorded, the final plat shall be routed to the county departments as follows:

1. The Assessor shall receive the final plat and may research the needed requirements as well as forward identification information to the Tax Department.

2. Obtain on the final plat the signature of the County Surveyor, whose signature shall certify that the platting laws of this State have been met.

3. Obtain the signature on the final plat of a majority of the Board of County Commissioners whose signatures shall certify that the plat is approved by them.

4. Obtain the signature on the final plat of the County Tax Department if/or when all taxes on the property are paid.

5. Obtain on the final plat the signature of the County Assessor, whose signature shall certify that ownership is correct and taxes have been pro-rated and collected, if plat is to be recorded after July 1.

6. After the above items have been completed, the final plat shall be delivered to the office of the County Clerk and required fees paid for recordation.

(.08) *Recording Final Plat.* In addition to the requirements authorized and provided in ORS 92, upon offering the final plat for recordation, the subdivider shall furnish one black line or blue print copy of the final plat to the City Engineer and to such County offices as may be requested or required by the County.

(Ord. No. 538, 2-21-2002; Ord. No. 682, 9-9-2010)

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
February 8, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Review 2nd package of draft Development Code Amendments
  - Housing Variety
    - Development scale
    - Block scale
    - Compliance process
  - Integrating ADUs
  - Integrating “Mobility-Friendly Units”

Presentation of Draft Amendments

- *Why? (Intent)*
- *How? (Explanation)*
- Where? (Code Reference)
- *What? (Draft Code Amendment)*

Expected Outcome

1. Confirmation ready to finalize

   or

2. Direction on next steps

Housing Variety
(Development Level)

Draft Housing Type Categories

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Accessory dwelling units • Other detached units 1200 sf or less	Detached dwelling units more than 1200 sf • Detached homes on their own lot • Cluster housing • Detached multi-family units

Draft Housing Variety Requirements

	Minimum number of Unit Categories	Maximum percent of area for a single Unit Category	Minimum percent of area in Categories B or C
4.5 acres or more of Gross Development Area	3	50%	20%
2-4.5 acres of Gross Development Area	2	75%	10%
Less than 2 acres of Gross Development Area	As required to meet block variety		NA

Key Housing Variety Footnotes

- Affordable housing exempt
- ADU incentives
- Special provisions for:
  - small developments
  - development mostly Type 1
- Minimum use of category (5%) for it “to count”

Housing Variety
(Block Level)

Block Level Variety

- Intended to reduce segregation of unit types
- Current Draft:
  - Require number of categories based on number of lots "in-line" along a block
    - 5 or less → 1 unit category
    - 5 to 12 → 2 unit categories
    - More than 12 → 3 unit categories

What Variety Could Look Like

○ SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____

□ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____

× MONUMENT NOT SET

● FOUND MONUMENT, AS NOTED

◉ FOUND PUBLIC LAND CORNER AS NOTED

RADIAL BEARING DIRECTION, SEE BEARING OF CURVE ON MAP

[#] MONUMENT NUMBER, SEE FOUND MONUMENT REFERENCE NOTES ON SHEET 9

DLC DONATION LAND CLAIM

PUE PUBLIC UTILITY EASEMENT

SHEET INDEX

1. NARRATIVE
PLAT BOUNDARY
CURVE TABLE
2. LOTS 1–10
TRACTS A, C, AND D
DETAIL–1, DETAIL–2
3. LOTS 11–22
TRACTS E, F, AND G
PLAT NOTES
CURVE TABLE
4. LOTS 23–27
TRACTS H AND I
CURVE TABLE
5. LOTS 28–30
TRACTS J, K, L, AND M
CURVE TABLE
6. LOTS 31–55
TRACTS N, O, P, Q, AND R
CURVE TABLE
DETAIL–3, DETAIL–4, DETAIL–5
7. LOTS 56–63 AND 76–87
TRACTS B, S, T, U, V, AND W
DETAIL–6, DETAIL–7
8. LOTS 64–75
CURVE TABLE
9. FOUND MONUMENT REFERENCE NOTES
SURVEYORS CERTIFICATE
10. DECLARATION
ACKNOWLEDGEMENT
CONSENT AFFIDAVIT
REMAINING CORNER MONUMENTATION
CITY OF WILSONVILLE APPROVALS
CLACKAMAS COUNTY APPROVALS

Category A
Category B
Category C
Category D

REGISTERED PROFESSIONAL LAND SURVEYOR

WILSONVILLE OREGON

Variety and Review Process

Variety Review Process

- Acknowledge iterative development process
- Review in coordination with platting process:
  - Initial review with tentative plat
  - Check again with final plat
    - Record deed restriction
  - Process to change later

ADU Integration

Encouraging and Integrating ADUs

- Citywide changes
  - Allow ADUs for all townhouses
  - Remove additional review process for ADUs
  - Special exemptions for lot coverage and setbacks
- Frog Pond East and South
  - Housing variety provisions to incentivize ADUs

Mobility-Friendly Unit Integration

Mobility Friendly

- New definitions:
  - Full Mobility-Friendly Unit - no stairs to access
  - Partial Mobility-Friendly Unit – bathroom, kitchen, bedroom accessible without stairs
- 10% of developable area for Mobility-Friendly Units
  - 1/3 of these units must be “Full Mobility-Friendly”
  - Remainder can be “full” or “partial”

Questions and Comments

1. Confirmation ready to finalize

   or

2. Direction on next steps

- Miranda Bateschell, Planning Director, added that during the Town Center planning, Staff had spent a lot of time working with SMART on the designs and cross sections for different streets, including the Main Street, to accommodate bus traffic and bus stops where needed. The Main Street design in Frog Pond East and South borrows the cross section and modifies it slightly to provide some on street parking which also provides the spacing needs if a pull-out bus stop is located in that area.

- Mr. Mansur confirmed traffic would increase once Boeckman Road was redesigned and the dip was removed, especially as the new houses in Frog Pond were occupied.
  - Ms. Bogert added the projects identified in the TSP would be able to manage the level of traffic and buses and transit routes would be able to use that area of Boeckman, which was not possible today.
  - Mr. Mansur noted the Frog Pond Plan used the City's travel demand model which evaluated the 20-year expected growth within the city. The future-year model assumed the improvements on Boeckman and the future traffic volumes. Some of the recommendations for transportation improvements in the Frog Pond Plan came from those future projections within the City's travel demand model.

3. Frog Pond East and South Implementation-Development Code (Pauly)

Dan Pauly, Planning Manager presented, via PowerPoint, the second package of draft Development Code Amendments for Frog Pond East and South, reviewing Housing Variety requirements on both a development-wide and block-wide scale and how to ensure compliance of those requirements over the lifetime of the project. Also highlighted were the Code amendments to integrate and encourage ADUs, as well as the integration of "mobility-friendly units." He noted a specific memorandum was included in the Appendix about encouraging ADUs, and that Kate Rogers from MIG was available to answer questions.

Comments and feedback from the Commissioners were as follows with questions addressed by Staff as noted:

Housing Variety (Development Level)

- Mr. Pauly clarified households below 80 percent median family income would qualify for affordable housing, which would be required to maintain affordability status for 10 years.
  - In talking to Council and as indicated in the Master Plan, the goal when setting the Zoning standards was to avoid creating any barriers to affordable housing. While the City did not have funding for affordable housing yet, it did not want to have zoning barriers should funding be obtained.
- Did maintaining affordability status for 10 years apply to the entire complex or individual leases?
  - Mr. Pauly replied that was a good question. For mixed-income projects, there was no threshold for affordable housing, though one could be added. The draft as written anticipated affordability would apply to 100 percent of the project, to the building or series of buildings.
- Mr. Pauly clarified a cottage cluster would be a collection of ADU-sized buildings, but typically an ADU was a single cottage that was accessory next to a larger home on a lot.
- Commissioners Karr and Hendrix liked that 4.5-acre gross development areas were treated slightly differently than smaller development areas to allow for more variety and housing types.

- Mr. Pauly clarified the 5 percent minimum use for a housing category to count would ensure more than one token unit was built while still being low enough to not conflict with other standards.
  - He estimated the 5 percent would equate to 8 or 9 units in a two-acre area. Of those units, five or six could be detached homes along with a duplex/triplex building.
  - Smaller development areas with a 5 percent threshold would see only one or two units, which was why there were two-unit categories. A three-unit category would conflict with the different standards.

The Commission agreed with the draft Housing Variety amendments as presented for the Development Level.

Housing Variety (Block Level)

- Mr. Pauly clarified that without knowing what would be developed across the street in the future, a developer could not count units across the street to determine the housing variety/category minimum. It would either all be on one side of the street, or if it was internal to a subdivision where the developer would also be doing something across the street, then they could take advantage of counting the units toward the minimum number of categories.
- Questions were raised about whether variety on one side of the street would facilitate that the owner on the other side of the street would have a similar variety if the street separated the properties, or would that allow the person that develops last to not have the variety, because the variety was already met on one side of the street? Perhaps, they would not be able to have as many of one unit in order to maintain that same variety, or would that be required?
  - Ms. Bateschell noted the standard had not been written yet. At this point, the discussion regarded the opportunity to count in-line and across the street. Staff would like feedback on whether future development could count towards variety type. The question was if it mattered whether the overall variety or block level variety came first. Later development would still have to meet all the development-level variety standards, so larger developments would still be required to do at least three different housing unit categories. Developers would still have to hit minimum and maximum percentages at the development level. At the block level, the policy question was whether the Commission would still want to require a later developer to have additional variety along their in-line frontage, or essentially allow the variety presented in the previous development to count toward block variety. It was a question about timing of development as well as the end goal. If the end goal was getting variety, it could still be achieved at the block level; it was a matter of whether there was additional variety or not.
  - Mr. Pauly confirmed there would a fair number of situations with multiple owners on opposite sides of the street, and more in Frog Pond South than in East.
  - Ms. Bateschell noted the situation may arise along 60th Ave in Frog Pond South, however it would only be a portion of 60th because of the school and park. The situation might also arise on a portion of the east/west street south of the school.

Commissioner Karr suggested adding something that if two different owners were on opposite sides of the street, housing variety must be maintained across both developments. Neither developer could count the other side of the street towards the variety requirement, the variety would have to be within each development.

  - Mr. Pauly clarified there were two different varieties. Developers still had to meet the variety percentages shown in the table. (Slide 7) However, would people know or care who built what from a functional standpoint when the development was all built out?
  - Ms. Bateschell believed something could be added and invited input from the other Commissioners.
- Mr. Pauly clarified the City would not want or expect to see 25-unit apartment complexes in a row or even five buildings in a row on one street, so variety would not be an issue.
  - Ms. Bateschell added the sub-bullets referred to the number of lots that were in-line, not necessarily the number of units. (Slide 10) The draft standards specified that once lots were separated by streets, they were no longer in line with one another, so there would not be more than x number of multi-family lots or Type I because a street, park or some other entity would separate the lots into another block and start another set of in-line lots to consider.
  - Mr. Pauly noted the required number of categories based on the number of lots in-line would come into play with detached homes on individual lots rather than block-length apartment buildings.

Commissioner Willard believed block level variety would only come into play along 60th Ave in South on the east side of the school and the park, where there is currently a long row of smaller parcels that would be gobbled up at different rates and different times. On that long road, the size of the lots did not seem amenable to having block-level variety. Variety would have to be along the entire road, not just along one parcel.

  - Mr. Pauly responded 60th Ave would be broken up by streets; existing Code standards for maximum block lengths would interact with block level variety as well. He had done studies and tested the numbers out on Villebois and found there were rarely more than 12 lots in-line along a block; most blocks had five or fewer, or five to 12 lots. As Ms. Bateschell indicated, when lots were broken up by streets or open spaces, of which there were many, then the in-line number count reset.

Chair Heberlein stated the question was whether the Commission agreed with block level variety and if so, was it looking for variety requirements more towards one side of the street on both sides of the street, regardless of where the developer line was.

Mr. Pauly also asked the Commission's thoughts on backyard variety. From the Staff's perspective, residents would talk and interact with their in-line neighbors or neighbors across the street rather than their backyard neighbors due to fences.

- He confirmed developers would also be required to meet design requirements through architectural standards.

Commissioner Mesbah said variety would not be an issue along most of 60th Ave because the park and school were across the road. He believed allowing across-the-street flexibility was unnecessary and was causing difficulty and questions about different owners potentially being across the street. Variety should be required, period, with no flexibility across the street; simple.

Mr. Pauly noted one example was a West Hills development that had townhouses across from detached homes. Was that enough variety on a block or would each side of the street need to have some variety?

Commissioner Willard believed variety came with architectural standards and the actual category standards. She was not sure about specifying that much variability in the categories.

Commissioner Hendrix added it seemed unnecessary and restrictive to think about the variety was across the street. The proposed block standards seemed to be on the right track. Perhaps Staff could discuss the language with Staff from different cities to get a sense of whether the language conveyed the intended meaning.

- Mr. Pauly added Staff would continue to test some of the scenarios and continue to refine some of the standards.

Commissioner Gallagher noted the Commission had spoken last year about not wanting large buildings along one side of Stafford Street and it seemed that was now part of the discussion.

Chair Heberlein said he leaned towards the street-level variety and not one-side variety, adding it would be helpful to see the difference between having variety on one side versus both sides of the street. If five or less were in line, then both sides of the street would have two category types while five to 12 in-line units would require three, where there would still be some flexibility while getting the variety, and the entire block would not be one single product.

Mr. Pauly explained he had applied the proposed standards to a single-family subdivision in Villebois to show what variety could look like, noting he believed some portions would obviously be more townhouses or detached homes; however, with the block level and overall variety requirements, there was variety on other blocks. The yellow indicated the townhouse category, salmon indicated ADUs. (Slide 11)

Discussion continued as follows with questions addressed by Mr. Pauly as noted:

- Mr. Pauly clarified that without the block-level variety, clustering housing types made sense for site planning and other reasons as certain parts of the site would lend themselves better to one product or another. The question was how much of that should be broken up using block level variety.
- It appeared that the category types were clustered together in different sections, so all the similar looking buildings were in one spot, as opposed to alternating housing categories in each section.
- The Commission discussed having variety at the block level, so affordable housing was more integrated and not separated from other housing.
- The in-line lots in the diagram were in the 5-to-12-unit range, so the City would need to require more variety than what was proposed in the current draft Code to achieve what was in the diagram. (Slide 11)
- Commissioners commented that more variety was needed on the block.
    - Mr. Pauly clarified the diagram was based on block level, but in order to get less than 50 percent of Category D, he had to introduce additional townhouse units that would not otherwise be required by the block level variety.
    - For block level variety, the Commission was looking for three categories all in one block, like the block shown on the left side of the diagram, whereas other blocks were all one category.
    - Being placed around a park, it was difficult to see what it would look like on both sides. Having one category on each side would be okay.

- Mr. Pauly noted along Cherbourg Lane, more variety could be achieved by replacing the Category B (yellow) with other categories if both sides of the street counted for classification purposes. (Slide 11)
  - The lower right-hand side showed all Category B (yellow) on a lot of little lots; assuming they were townhouse buildings, only every three or four units counted as one lot because they were three- or four-plexes. He confirmed they were not across the street from each other but shared an alley, which was slightly different.
  - Villebois had some good examples of single-homes and townhouses in a row of which he would provide pictures. Staff had received some good guidance and this conversation would continue.
- Ms. Bateschell asked if Mr. Pauly could quickly cover the size of the project in terms of acreage and how far apart the areas were. depicted in the slide and noted the blocks were not very far apart.
  - He clarified the diagram covered about 10-acre area and one portion along the park was about 200 feet long.
- Ms. Bateschell encouraged the Commission to keep in mind that the space depicted in Slide 11 was not that large.
  - Mr. Pauly noted one portion along the park was about 200 feet long and suggested the Commissioners drive through Claremont to get an understanding of the space.
- Staff was encouraged to make the diagram colors darker, but the visual helped paint a clearer picture about how housing variety would be applied.

Variety and Review Process

- Was any data available that related to affordability when variety was enforced? If the City forced developers to intermix variety, would their costs skyrocket and the houses no longer affordable? Some economies of scale were involved with similar sized units that were more repeatable.
  - Mr. Pauly agreed, adding the City was trying to strike a balance between acknowledging costs and not letting costs run the show. The City wanted the balance for variety to be functional and developable.

ADU Integration

- Mr. Pauly noted a specific memorandum was prepared as part of the Master Plan to encourage ADUs, which was a goal of the UGB expansion. The memo, now part of the appendix, made a number of recommendations Staff wanted to bring into the Code, which he reviewed.

The Commission agreed with the direction Staff was taking with ADU integration.

Mobility-Friendly Unit Integration

- Mr. Pauly clarified the standards for mobile-friendly units were not applied on a sliding scale, but Staff could look at scenarios where it might make sense to do so. For example, it might make sense to remove requirements for those developers building less than a certain number of units. There would still be a number of units available in the overall master plan, so requiring a developer to build one of six homes as a mobility-friendly unit would not move the needle overall for the neighborhood. Staff would explore that more.

- Requiring mobility-friendly units did not mean those who needed the units could buy them. Instead of definitions of full-mobility or partial-mobility friendly, perhaps require that units be easily converted to mobility friendly units. For example, constructing the front entrance so a ramp could easily be installed post-development for home owners who needed it. Criteria could enable units to qualify as mobility friendly without being fully mobility friendly at development, which would reduce development costs while still providing the concept of having mobility-friendly units available, and then perhaps more units close to mobility friendly would be available to actually be able to impact those who need the units.
- Commissioner Gallagher clarified no space was needed for ramp installation, noting her experience as a disabled person and of friends who had been mobile but were suddenly disabled. The challenge was to make sure mobility friendly units were available to those who need it and could afford it, and no one knows when they might become disabled and need a mobility-friendly living space because accessibility to everyday things suddenly becomes a challenge.
- Just because the units would be available did not mean the people who needed them would get them.
  - Mr. Pauly noted it was often the timing of who was ready to sell when that unit was complete.
- Developers with seven units would sell to the first seven people who wanted to buy, not looking for someone who had mobility challenges to sell one mobility-friendly unit, though they may tell a mobility-challenged buyer they had a unit they preferred to sell to them.
- Commissioner Gallagher noted having a bedroom on the first floor of a two-story unit was a step in the right direction. A first-floor bedroom was a selling point to seniors and allowed younger buyers to think about the future because it could be converted to a master in the future if needed.

Chair Heberlein called for public comment.

Mimi Doukas, AKS Engineering, representing West Hills Development, stated West Hills had tied up the Azar Property located in Frog Pond East at Advance and Stafford Road. She distributed a preliminary layout for the Azar property to the Commission. The developer had missed the January meeting; however, they wanted to be sure to participate in the process. They had met with Staff and appreciated that some of those comments were reflected in what the Commission heard tonight. Her comments were as follows:

- She understood the list of minimum densities by subdistrict would be applied across an entire Stage 1 Master Plan, so the developer would be able to meet the densities across whichever bundle of subdistricts West Hills had. The preliminary layout showed the subdistricts in the table at the bottom. West Hills would not meet the subdistrict densities outlined for each individual subdistrict; there was more density in Subdistrict E4 and less than the minimum density shown for Subdistricts E5 and E6. The layout reflected what the Commission had seen before, and the developer believed it was a good plan. The density for the project was located around the Main Street, the active place with the highest walkability, so West Hills believed that was the right way to distribute density and wanted to make sure that was where the final code was headed. The developer understood the original idea behind the Frog Pond structure was to go on urban form rather than densities. Density was kind of a funny thing in today's world with Middle Housing; density was not unlimited but was an entirely different conversation than before Middle Housing.

- Development standards were also impacted by Middle Housing. Some development standards were listed for lot dimensions, minimum lot areas, setbacks, etc. and she encouraged the Commission to be flexible in the some of the minimum dimensions for lot size and lot area.
- The Commission was focused on housing variety and affordability, which would be a huge challenge, especially with new development. While she understood the design expectations being put into the plan, those expectations came with a price. Whenever those layers were added, the City needed to balance out some of the affordability components and be less restrictive on lot sizes to achieve desired density. The densities shown in the sub districts could not be achieved with some of the lot dimensional standards presented in the table, which was part of the reason the developer wanted to share a sketch with the Commission.
- She encouraged Staff to do case studies to make sure the Code standards work. A standard might be a good idea in its own category but might not work when layered with others; not everything could be achieved.
- The developer also talked with Staff about some of the open space ratios shown in the drafts and had included the required open space park within Subdistrict E5 as shown in the sketch. The Master Plan also called for three-quarters of an acre of open space plaza in E4, a mixed-use district. Three-quarters of an acre was a lot of plaza, almost 35,000 square feet. West Hills was not opposed to plaza but needed to make sure it was right-sized and did not result in strange hardscape throughout the mixed-use district. Subdistrict E6 also called for three-quarters of an acre of open space, which was fine. However, the language as currently written said the open space could not be within the BPA corridor, which she did not understand. It sounded like Staff believed that language might change, and the company encouraged that change. Putting open space within the BPA corridor was an excellent and efficient way to get open space, though it was important to ensure the land was improved and not just left-over space.
- Housing variety was one of the bigger topics and a big reason why a sketch was provided. The sketch included a variety of housing types mixed across the plan: multi-family, mixed use, single-family detached, both front and rear loaded, as well as single-family attached, alley loaded. Multi-family was placed adjacent to the mixed-use center to activate it and for the best walkability and mobility standards. There was also variety throughout Subdistricts 5 and 6 but many of the blocks had single types of uses. The block faces had a good amount of variety, and block faces were how most people experienced a community. Part of what the Commission looked for in variety was architectural variety which was achieved through a set of standards and was not necessarily the same as housing variety.
- Part of what the Commission was trying to achieve through housing variety was cost differentials, attempting to get different social strata to interact with each other. She was not sure the Commission would see much differentiation between a townhouse social-financial structure versus an alley-loaded small lot detached home. They were probably similar. The Commission should consider what it was looking for from housing variety. A fair amount of the variety would be realized in a small format through the required densities, but it was uncertain whether the Commission would be achieving as much socio-economic variety as it desired. She encouraged the Commission to focus on the architectural variety standards.
- The mobility standards made sense and were a good goal. However, there was a big price tag attached to requiring full mobility in a single-story home. The City could require a kitchen, bath, and bedroom on the main floor, and still have bedrooms on the second floor, which improved the price per square foot, financing and saleability while achieving the ability to live on the main level

for visitors and residents, which was probably the primary objective as a total society. No one could control who would move into which house or who would become challenged at what stage in life. She encouraged having the main components on the main floor which would achieve a lot.

Chair Heberlein asked if ADUs were considered viable for single-family, front-loaded units given the lot sizes.

- Ms. Doukas replied it was more likely the ADUs could fit within townhouses, internal to the structure. Regardless of the type, with new construction ADUs were more likely to be designed integral to the single building instead of as garage conversion or a separate unit. The ADUs would likely be part of a multi-generational home with a lockable interior door and separate entry. The units allow a family to live together or could be converted into a rental unit. Integral ADUs were the most flexible way to design an ADU and were better for the buyer, the builder, and for resaleability. ADUs were still an unusual option involving expense, and only a segment of the market wanted them.

Commissioner Gallagher confirmed the buildings along Stafford Rd were all apartment buildings and recalled in previous discussions the Commission was more concerned about the look and feel of the building rather than the functionality. They did not want the same-looking apartment building up and down Stafford Rd.

- Ms. Doukas replied the discussion focused on height and ensuring the building was not generic or a standoff apartment but had a good interface with the street. The developer wanted to be sure a three-story structure could be done for the multi-family that would transition into the four-story mixed-use buildings. It was about the urban form and being able to transition the height. The apartment buildings were along Stafford Rd, so three-story building would not tower over the two-story structures in the main part of the neighborhood.

Mr. Pauly added the Commission would discuss the Stafford Road design standards in March.

Commissioner Mesbah noted part of the mix of housing type was to ensure affordable housing was not put in some corner out of sight where it became an undesirable part of the neighborhood. He agreed the Commission was trying to sprinkle different types of affordability and economic range within the neighborhood. The Commission had talked about architectural variety already and the design standards adequately addressed that, as well as the articulation of the apartment buildings along Stafford Road, which was a street looking for friendly frontage. Having said that, he believed stopping to struggle with the idea of the housing mix too early would be a challenge. The Commission was trying to get to what it initially talked about, and maybe in the end it would not come to much when it was actually on the ground. These things were always learning experiences; the Commission would learn from this subdivision and do the next one better. He welcomed any advice Ms. Doukas might have to offer.

Dan Grimberg, West Hills Land Development, stated he was very concerned about there being too much structure. It was difficult to do everything one wanted to do; no one had all the answers. In his years as a real estate developer, he had learned flexibility was needed. One issue discussed tonight was about variety. As a developer-builder, West Hills liked variety. Forty years ago, all the houses were the same lot size and with four designs, but developers no longer did that. Multiple designs were now

offered per lot size, architectural rules of adjacency, and developers did many things to make neighborhoods look good and live good that would not work if there was too much structure. Many things were going on the developers had to manage, and if the developer just juggled it, trying to make it fit the Code, it would not be a good neighborhood. West Hills wanted to be part of the process and had knowledge it could share. Perhaps during this process, West Hills could come in and talk about how the housing and the street would look, instead of yellow and green lots. West Hills developed lots and wanted to know what the neighborhood would look and feel like and how people were going to interact. But if there was too much structure, it would kill it.

- One Commissioner had asked how much this would add to the cost. None of these developments were easy to make work and they had razor thin margins. All the requirements add cost, and then it stated, "Affordability was key". A building permit in Wilsonville was $85,000 per house. The development costs in Wilsonville were the highest in the region, about 20 percent higher than anywhere else due to the high specifications. The permits were $20,000 to $30,000 higher than anywhere else, and now the City was adding affordability requirements and square footage requirements on top of permit fees and development costs. It cannot be done. If West Hills could do small homes and sell them at a reasonable price, the units would sell well. But it could not be done, so if the Code required it, West Hills could not get there; it was not possible.
- West Hills would love the opportunity to be part of the process. Perhaps in a work session, the developer could share ideas for three to four minutes and West Hills and the City could learn from one another. West Hills wanted a great neighborhood and was excited about Frog Pond East. They had completed three projects in Frog Pond West and had three more planned. West Hills wanted to be part of Wilsonville but needed to make it work and too much structure and requirements created problems.

Chair Heberlein stated West Hills' comments were good feedback, adding he wanted to be sure the Commission considered whether what it was doing met its overall goals and would be feasible. He liked the idea of a sample development to show what the ideas could look like and whether it penciled out from a number's perspective.

Commissioner Karr said he was astonished at the difference between large and small developments. The sketch from AKS looked good overall for the land use, and while it did not meet the block level variety, it looked acceptable and presentable and fit the Commission's overall thoughts. He was not sure how to apply the same concepts to a small lot. There were three different subdistricts in one development, and he was not sure how to coordinate across subdistricts. He acknowledged Mr. Grimberg's point, noting he did not want to place a burden on a developer to the point where the project could not be built and have it be somewhat affordable.

The rendering submitted via public comment by AKS Engineering was entered into the record as Attachment 7 to the Staff report.

INFORMATIONAL

1. City Council Action Minutes (January 5 & 19, 2023) (No staff presentation)
2. 2023 PC Work Program (No staff presentation)

CITY COUNCIL

MONDAY, FEBRUARY 6, 2023

WORK SESSION

Frog Pond East and South Implementation-Development Code (Pauly)

CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: February 6, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** The Planning Commission held a work session on the same topic at their January 11, 2023 meeting and their feedback is included in the attachments.
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session will be the first in a series of work sessions for the Council to provide input and guidance as the project team and Planning Commission work through the details of these Development Code amendments.

EXECUTIVE SUMMARY:

In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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 staff and review boards to ensure development meets City expectations.

This work session is the first in a series of three anticipated work sessions for the City Council to review and guide the drafting of these Development Code amendments. The first two work sessions will focus on specific portions or sets of the draft amendments with the final work session providing an opportunity to review the draft amendments all together. As further explained below, the project team has prepared a number of attachments to assist the City Council in reviewing the first set of draft Development Code amendments during this first work session.

Attachment 1 includes, for easy reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code. This directive language can be summarized and grouped as follows:

- Ensuring a variety of housing and encouraging specific housing types to be built;
- Creating design standards to implement the Type 1, Type 2, and Type 3 Urban Design Types mapped in the Master Plan and otherwise guide quality, cohesive development;
- Setting the design standards for sub-districts within the neighborhoods; and
- Establishing standards for the Brisband Main Street.

Attachment 2 contains the first set of draft Development Code amendments, arranged by topic. For each draft code amendment, the document also contains the following supporting information:

- **Intent**: A description of <u>what</u> the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.
- **Explanation**: An explanation of <u>how</u> the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.
- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.
- **Planning Commission Input**: This summarizes the input received from the Planning Commission during their January 11 work session.

For the Council's reference, Attachment 3 is a copy of the current Wilsonville Code Section 4.127, Residential Neighborhood Zone, where a majority of the code amendments are proposed. Also included, as Attachment 4, are excerpts from Section 4.113, Residential Development in Any Zone.

Staff invites the City Council to review the input from the Planning Commission along with the draft code amendments and supporting information. Follow their review, Staff seeks Council's input on whether they concur with the input and direction from Planning Commission or would offer different or additional direction on the proposed Development Code amendments.

EXPECTED RESULTS:
Feedback from meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Three work sessions are planned for the City Council (February, April, and May) with a potential fourth, if needed, in June. Staff anticipates Council adoption of a final package of Development Code amendments in July.

CURRENT YEAR BUDGET IMPACTS:
The Development Code implementation work is funded with 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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, as needed, the project team will 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 considered to meet the same intent.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:

1. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
2. Draft Development Code Amendments with Supporting Information (January 13, 2023)
3. Wilsonville Development Code Section 4.127, Residential Neighborhood Zone
4. Excerpts of Wilsonville Development Code Section 4.113, Residential Development in Any Zone

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE
OREGON

ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

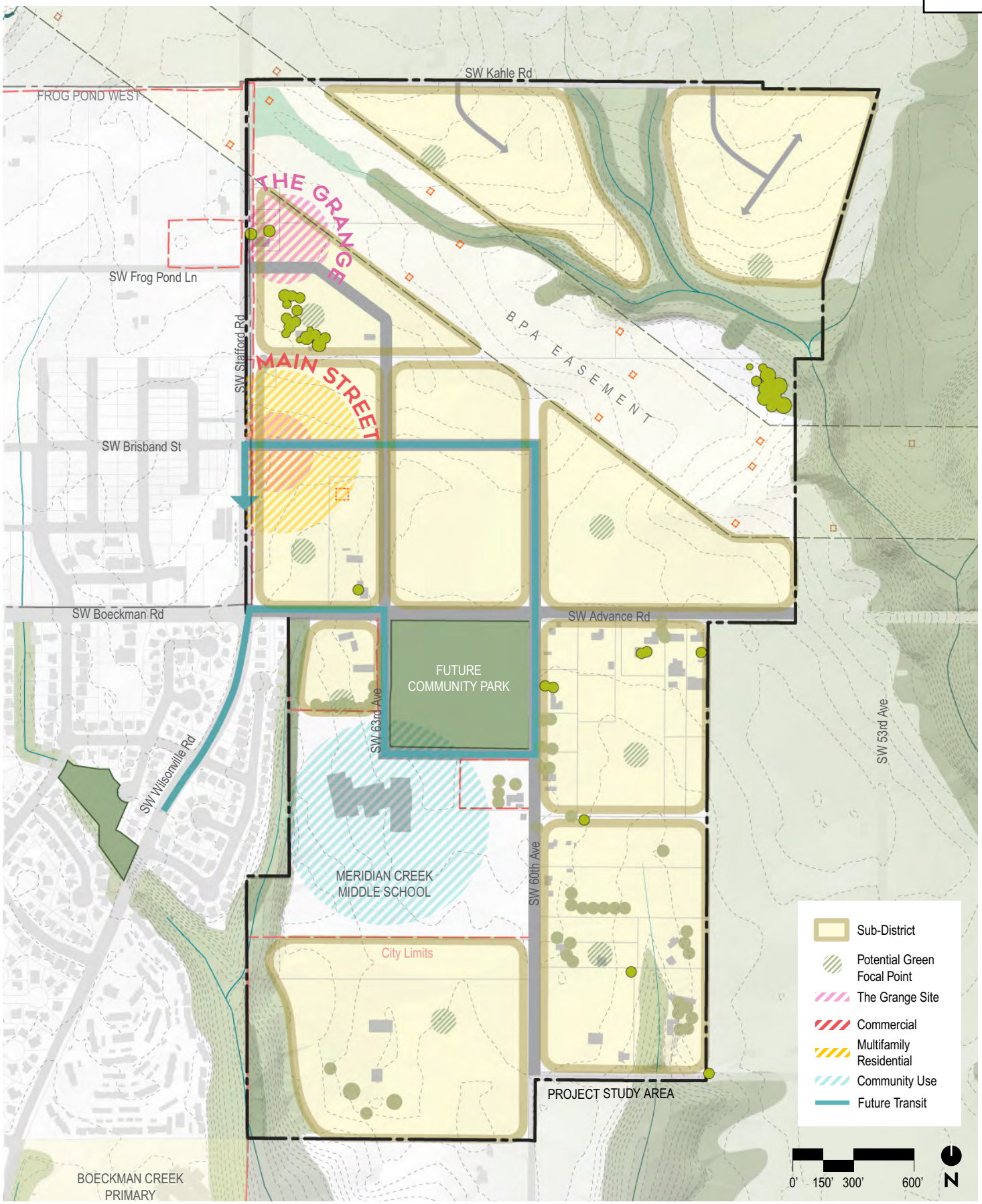
DECEMBER 19 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



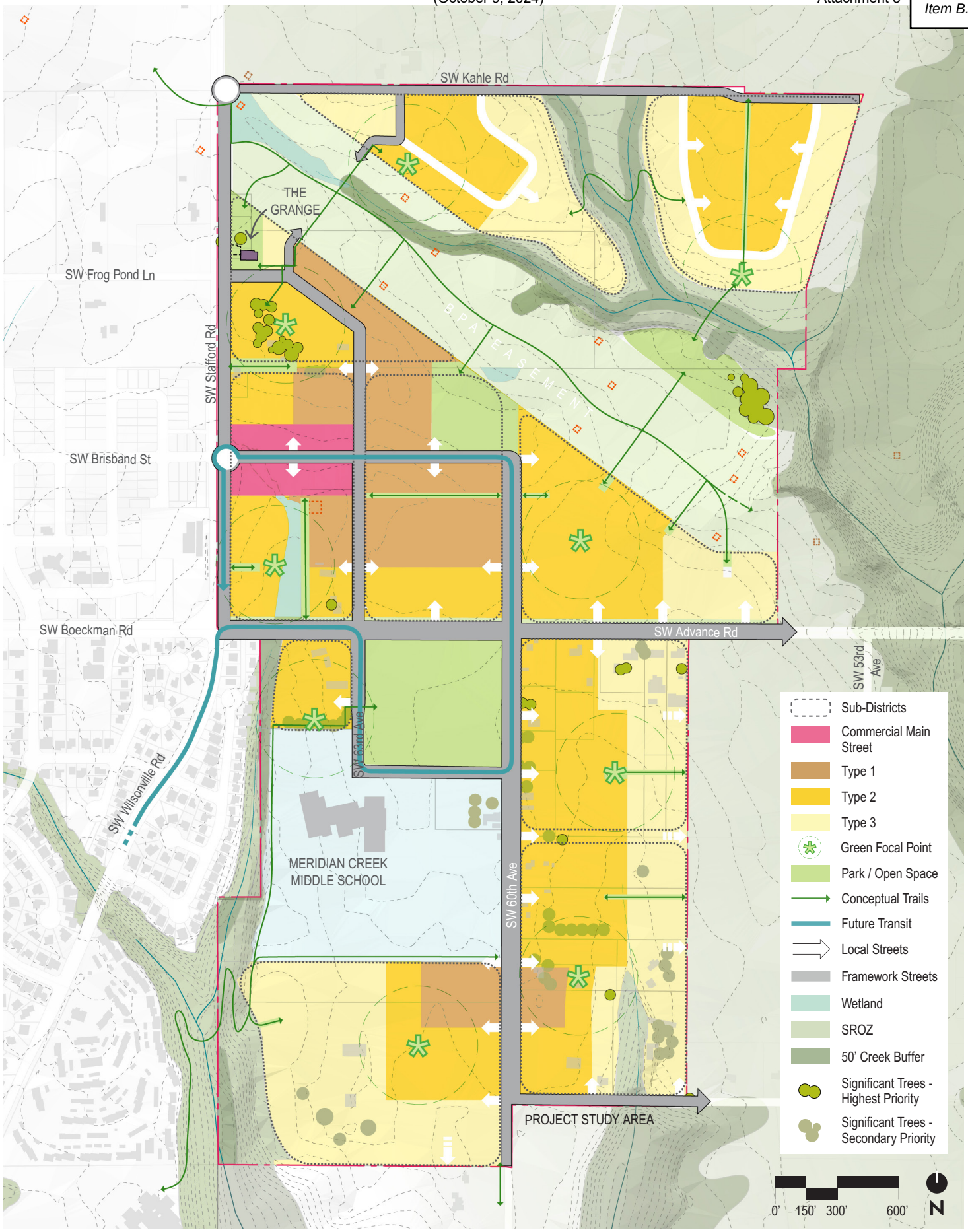
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with access to the protected sidewalk and bicycle path. These provisions will include:

i. Requiring structures, besides those fronting the SW Brisband Main Street, to have pedestrian access and entrances facing SW Stafford Road;

ii. Requiring courtyard-style brick fences matching the materials used along the edges of Frog Pond West, except being approximately half the height, with buildings setback to create usable courtyard areas;

iii. Requiring three-story structures, or two-story equivalent to three story-height, along Stafford Road between SW Advance Road and the SW Brisband Main Street and for one block north of the SW Brisband Main Street. This will ensure structures have a visual presence on SW Stafford Road while not dominating the streetscape and provide a gradual design transition from the four-story structures on SW Brisband.

b. SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.

c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

3 Americans with Disabilities Act (1990).

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."

— Frog Pond Area Plan

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

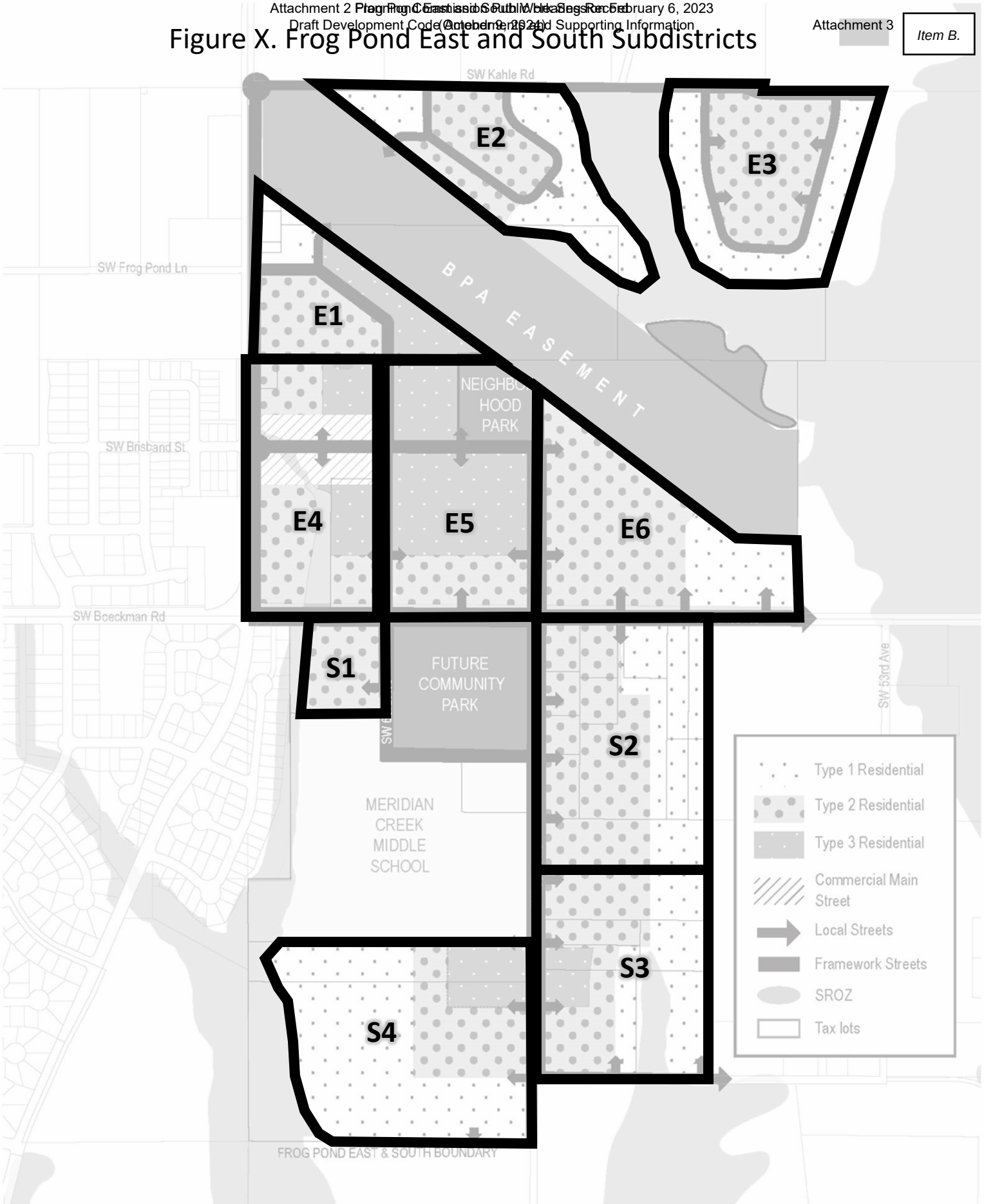
Frog Pond East and South Implementation

Draft Development Code Amendments for February 2023 Work Session

1. Designation of Subdistricts

- **Intent:** To clearly designate subdistrict boundaries based on existing property lines consistent with the subdistricts shown in the Master Plan.
- **Explanation:** Put the subdistricts map in the zoning Code, so there is no need to reference Master Plan.
- **Code Reference:** Add to Subsection 4.127 (.05) *Residential Neighborhood Zone Sub-districts*.
- **Planning Commission Input:** The Planning Commission expressed that the proposed map is consistent with Master Plan.
- **Draft Code Amendment:** See map on next page - - >

Figure X. Frog Pond East and South Subdistricts



2. Minimum number of units for subdistricts and tax lots

- **Intent:** Establish minimum unit count for consistency with the Master Plan. Minimum unit count provides needed certainty for infrastructure planning ensuring sufficient units to help pay for planned infrastructure. While other standards will be primary drivers of variety, the minimum unit count helps encourages housing variety as meeting unit count minimums would require some housing variety. Minimums also achieve compliance with Metro standards and State metropolitan housing rules. See Strategy 3 on page 111 of the Master Plan.
- **Explanation:** Presented in table format, establishes minimum unit numbers, consistent with calculation of property capacity based on expected unit types for each urban form type reflected in the Master Plan appendix. Where an entire subdistrict is currently under single ownership, the number is shown for only the entire subdistrict. Where the subdistrict covers multiple existing properties and ownerships, it is broken down by tax lot for the scenario that a tax lot develops independently of other lots in the subdistrict. A footnote explains what happens in the scenario that a developer controls multiple adjacent taxlots that are listed separately in the table.
- **Code Reference:** Table X, Section 4.127 (.06). Subsection (.06) will be retitled *Minimum and Maximum Residential Lots or Units* and this table will be added under a new Subsection C. which sets the minimum unit count specifically for Frog Pond East and South.
- **Planning Commission Input:** The Planning Commission felt the proposed table makes sense and is consistent with the Master Plan. In particular, they supported the way it provides clarity for development of smaller parcels that do not take up an entire subdistrict.
- **Draft Code Amendment:** See table on next page - - >

Table X. Minimum Number of Units in Frog Pond East and South Sub-districts	
Sub-Districts	Minimum Number of Units
E1	101
E2	138
E3	172
E4*	169
E4 TL 1101 (portion)	129
E4 TL 1200	40
E4 TL 1000	0
E5	299
E6	205
S1	27
S2*	94
S2 TL 1000 28050 SW 60th Ave	1
S2 TL 800 5890 SW Advance Rd	1
S2 TL 500 5780 SW Advance Rd	1
S2 TL 300 5738 SW Advance Rd	2
S2 TL 100 5696 SW Advance Rd	2
S2 TL 900	11
S2 TL 700	52
S2 TL 400	5
S2 TL 200	5
S2 TL 1100 28152 SW 60th Ave	3
S2 TL 1200	9
S2 TL 1300 28300 SW 60th Ave	2
S3*	156
S3 TL 1400 28424 SW 60th Ave	33
S3 TL 1500 28500 SW 60th Ave	31
S3 TL 1600	13
S3 TL 1800 28668 SW 60th Ave	4
S3 TL 1700 28580 SW 60th Ave	5
S3 TL 1900 5899 SW Kruse Rd	48
S3 TL 2000 5691 SW Kruse Rd	11
S4*	219
S4 TL 2600	64
S4 TL 2700 28901 SW 60th Ave	155

*Where an application includes two or more adjacent tax lots within the subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

3. Standards for Green Focal Points in Each Subdistrict

- **Intent:** To establish clear and objective standards for green focal points such as small playgrounds or plazas, which will be an important urban design focus of each subdistrict, as identified in the Master Plan. See page 79 of the Master Plan.
- **Explanation:** The draft Code amendment is primarily in table form. For each subdistrict, the table identifies minimum green focal point size, location and other requirements, as applicable. Where multiple existing properties share a subdistrict, particularly in Frog Pond South, an explanation is provided of what would be expected if existing taxlots where developed independently. The minimum green focal point size is based on existing open space requirements in Section 4.113 *Standards Applying to Residential Development in Any Zone*. See further explanation below.

  With the provision of green focal points in each subdistrict, standards need to also be put in place for surrounding development in subdistricts to treat them as a focal point. Standards include how direct the path is to the focal point and the orientation of surrounding buildings.

  In addition, a purpose statement is added to the open space section of the Residential Neighborhood Zone reflecting the intent of green focal points in the Master Plan for Frog Pond East and South.
- **Code Reference:** Standards added as Subsection C. to 4.127 (.09) *Open Space*. Purpose statement added to Subsection A. of this Open Space subsection.
- **Planning Commission Input:** While the Planning Commission concurs with the overall approach presented by the project team they directed further exploration and refinements as follows:
  a. Look at how to require or encourage green focal points to be well-connected to the larger trail network;
  b. Further explore how to encourage variety in types of focal points, so they are not all the same amenity;
  c. Further explore appropriateness of spreading the required amount of active open space within a subdistrict across different focal points or spaces;
  d. Further refine and review location and other requirements, particularly for Subdistricts S2, S3, and S4 to ensure it provides for the best possible open space option;
  e. Explore potential for one property to pay for development of open space on an adjacent or nearby property within the same subdistrict.
- **Draft Code Amendment:** See table on next pages - - >

Purpose: For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments.

Table X. Green Focal Points			
Sub-Districts	Minimum Size		Location and other requirements
E1	0.75 acres		Located either north of Grange building or in grove around existing home at 27480 SW Stafford Road.
E2	0.75 acres		N/A
E3	0.75 acres		At trailhead adjacent to SROZ leading to the south.
E4	0.75 acres		Plaza space integrated into commercial main street, linear area may extend north or south of main street.
E5	None additional, location of East Neighborhood Park		East Neighborhood Park serves as green focal point
E6	0.75 acres		Does not include park area on north side of BPA Easement, this green focal point must be located south of the BPA Easement.
S1	0.25 acres		N/A
S2	0.75 acres		To be located on Tax Lot 700, Section 18B aligned with

			terminus of future extension of SW Hazel Street
S3	0.75 acres		To be located near northern end of creek potentially collocated with regional storm facility. At least 0.25 acre each on Tax Lots 1600, 1700, 1800, of Section 18B.
S4	0.75 acres		To be located along boundary between Tax Lots 2600 and 2700 with 0.50 acre on Tax Lot 2700 and 0.25 acres on Tax Lot 2600, Section 18.

1. Within each subdistrict, streets shall provide direct access to the subdistrict's green focal point. Direct access, for this purpose of this requirement, means from any point on any local street within the subdistrict, a traveler would need to take travel on no more than two different streets to reach the green focal point.

2. Structures adjacent to or across the street from green focal points shall have at least one entrance oriented towards the green focal point.

Additional Explanation and Rationale of Green Focal Point Size:

Section 4.113 requires 25% of residential development to be open space, half of which must be usable, while the other can be natural area or similar. As recently as 2020, with citywide residential standard updates, the City Council has expressed a priority to maintain this level of open space and no direction has come to exempt Frog Pond East and South from this citywide standard.

The total developable residential area of Frog Pond East and South is approximately 170 acres. This excludes mapped natural areas (SROZ), the BPA easement, the planned mixed use commercial area, and the planned neighborhood park in Frog Pond East.

25% of 170 acres is 42.5 acres. Half of this acreage can be non-usable open space, such as natural areas. As established in Section 4.113, SROZ and non-active BPA easement area can be counted to meet non-active open space requirements. This is easily met in Frog Pond East and South with the riparian SROZ areas and BPA easement, leaving only the 21.25-acre active open space requirement (50% of required open space or 12.5% of 170 acre) to examine as it relates to green focal points.

The Master Plan calls for a 10 acre community park, a 3-acre neighborhood park, a 1-acre park in an area of Frog Pond East between the BPA Easement and SROZ that is otherwise not accessible for development, and at least 1 acre of trails and other active amenities in the BPA easement. All these known active spaces add up to approximately 15 acres, leaving 6.25 acres for other active open spaces in the form of green focal points.

The 6.25 acres is then divided evenly across the subdistricts, with a couple exceptions. Subdistrict E5 already has the neighborhood park as the focal point, and would not require any additional area. Subdistrict S1 is notably smaller than other subdistricts, and therefore should have a reduced (1/3 of other subdistricts) requirement. The 6.25 can therefore be divided by 8.33 (five East subdistricts, with the sixth exempt, plus three and 1/3 South subdistricts). This comes out to 0.75 acres per subdistrict, with 0.25 for subdistrict S1.

4. Urban form standards

- **Intent:** Provide clear guidance for development of residential buildings in each of the different urban forms, Type 1, Type 2, Type 3, mapped in the Master Plan. See Strategy 4 on page 111 of the Master Plan.
- **Explanation:** Numeric standards for each Type presented in a table format to articulate clear and objective siting and design standards. The table follows the format of the lot standards table for Frog Pond West. The proposed numbers represent precedent structures of a variety of housing types, as well as seek to remain consistent with similar standards in Frog Pond West and elsewhere in the City. See next page for precedent examples.
- **Code Reference:** Subsection 4.127 (.08) *Lot Development Standards* Table 4. Subsection (.08) will be reorganized to clearly differentiate between standards for Frog Pond West and those for Frog Pond East and South.
- **Planning Commission Input:** The Planning Commission supported the table overall and felt it did the job of meaningfully differentiating the three Urban Form Types, as intended in the Master Plan. They did not suggest adding or removing any types of standards. The Commission directed additional exploration and refinement as follows:
    a. Look at examples of 45-foot tall buildings with small setbacks to confirm the combination of allowed building height and front setback in Urban Form Type 1 would not create an "urban canyon effect";
    b. Add a special provision for townhouse lot coverage to allow lot coverage to be calculated on the combined townhouse lots occupied by a single townhouse building rather than each individual lot, thus keeping the application of the lot coverage standards more consistent for different buildings of the same size but with different types of units (i.e. apartment building versus townhouse building);
- **Draft Code Amendment:** See table on next page - - >

Table 4. Lot and Structure Standards for Frog Pond East and South Neighborhoods

					Front Setbacks			Rear Setbacks				
Land Use Map Designation	Min. lot size except townhouses (sq. ft.)	Min. lot size for townhouses (sq. ft.)	Min. lot width / street frontage (ft.)	Max height (ft.)	Front Min. (ft.)	Front Max. (ft.)	Maximum Building Width Facing Street (feet)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.)	Distance Between Buildings (feet)	Max. lot coverage[I]
Urban Form Type 1	2,000	1,200	30[C]	45	6[D]	10[E]	None	10	[G]	5	Per building code	75%
Urban Form Type 2	4,000	1,500[A]	35[C]	35	10	25[E]	120 except that buildings over 90 feet cannot occupy entire block face.	10	[G]	5	8	60%
Urban Form Type 3	6,000	1,500[B]	35[C]	35	10	None	90	15[F]	[G]	7.5	12[H]	45%

Notes:

A. The combined area for two or more lots for a townhouse building shall be at least 4,000 square feet. This means the average lot size per unit for a two-unit townhouse building would be at least 2,000 square feet. Either of the lots could be as low as 1,500 square feet as long as the other lot compensates to add up to 4,000 square feet.

B. The combined area for two or more lots for a townhouse building shall be at least 6,000 square feet. This means the average lot size per unit for a two-unit townhouse would be at least 3,000 square feet, and for a three-unit townhouse would be 2,000 square feet per unit. Any individual lot can be as small as 1,500 square feet as long as other lots for the townhouse building compensate to add up to a total of 6,000 square feet.

C. Minimum lot width / street frontage for townhouse lots is 20 feet.

D. In Urban Form Type 1 the minimum front setback is 6 feet to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

E. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

F. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

G. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.
2. Alley loaded with exterior driveway: minimum 18 feet from the alley.
3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

H. Minimum building spacing for cottage clusters is 10 feet, for ADUs it is as-required by Building Code.

I. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

<u>11395 SW Toulouse Street</u>
Toulouse Street block-wide multi-family
Building Width 257 feet
Front Setback 5 feet

Type 2 Urban Form Precedents

<u>11489 SW Toulouse Street</u>
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

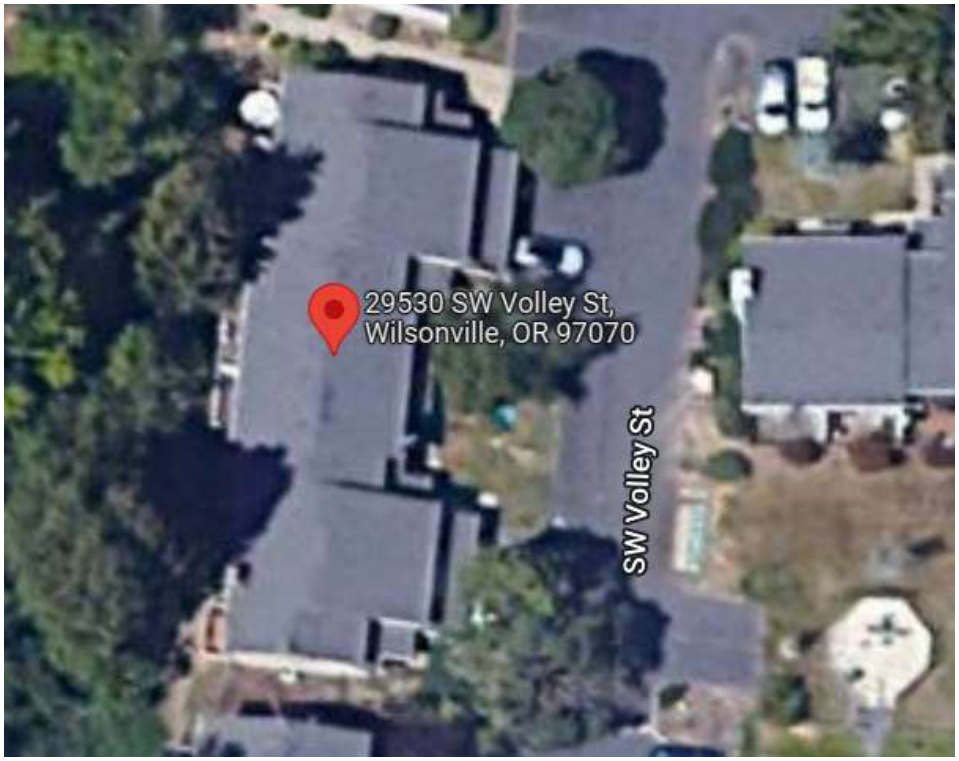
Type 2 Urban Form Precedents continued

28796 SW Ashland Loop
Traditional multi-family-Boulder Creek
Building Width 116 feet
Setback from Street 30 feet
Setback from Parking lot 20 feet

7114 SW McDonald Drive
Traditional multi-family-Berkshire Court
(Could be Type 3 Urban Form if buildings without single-level connection)
Building Width 125 feet
Setback from Street 35 feet
Setback from Parking lot 20 feet

Type 2 Urban Form Precedents continued

29530 SW Volley Street
Six-unit condo building
Building Width 120 feet
Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

<u>28515 through 28535 SW Paris Ave</u>
Villebois six-unit townhouse
(Could also be Type 2 Urban Form)
Building Width `92 feet
Front Setback 10 feet

<u>29136 through 29152 SW Costa Circle E</u>
Five-unit townhouse in Villebois next to detached single-family
(Could also be Type 2 Urban Form)
Building Width 88 feet
Front Setback 15 feet
Distance Between Buildings 8 feet

Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet

Type 3 Urban Form Precedents continued

29455 SW Serenity Way
Older triplex
Building Width 80 feet
Front Setback 20 feet

29670 SW Brown Road
Older four-plex, with stacked flats
Building Width 55 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents continued

29631 SW Serenity Way
Older four-plex (side by side configuration)
Building Width 89 feet
Front Setback more than 20 feet

28741 through 28753 SW Cost Circle East
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street
Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet

Type 2 Urban Form Precedent

7245 SW Chestnut Lane
Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet

Type 3 Urban Form Precedents

<u>6761 SW Primrose Court</u>
Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet

<u>30944 SW Kensington Drive</u>
Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet

5. Define categories for housing variety

- **Intent:** To create categories that will be the foundation to variety standards for Frog Pond East and South meeting to help meet key housing policy objectives of the City. See Strategy 2 under housing variety on page 110 of the Master Plan.
- **Explanation:** Creates a table separating housing unit types into four categories based on built form and existing definitions in the City's Development Code.
- **Code Reference:** These Code amendments will be part of a new subsection within Section 4.127 focused on housing variety in Frog Pond East and South. Housing type definitions will remain as adopted with Middle Housing in Wilsonville Project found in Section 4.001 *Definitions*.
- **Planning Commission Input:** The Planning Commission supported the categories, as presented, as a foundation for housing variety standards. The Commission requested more justification of the 1,200 square foot threshold between Category C and Category D.
- **Code Concept:**

Table 7. Housing Unit Categories for Frog Pond East and South Neighborhoods

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Detached units 1200 sf[A] or less (besides cottage cluster units) • Accessory dwelling units	Detached dwelling units more than 1200 sf[A] • Detached homes on their own lot • Cluster housing • Detached multi-family units

Footnotes to Table 7
A. Square footage represents a measurement of the Habitable Floor Area as defined in Section 4.001 *Definitions*

6. Clear and objective design standards for multi-family

- **Intent:** Provide clear and objective design standards for multi-family buildings similar to single-family and middle housing to provide consistent review of all housing types in Frog Pond East and South, and potentially citywide. A multi-family project not already part of a subdivision would still be subject to Development Review Board (DRB) review of Stage I and Stage II development plans as well as design review of required open spaces, similar to a subdivision. However, individual buildings would not be subject to DRB review of architecture and minor landscaping surrounding the buildings.
- **Explanation:** Adapt and modify current design standards for middle housing, especially townhouses, to apply to attached multi-family. A policy decision is needed to determine whether to apply these standards only in Frog Pond East and South or to apply to new multi-family buildings citywide.
- **Code Reference:** Add new subsection to Subsection 4.113 (.14) if citywide or add as new subsection in Section 4.127 if applying only to Frog Pond East and South
- **Planning Commission Input:** The majority of the Planning Commission has served on the DRB and brought that perspective to the conversation. In answering the policy questions (see below) the Commission expressed the following:
    - The DRB is not the right spot for review of architecture of multi-family buildings and the Commission supports moving away from it.
    - It makes sense to review multi-family buildings the same as middle housing.
    - An effort needs to continue to be made to shift the public conversation and involvement from the review of individual construction projects to earlier in the process, such as developing of the agreed-upon standards and keeping the community informed of what the agreed-upon standards are.
    - Commissioners considered if some notice of new multi-family buildings would be helpful. The Commission wondered if Class II Review (City staff review with public notice) would be appropriate versus Class I Review (City staff review without public notice), however no direction decision was arrived at. The project team will further explore the pros and cons of Class II versus Class I review and bring it back for further consideration.
    - It makes sense for any new standards for review of multi-family to be applied citywide rather than just Frog Pond East and South.
    - The Commission felt the proposed approach of adapting existing design standards for townhouses and other middle housing as the primary foundation of multi-family design standards makes sense.

- **Draft Code Amendment:** N/A. For this work session there is no draft language proposed. Rather, the project team is only looking for direction on how to proceed and then draft Code amendment language will be brought forward at a subsequent work session. The key directional questions the project team is looking to get answered are:

- **Policy Questions:**
  1. Should multi-family buildings be reviewed in the same manner as single-family homes and middle housing or remain subject to Site Design Review by the Development Review Board?
  2. If new standards are development for review of multi-family buildings, should the standards be applied citywide or only to Frog Pond East and South?
     Staff recommendation: Citywide, besides Villebois. Villebois is not included as it has its own design standard system and review process separate from the rest of the City. Citywide, besides Villebois, is consistent with how design standards are applied for other housing types including single-family homes and middle housing. This is a ministerial, or staff, review based on clear and objective standards that occurs at the time of building permit issuance. The intent would be to allow multi-family to go through a similar ministerial review process as middle housing and single-family homes rather than be subject to Site Design Review and review by the Development Review Board. Public processes such as these have been used historically to prevent needed housing. Also, with limits on housing review criteria (must be clear and objective) these processes can be frustrating to interested neighbors by providing on the surface an opportunity to comment and potentially stop a project, but in reality the City is required to approve despite neighborhood objections if clear and objective criteria are met. Staff notes multi-family is not an allowed use in Old Town or Frog Pond West, so those detailed design standards would not conflict with new design standards.
  3. If supportive of standards to review multi-family like other housing, does the Commission support an approach of adapting and modifying, as appropriate, design standards applied to similarly sized structures like townhouses in order to apply them to multi-family buildings?

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

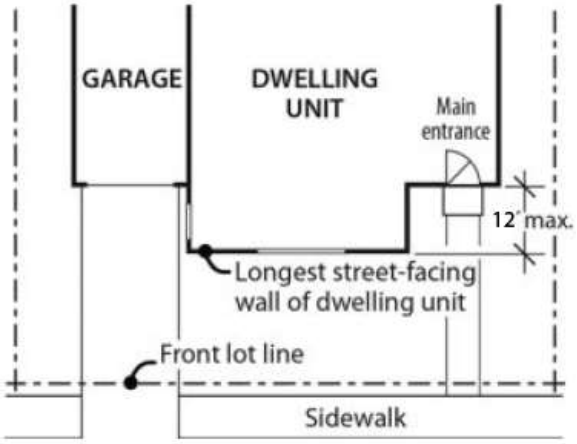
(.14) *Main Entrance Standards:*

A. *Purpose.* These standards:

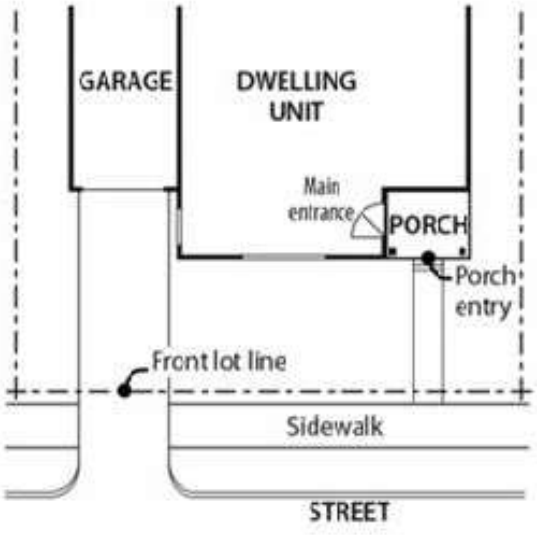
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

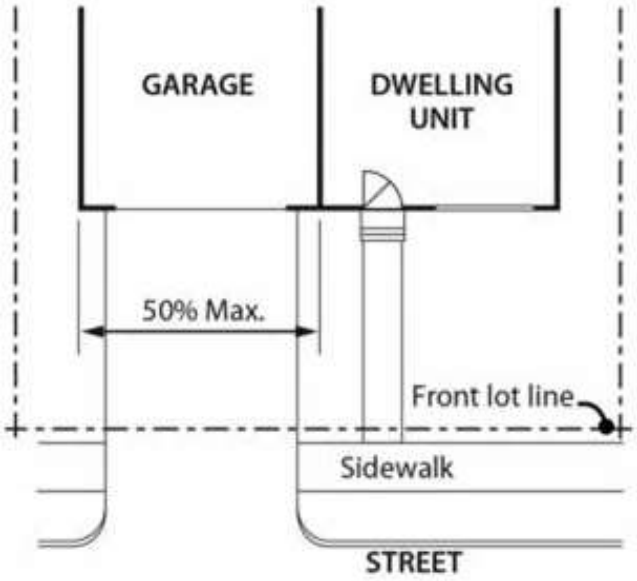
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:

   a. 15 percent front facades.

   b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

   c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.

2. For one-story structures:

   a. 12.5 percent—front facades.

   b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

3. For all structures: Five percent for street-side facades.

4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.

5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

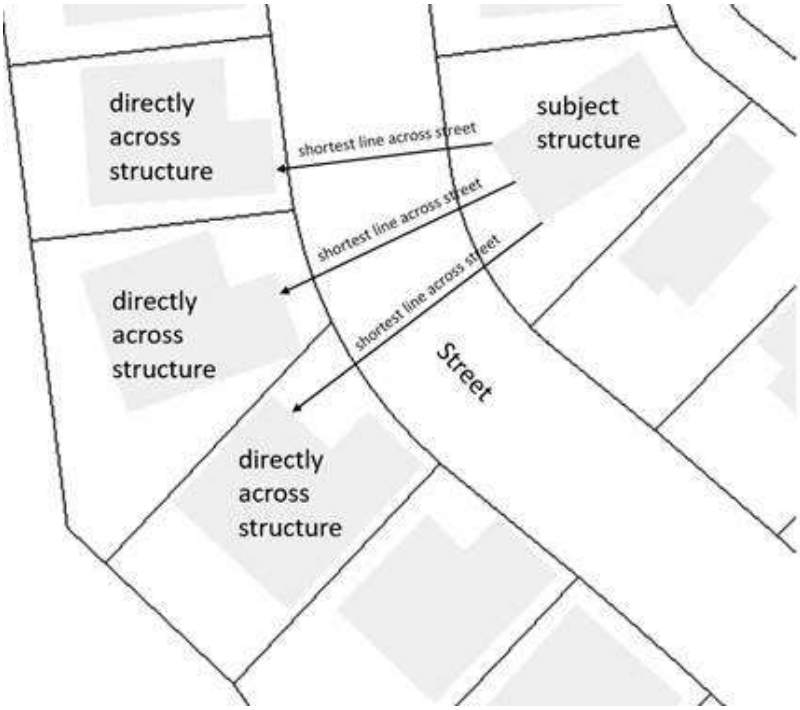


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

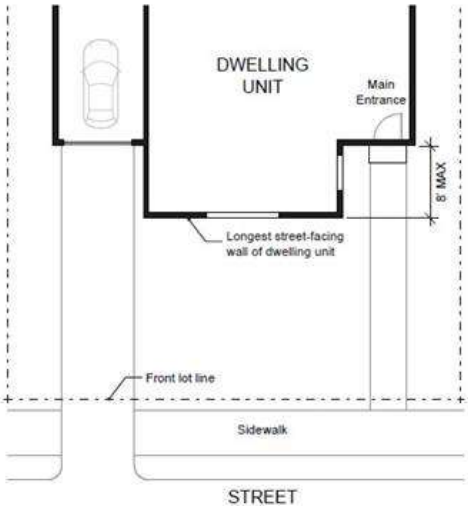


Figure 2. Main Entrance Facing the Street

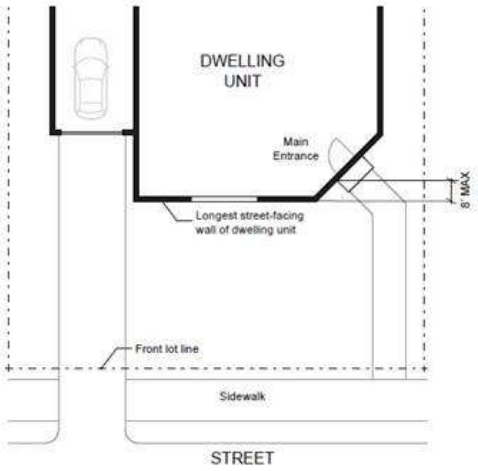


Figure 3. Main Entrance at 45° Angle from the Street

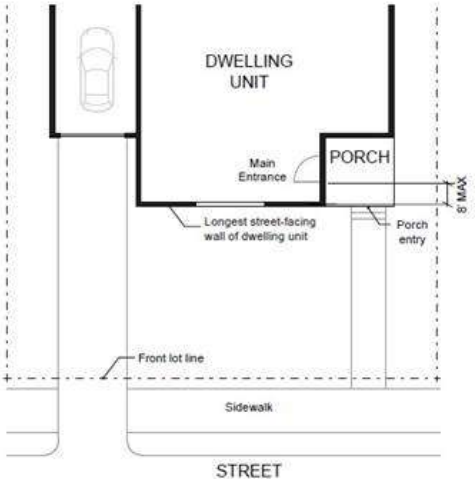
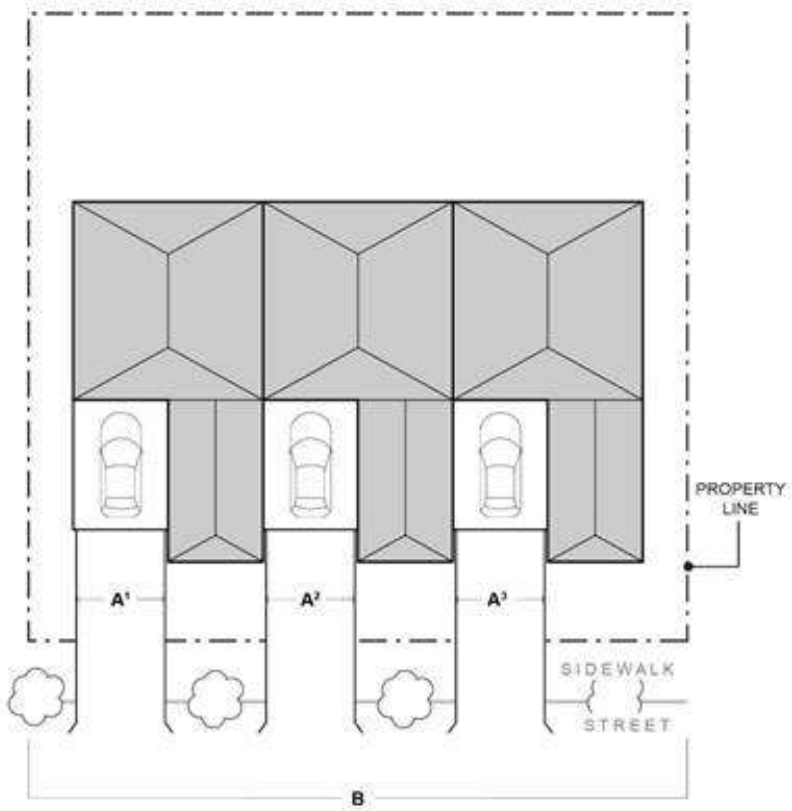


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).



(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:

   a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

   b. Driveway approaches may be separated when located on a local street.

   c. In addition, lots or parcels with more than one frontage must comply with the following:

      i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).

      ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

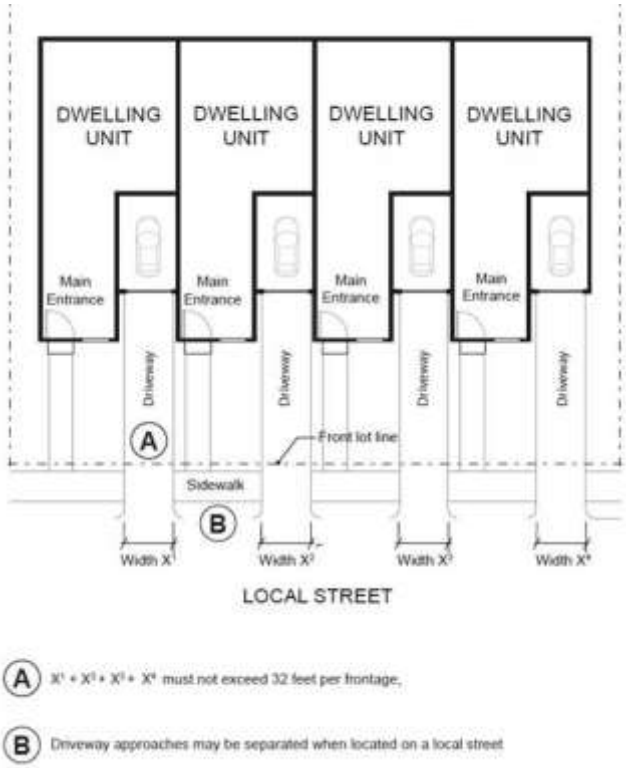


Figure 7. Driveway Approach Width and Separation on Local Street

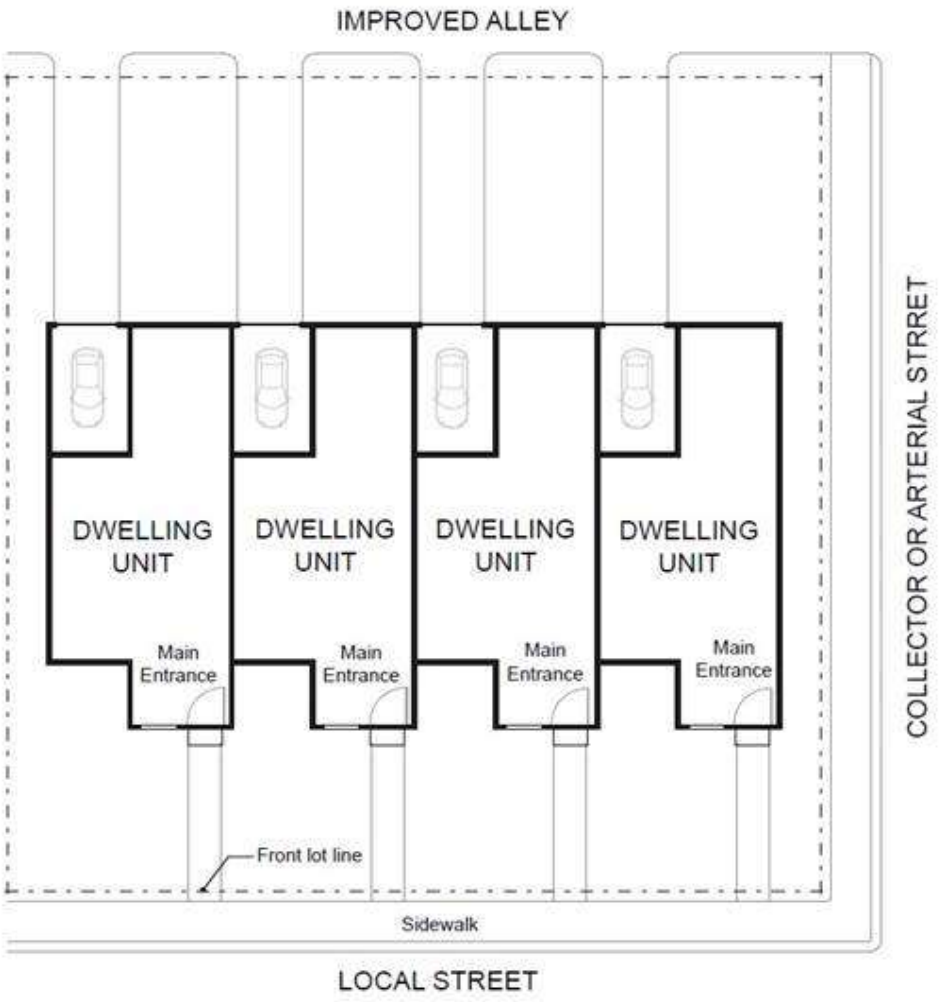
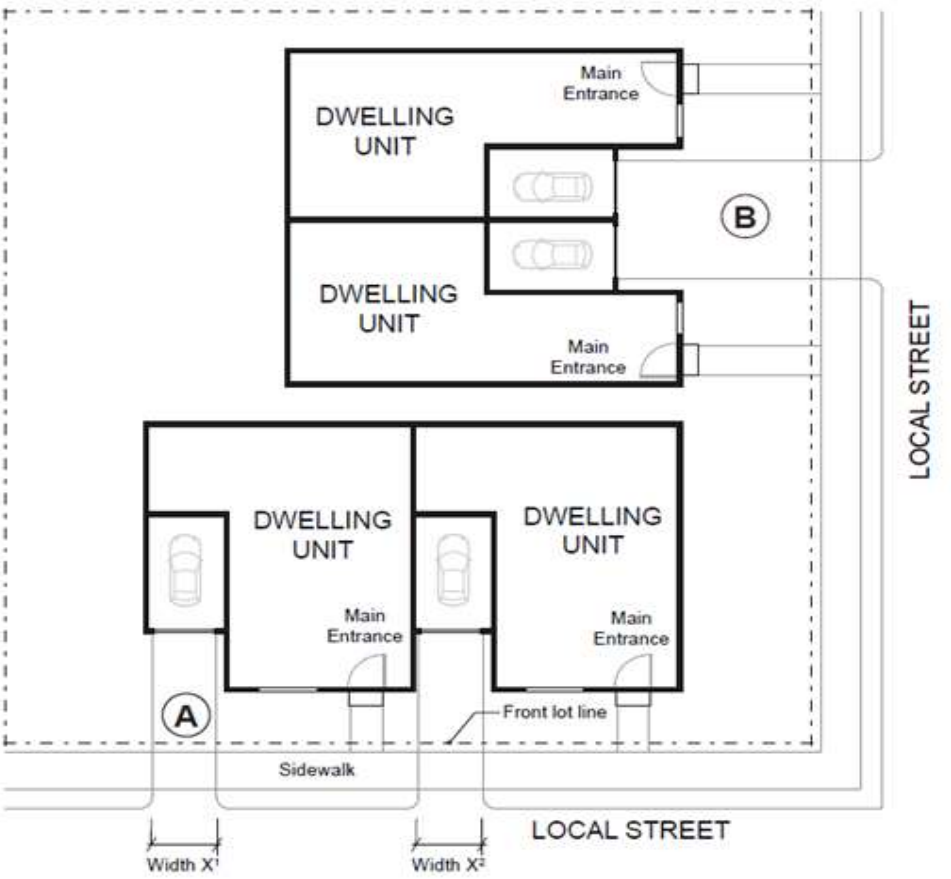


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

   a. Minimum. A townhouse project must contain at least two attached units.

   b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

      - R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
      - RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

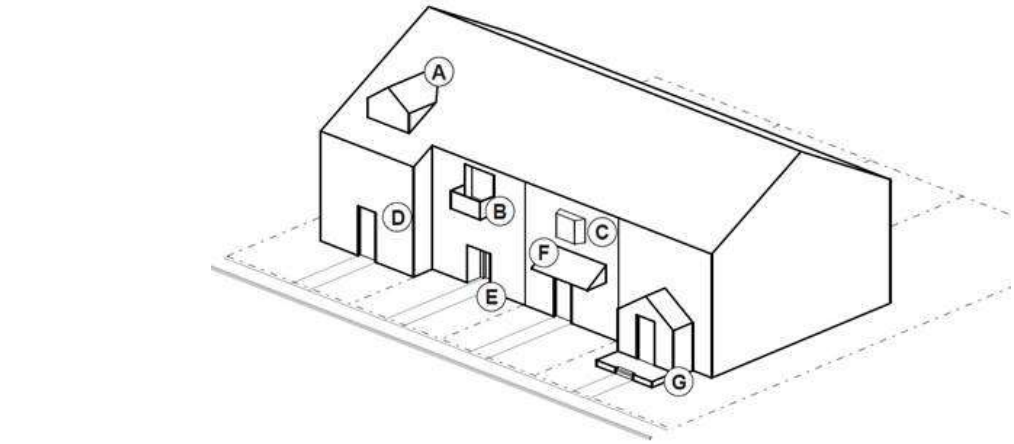
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

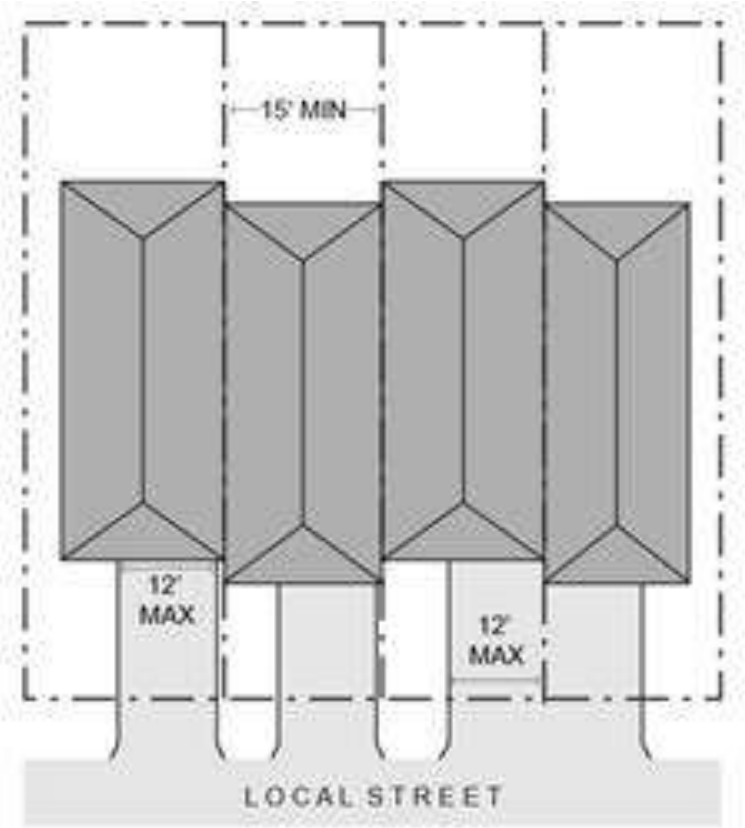


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

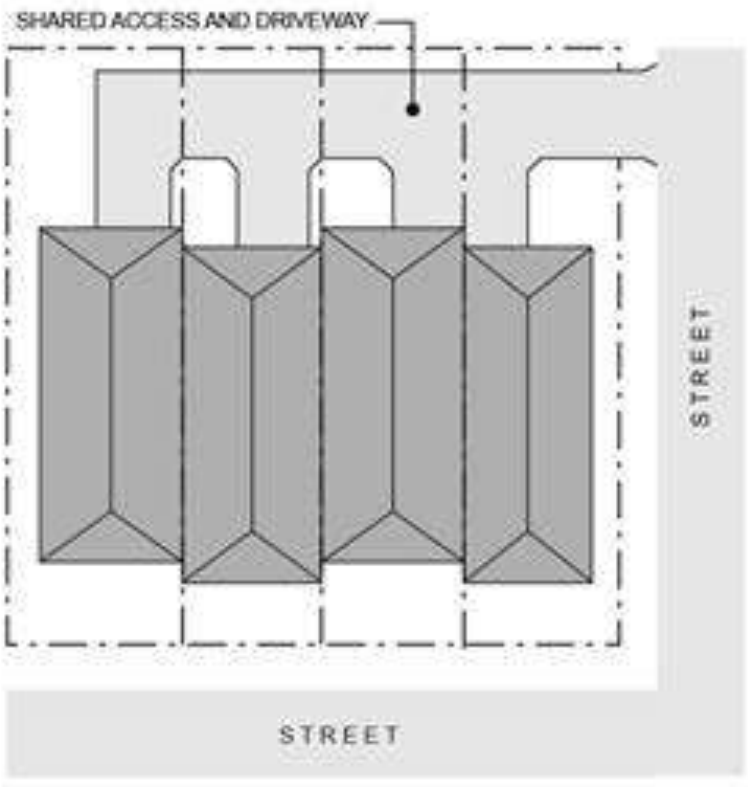


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

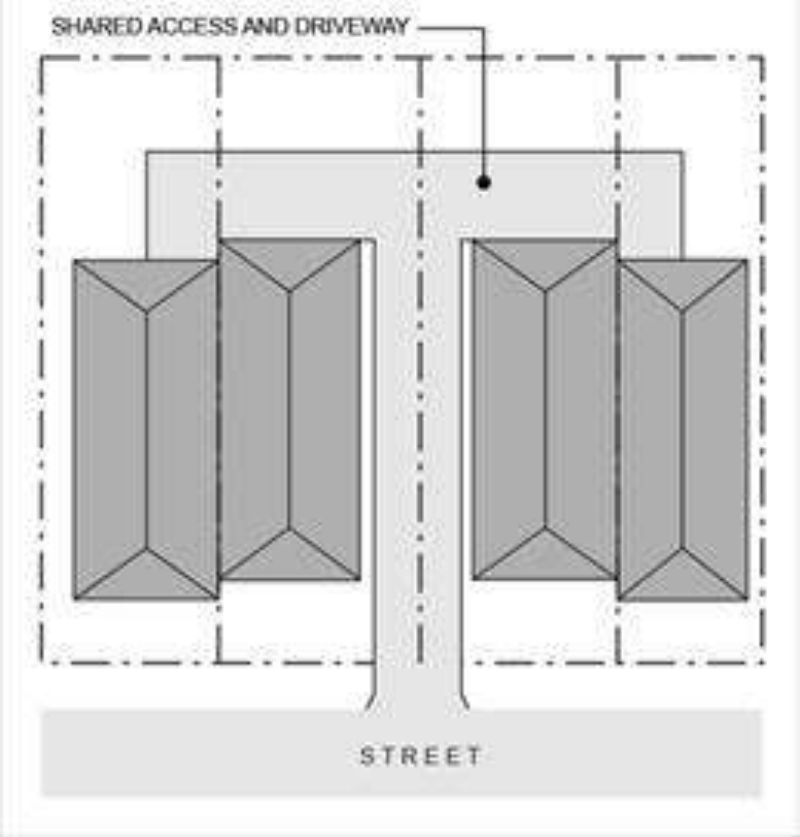


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

   a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

   a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

   b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

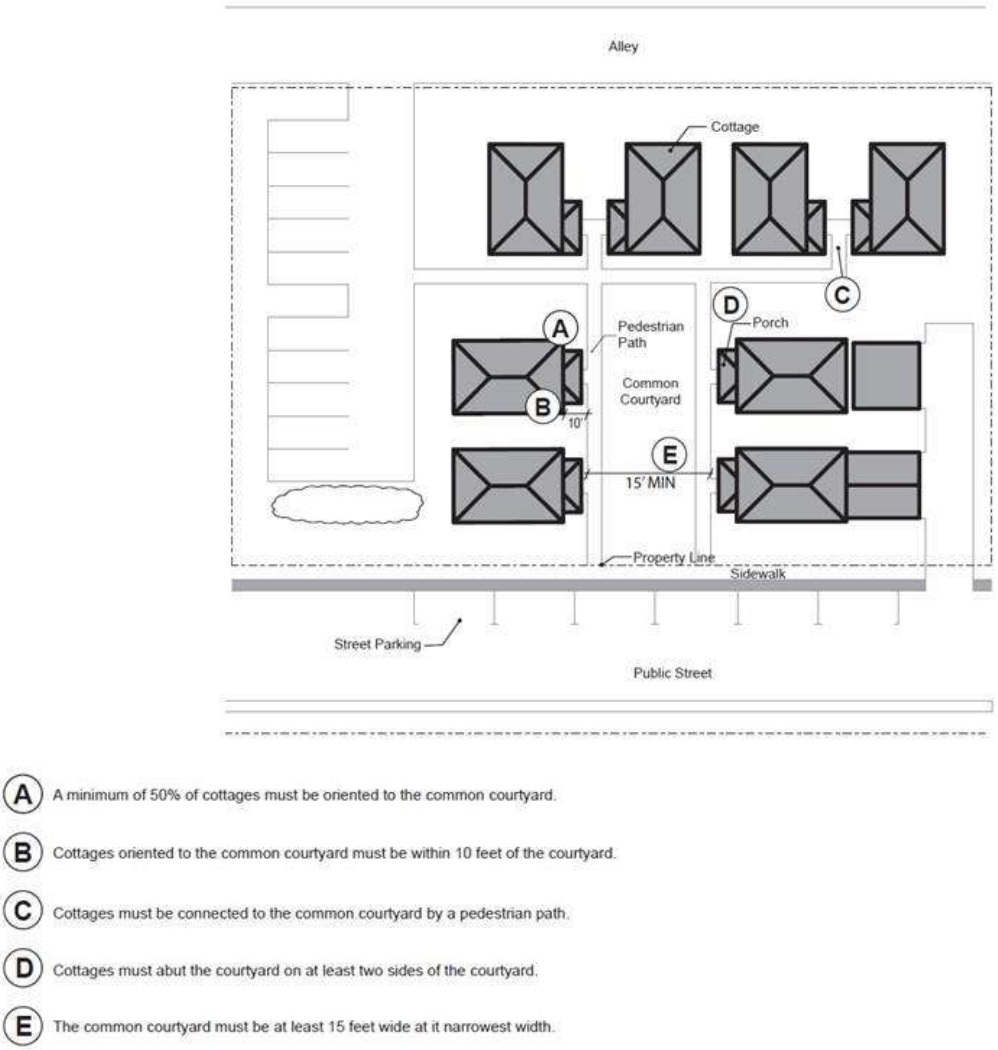


Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

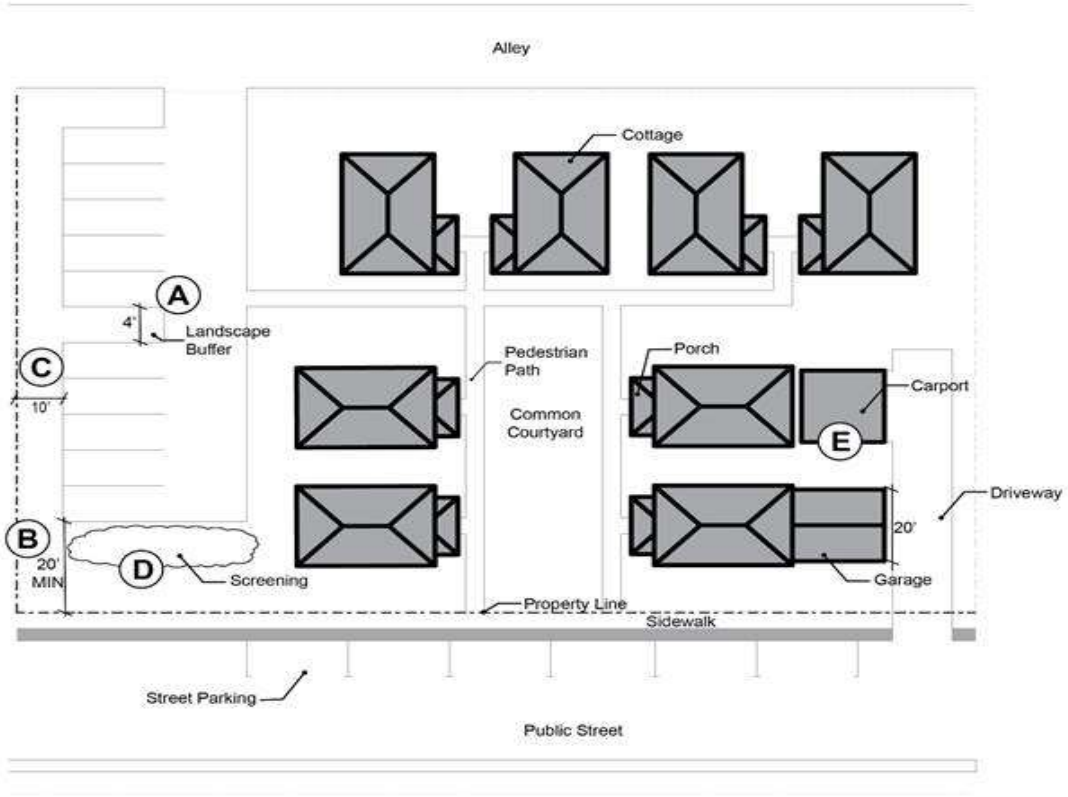
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:
    a. Use of the same primary and supporting façade materials throughout the cluster.
    b. Use of no more than two roof pitch angles.
    c. Use of the same door size for each primary entrance in the structures.
2. *Entry Orientation.*
    a. The entry orientation standards apply as follows:
        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.
    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and
    c. The entrance must either:
        i. Face the street (see Figure 2. Main Entrance Facing the Street);
        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or
        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:
            - Be at least 25 square feet in area; and
            - Have at least one entrance facing the street or have a roof.
3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.
4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).
5. *Driveway Approach.* Driveway approaches must comply with all of the following:
    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.
    b. Driveway approaches may be separated when located on a local street.
    c. In addition, lots or parcels with more than one frontage must comply with the following:
        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Frog Pond East and South Development Code Amendments

City Council
Work Session
February 6, 2023

WILSONVILLE
OREGON

Tonight's Agenda

- Review 1st package of draft Development Code Amendments
  - Subdistricts
    - Related standards
  - Housing type categories
  - Multi-family design standards
  - Urban form standards

Presentation of Draft Amendments

- *Why? (Intent)*
- *How? (Explanation)*
- Where? (Code Reference)
- *What? (Draft Code Amendment)*
- *Planning Commission Input*

Subdistrict Map

Minimum Unit Counts

Table X. Minimum Number of Units in Frog Pond East and South Sub-districts	
Sub-Districts	Minimum Number of Units
E1	101
E2	138
E3	172
E4*	169
E4 TL 1101 (portion)	129
E4 TL 1200	40
E4 TL 1000	0
E5	299
E6	205
S1	27
S2*	94
S2 TL 1000 28050 SW 60th Ave	1
S2 TL 800 5890 SW Advance Rd	1
S2 TL 500 5780 SW Advance Rd	1
S2 TL 300 5738 SW Advance Rd	2
S2 TL 100 5696 SW Advance Rd	2
S2 TL 900	11
S2 TL 700	52
S2 TL 400	5
S2 TL 200	5

Green Focal Points

Create Housing Unit Categories

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Accessory dwelling units • Other detached units 1200 sf or less	Detached dwelling units more than 1200 sf • Detached homes on their own lot • Cluster housing • Detached multi-family units

Multi-Family Design Standards

WILSONVILLE
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Multi-Family Policy Questions

- Review Procedure?
  - Keep DRB Site Design Review requirement, with decision by Development Review Board

  OR

  - Apply administrative review process similar to single family dwellings and middle housing

Multi-Family Policy Questions

- New standards and process:
  - Citywide or only in Frog Pond?

Urban Form Standards

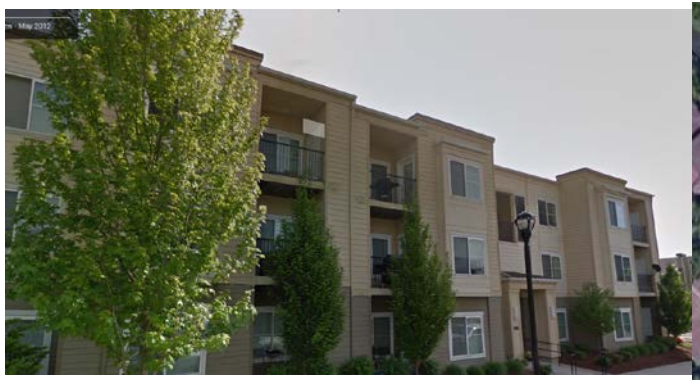
Urban Form Types	Type of Standard
Type 1	Numeric Standards
Type 2	
Type 3	

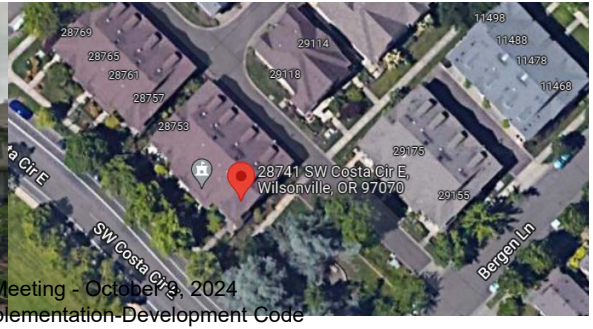
Categories of Standards

Two categories:

- Typical residential standards, copied from other zones
- Additional standards to further define urban form

Additional Standards
Building Width

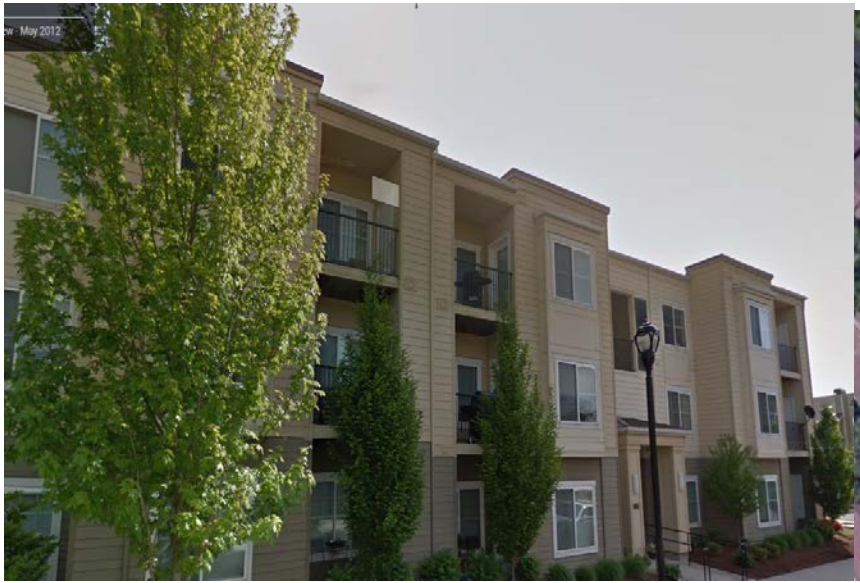




Additional Standards
Distance Between Buildings

- Consistent spacing regardless of property lines
- Help ensure usable yard space between buildings

Precedent Examples
Type 1 Urban Form Multi-Family



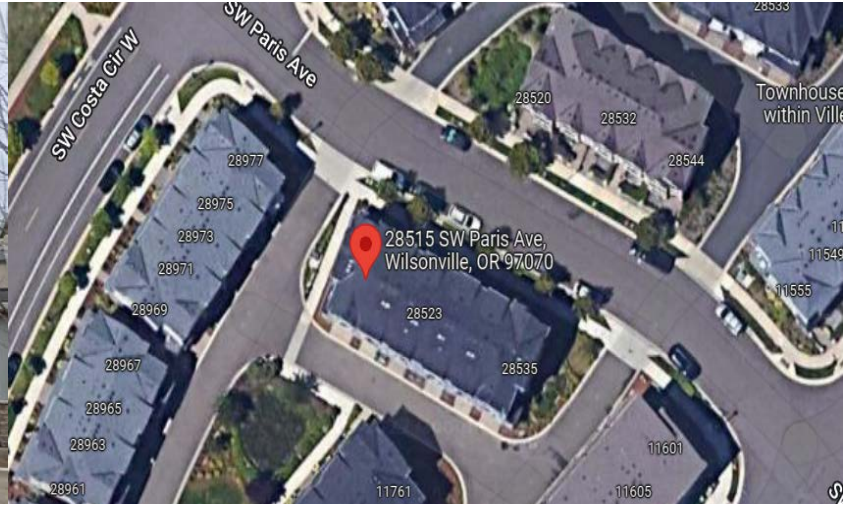
11395 SW Toulouse Street

Toulouse Street block-wide multi-family

Building Width 257 feet

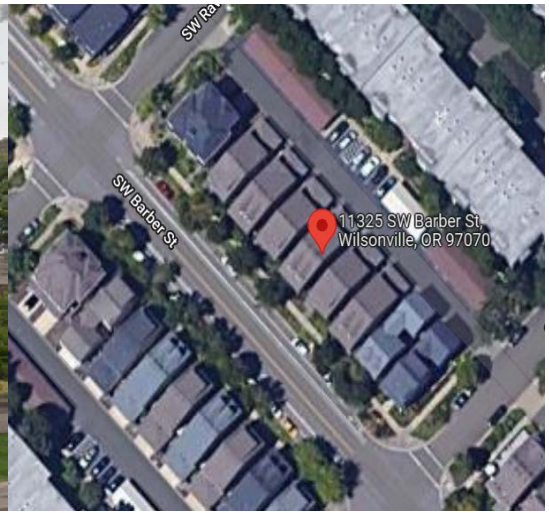
Front Setback 5 feet

Precedent Examples
Type 1 Urban Form Middle Housing



<u>28515 through 28535 SW Paris Ave</u>
Villebois Village Center six-unit townhouse
Building Width `92 feet
Front Setback 10 feet

Precedent Examples
Type 1 Urban Form Detached Home



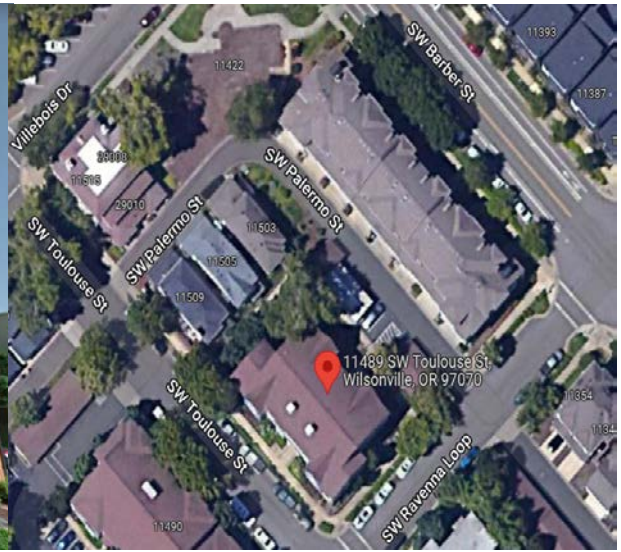
11325 and 11331 SW Barber Street

Narrow detached homes

Building Width 20 feet, each

Front Setback 5 feet

Precedent Examples
Type 2 Urban Form Multi-Family



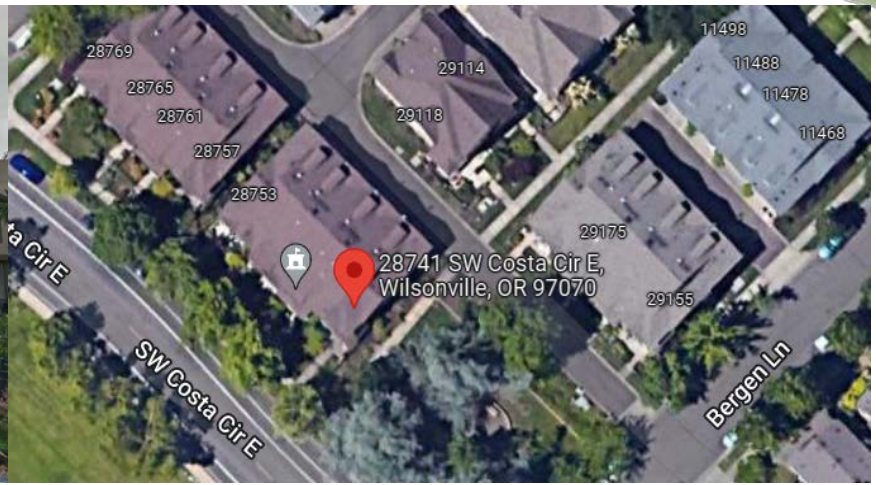
<u>11489 SW Toulouse Street</u>

Toulouse Street small multi-family

Building Width 100 feet

Front Setback 6 feet

Precedent Examples
Type 2 Urban Form Middle Housing



<u>28741 through 28753 SW Cost Circle East</u>

Four-unit townhouse on Costa Circle

Building Width 78 feet

Front Setback 15 feet

Distance Between Buildings 10 feet

Precedent Examples
Type 2 Urban Form Detached Home

<u>7245 SW Chestnut Lane</u>

Frog Pond West small-lot detached home

Building Width 38 feet

Front Setback 10 feet

Precedent Examples
Type 3 Urban Form Multi-Family

7114 SW McDonald Drive

Type 3 Urban Form if buildings without single-level connection

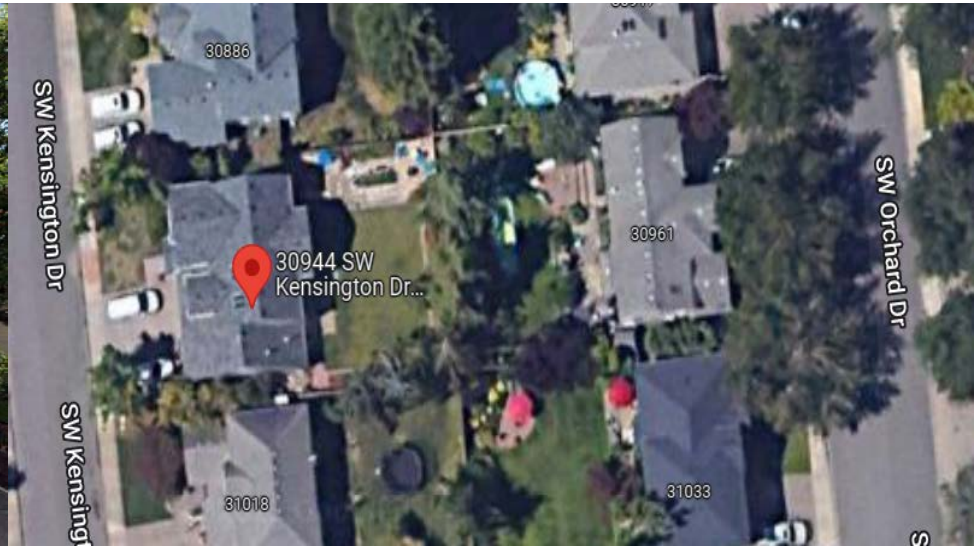
Building Width (each two-story portion) 52 feet

Setback from Street 35 feet

Precedent Examples
Type 3 Urban Form Middle Housing

29455 SW Serenity Way
Triplex
Building Width 80 feet
Front Setback 20 feet

Precedent Examples
Type 3 Urban Form Detached Home



<u>30944 SW Kensington Drive</u>

Detached single-family home from 1990's

Building Width 53 feet

Front Setback 25 feet

Questions and Comments

City Council Meeting Action Minutes
February 6, 2023

COUNCILORS PRESENT
Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT
Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Beth Wolf, Senior Systems Analyst
Robert Wurpes, Chief of Police
Brenda Evans, Behavioral Health Unit
Andrew Barrett, Capital Projects Eng. Manager
Dan Pauly, Planning Manager
Chris Neamtzu, Community Development Director
Matt Lorenzen, Economic Development Manager
Mike Nacrelli, Civil Engineer
Shasta Sasser, Library Director
Zach Weigel, City Engineer
Bill Evans, Communications & Marketing Manager

AGENDA ITEM	ACTIONS
WORK SESSION	**START:** 5:03 p.m.
A. Economic Development Overview	Staff shared an overview of the City's current programs to support current businesses, and attract new employers to Wilsonville.
B. Frog Pond East and South Master Plan Development	Staff sought the Council's input to inform development code updates to be drafted to facilitate implementation of the adopted Frog Pond East and South Master Plan.
REGULAR MEETING	
<u>Mayor's Business</u>	
A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
B. Joint Semiconductor Committee	Council moved to respond to the legislature's Joint Semiconductor Committee regarding Clackamas County's proposed inclusion of French Prairie Rural Reserve and unplanned Norwood Urban Reserve. Passed 5-0.
C. Boards/Commissions Appointments	Council moved to ratify the appointment of Alice Galloway Neeley to the Development Review Board for a term beginning 2/6/2023 to 12/31/2024. Passed 5-0.

	Council moved to ratify the appointment of Jenelle Reid to the Kitakata Sister City Advisory Board for a term beginning 2/6/2023 to 12/31/2025. Passed 5-0.
Communications A. Behavioral Health Unit Mental Health Clinician Introduction B. Boeckman Road Corridor Project Update	New Behavioral Health Unit Mental Health Clinician Brenda Evans was introduced to City Council. Council heard an update on the Boeckman Road Corridor Improvement Program.
Consent Agenda A. **Resolution No. 2997** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into An Amendment To The Development Agreement With Taylor Morrison Northwest, LLC Regarding The Completion Of Improvements Associated With Regional Park 5. B. **Resolution No. 3008** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Consor North America, Inc. To Provide Engineering Consulting Services For The West Side Level B Reservoir And 24-Inch Transmission Main Project (Capital Improvement Project #1149). C. **Resolution No. 3018** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The 2023 Street Maintenance Project (Capital Improvement Project No. 4014). D. **Resolution No. 3038** A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Goods And Services Agreement With Absco Solutions For The For Security And Access Controls For The Public Works Complex (CIP # 8113). E. Minutes of the January 19, 2023 Council Meeting.	The Consent Agenda was approved 5-0.
New Business A. None.	

<u>Continuing Business</u> A. None.	
<u>Public Hearing</u> A. None.	
<u>City Manager's Business</u>	The City Manager reminded Council to take the Core Strength quiz prior to the City Council Retreat. Council was encouraged to contact the Public Works Director or Public Works Ops. Manager to schedule a tour of the Public Works building construction site.
<u>Legal Business</u>	No report.
ADJOURN	8:21 p.m.

PLANNING COMMISSION

WEDNESDAY, JANUARY 11, 2023

WORK SESSION

2. Frog Pond East and South Implementation (Pauly) (60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: January 11, 2023	**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**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Expand home ownership	☒Adopted Master Plan(s): Frog Pond East and South Master Plan	☐Not Applicable

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session will be the first in a series of work sessions for the Commission to work through the details of these Development Code amendments.

EXECUTIVE SUMMARY:

In late 2022, the City Council, on recommendation from the Planning Commission, adopted the Frog Pond East and South Master Plan. The Master Plan identifies the types and locations of the homes, commercial development, parks, open spaces, streets, trails, and infrastructure to be built over the next 10-20 years in an area on the east side of Wilsonville added to the Metro Urban Growth Boundary in 2018. The Master Plan focuses on providing for the community's future housing needs, including providing diverse housing opportunities.

The Master Plan provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with 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.

This work session is the first in the series of four work sessions for the Planning Commission to review and guide the drafting of these Development Code amendments. The first three work sessions will focus on specific portions or sets of the draft amendments with the final work session providing an opportunity to review the draft amendments all together. As further explained below, the project team has prepared a number of attachments to assist the Planning Commission in reviewing the first set of draft Development Code amendments during this first work session.

Attachment 1 includes, for easy reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code. This directive language can be summarized and grouped as follows:

- Ensuring a variety of housing and encouraging specific housing types to be built;
- Creating design standards to implement the Type 1, Type 2, and Type 3 Urban Design Types mapped in the Master Plan and otherwise guide quality, cohesive development;
- Setting the design standards for sub-districts within the neighborhoods; and
- Establishing standards for the Brisband Main Street.

Attachment 2 contains the first set of draft Development Code amendments, arranged by topic. For each draft code amendment, the document also contains the following supporting information:

- **Intent**: A description of <u>what</u> the draft code amendment is trying to accomplish, including any reference to related Master Plan implementation language.
- **Explanation**: An explanation of <u>how</u> the draft code amendment was developed. As applicable, this includes reference to background and reference information in the packet.
- **Code Reference**: This includes where the draft code amendment would go in the Development Code. It specifies if it is a new Section or Subsection or amendment to an existing section.

For the Planning Commission's reference, Attachment 3 is a copy of the current Wilsonville Code Section 4.127, Residential Neighborhood Zone, where a majority of the code amendments are proposed. Also included, as Attachment 4, are excerpts from Section 4.113, Residential Development in Any Zone.

The project team invites the Planning Commission to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback. At the work session the project team requests the Planning Commission provide one of the following for each presented draft code amendment.

1. Confirmation that the draft code amendment is ready for finalization before being brought forward for a public hearing; or
2. Direction on next steps to further develop or refine the presented draft code amendment.

EXPECTED RESULTS:
Feedback from meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:
Four work sessions are planned for the Planning Commission (January, February, March, and April) to draft Wilsonville Development Code amendments to implement the Frog Pond East & South Master Plan, followed by a public hearing in May. City Council action on the Planning Commission's recommendation is planned for June.

CURRENT YEAR BUDGET IMPACTS:
The Development Code implementation work is funded 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. $311,000 total is budgeted in FY 22/23 including the adoption of the Master Plan and follow up implementation, including this Development Code work and the infrastructure funding implementation work.

COMMUNITY INVOLVEMENT PROCESS:
During this implementation phase the primary focus is on honoring past input. However, as needed, the project team will 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 considered to meet the same intent.

ATTACHMENTS:

1. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation (hearing draft)
2. Draft Development Code Amendments with Supporting Information
3. Wilsonville Development Code Section 4.127, Residential Neighborhood Zone
4. Excerpts of Wilsonville Development Code Section 4.113, Residential Development in Any Zone

FROG POND EAST & SOUTH MASTER PLAN

A VISION AND IMPLEMENTATION PLAN FOR TWO NEW NEIGHBORHOODS IN EAST WILSONVILLE

WILSONVILLE OREGON

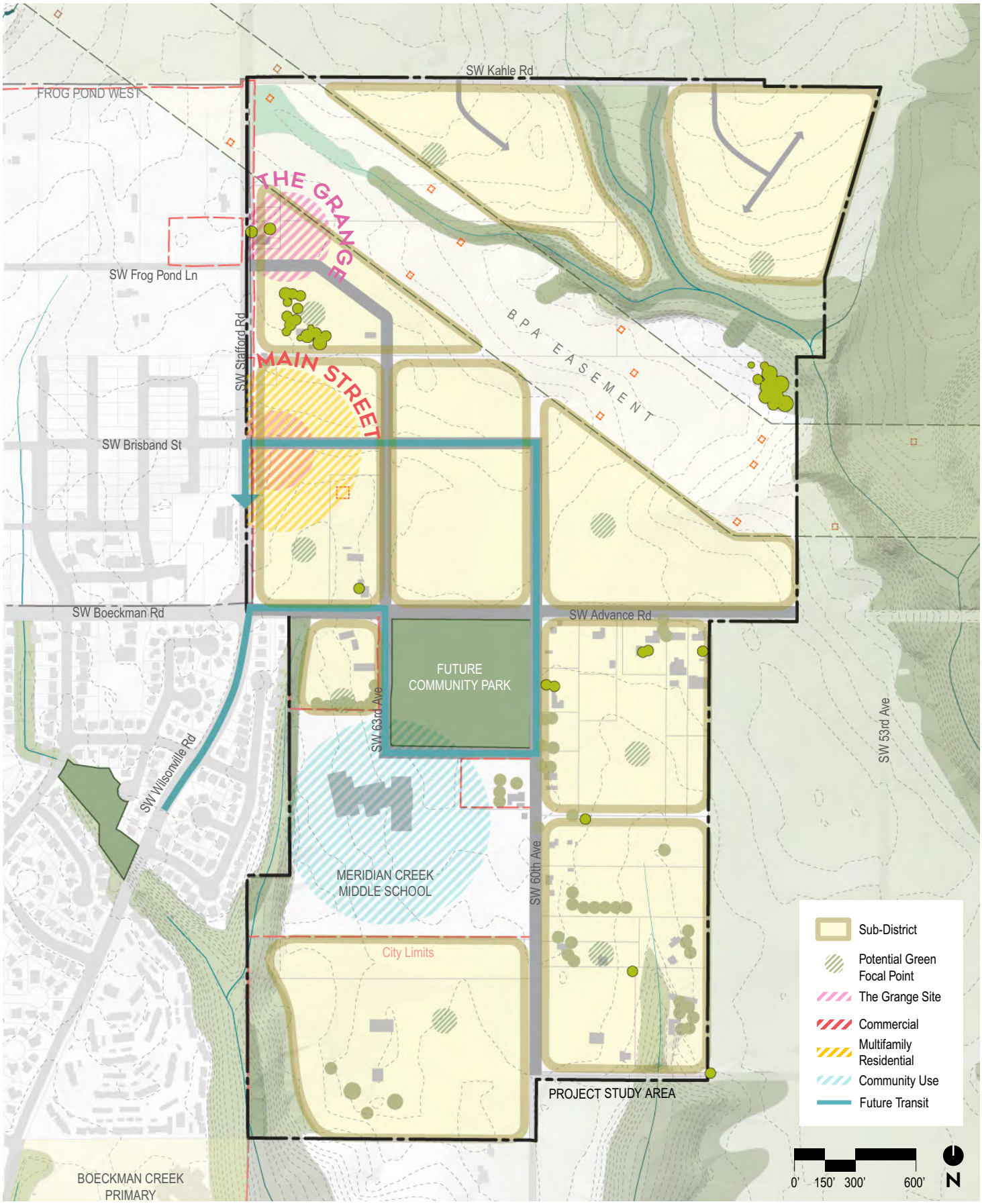
DRAFT - NOVEMBER 9, 2022

COMMUNITY DESIGN CONCEPTS

SUBDISTRICTS

Figure 14 shows the concept of "subdistricts" within Frog Pond East and South. The subdistricts are intended as "neighborhoods within neighborhoods" – areas with cohesive building form, public realm features, and other characteristics that give them identity. There are ten subdistricts planned for Frog Pond East and South. Each will have a "green focal point" that is central in the subdistrict and/or aligned with a key feature such as a tree grove. The focal points, together with the neighborhood destinations, will provide many community gathering places in Frog Pond East and South.

Figure 14. Diagram of Conceptual Subdistricts



COMMUNITY DESIGN CONCEPTS

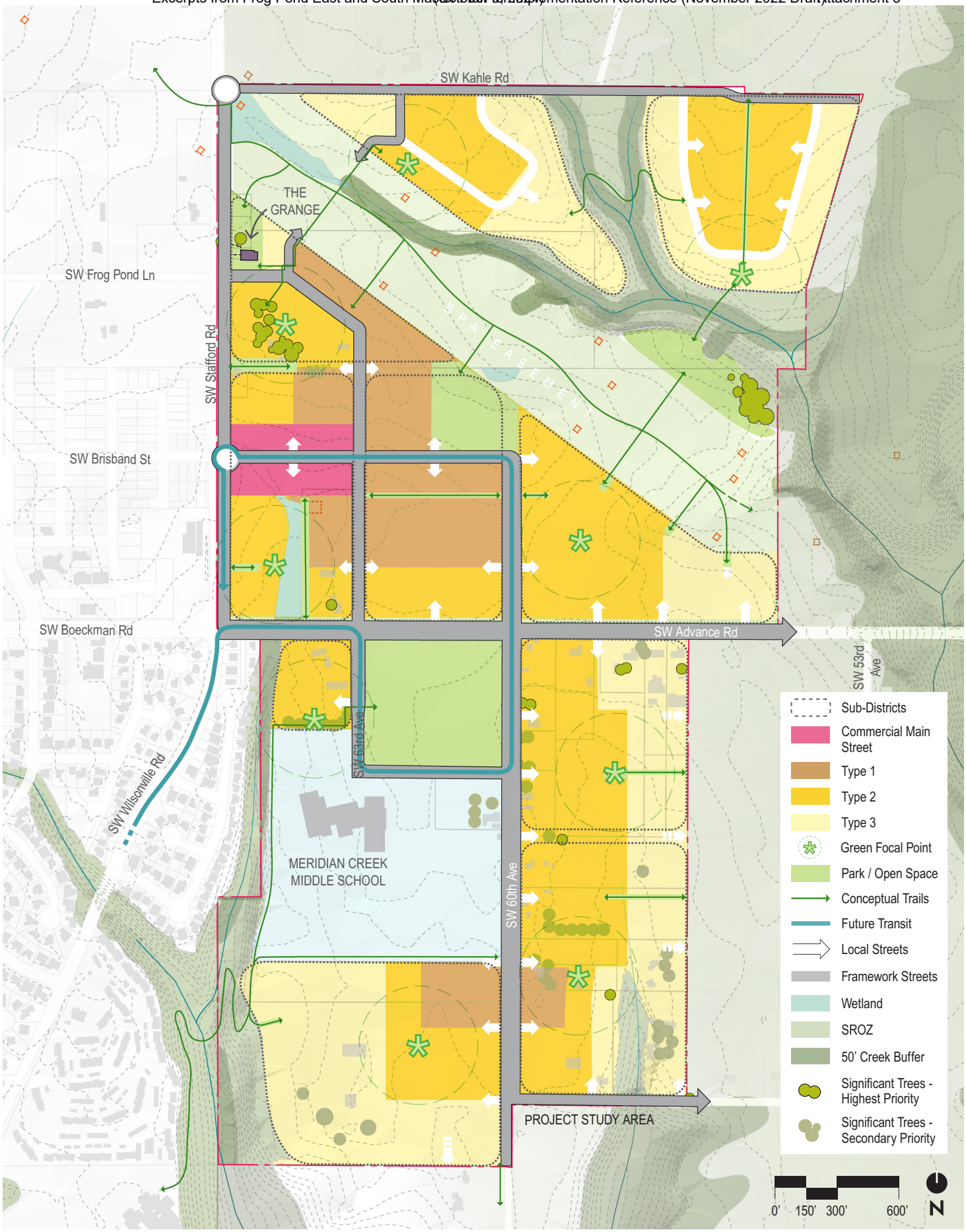
IMPLEMENTING THE DESIGN CONCEPTS

The design concepts discussed above are the foundation of the Master Plan's intent to create a strong sense of place and identity in Frog Pond East and South. The Master Plan's Land Use and Urban Form Plan is shown on Figure 15. The following section summarizes how the Master Plan's key features and intended outcomes implement the design concepts. Additional descriptions are provided in the Land Use and Public Realm chapters of this report.

NEIGHBORHOOD DESTINATIONS WITHIN FROG POND EAST AND SOUTH

- Park/gathering space at the Frog Pond Grange
- A Future Frog Pond East Neighborhood Park
- The SW Brisband Main Street as a neighborhood-scale commercial and mixed-use center
- The Frog Pond South Community Park
- Meridian Creek Middle School
- "Green focal points" within each subdistrict
- Meridian Creek and Newland Creek natural areas
- Significant tree groves

Figure 15. Land Use and Urban Form Plan



COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in "Type 1" urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form "feathers out" from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quad-plexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)

LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **"transect"** of housing form in order to create a cohesive neighborhood that maximizes the amenities availble to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built

GREEN FOCAL POINTS

In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several "green focal points" are identified in central locations within each walkable subdistrict of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points will be integrated into the neighborhood with front doors facing them, where possible, and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for the green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces also provide opportunities to preserve mature and significant trees and provide visible stormwater treatment.

IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
   a. Set minimum number of units at the subdistrict or tax lot level.
   b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
   c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
   d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
   a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Adoption of special provisions for design of both the public realm and private development along the east side of SW Stafford Road, north side of SW Advance Road, and surrounding the East Neighborhood Park.

a. On the east side of SW Stafford Road, provisions will combine blending the brick wall design used in Frog Pond West and the desire to have structures have a presence fronting SW Stafford Road with pedestrian access to the protected sidewalk and bicycle path and generally providing entrances facing SW Stafford Road, besides those fronting the SW Brisband Main Street.
b. On the north side of SW Advance Road provisions will be added to require residential structure orientation, including main entrance, to SW Advance Road. This provision intends to ensure SW Advance is integrated into the design of the development like other collectors in the area such as SW Willow Creek Drive in Frog Pond West. The provisions also ensure homes on the north side of SW Advance across from the community park face the community park.
c. Provisions will require development around the East Neighborhood Park to orient as to have an active side of the development facing the park.
d. For all three areas, specific design standards will address adjacent different Urban Design Types, mix of land uses, and key public realm facilities. Provisions will enhance opportunities to provide a better transition between these spaces and a focus on the public realm.
For example, allowing three-story buildings in Urban Design Type 2 adjacent to the Commercial Main Street and along Stafford Road coupled with appropriate design measures, to provide a better transition between the four-story structures on SW Brisband and the 2-story residential across Stafford Road and in the rest of the Type 2 area. The design standards will focus on maintaining the community's desires to both, avoid an abrupt height differential between the buildings on the west and east sides of Stafford Road, and also, to focus the tallest buildings around the Main Street and Neighborhood Park, internal to the neighborhood and not on the edge / major roadways. Building stepbacks is another design option that would allow an appropriate transition from the tallest buildings on Main Street heading east along Brisband toward the park and areas with lower densities and building heights.

10. The Master Plan shows the entire area between streams just below where SW Kahle Road forks as SROZ based on existing tree canopy. According to the property owner a portion of this area may have been planted as agricultural trees and may not meet criteria to be SROZ. The City will coordinate with the property owner to further evaluate if a portion of this area is developable or if it should remain in the SROZ. If it is found to be developable, code provisions will allow it to be developed consistent with Type 3 Urban Design standards.

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

IMPLEMENTATION

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA[3] accessibility.

The standards for Frog Pond's housing variety will also recognize and accommodate several development realties:

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code's variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City's future Housing Needs Analyses and Housing Production Strategies..

3 Americans with Disabilities Act (1990).

- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units[4]
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings[5]
- Accessory Dwelling Units

Strategy 2: Define "categories" of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

IMPLEMENTATION

Housing variety on the block level prevents segregation of housing types that often subsequently segregates populations by economic status. Code provisions, likely incentives but potentially requirements, related to the percent of net area of blocks by housing category will help ensure a fine grained variety of housing type and integration of lower cost housing.

CODING FOR MAIN STREET

The Brisband Main Street received very strong support in open houses, focus groups, tabling events and surveys for the Master Plan. Community members were excited that Main Street could become a walkable and attractive destination with restaurants, shops and services.

Wilsonville has existing and future models of the type of pedestrian-oriented commercial center envisioned for the Frog Pond's Main Street. The village center in Villebois is an anchor point for that community with its well-designed public realm, higher density housing, mixed-use, and strong connections to the adjacent neighborhoods. Wilsonville's Town Center Main Street is a central element of the Town Center Plan and will include attractive streetscapes, mixed-use buildings, and three-to-four story building form.

To achieve the vision for the Brisband Main Street, the following design and development strategies for the Brisband Main Street will be implemented:

- Permit neighborhood-scale retail, services, mixed-use, multi-family residential
- Prohibit drive-through uses and facilities
- Adopt development standards such as:
  - Shallow setbacks to bring buildings close to Main Street's sidewalks
  - Up to 4-story building height

"The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville."

— Frog Pond Area Plan

- Tall ground floors to emphasize storefront character
- Building frontages that occupy a high percentage of the block faces along Main Street

- Adopt design standards such as:
  - Primary entrances oriented to Brisband or its intersections
  - Front setback areas designed for pedestrian use
  - Parking to the sides or rears of buildings
  - Small plazas designed as an accessible amenity
  - Weather protection (awnings and/or canopies) along sidewalks
  - Building articulation, fenestration, and materials that make Main Street an attractive place and contribute to the vitality of the street environment

The City may initiate a design study for Main Street to evaluate detailed public realm improvements and coordinate them with private development.

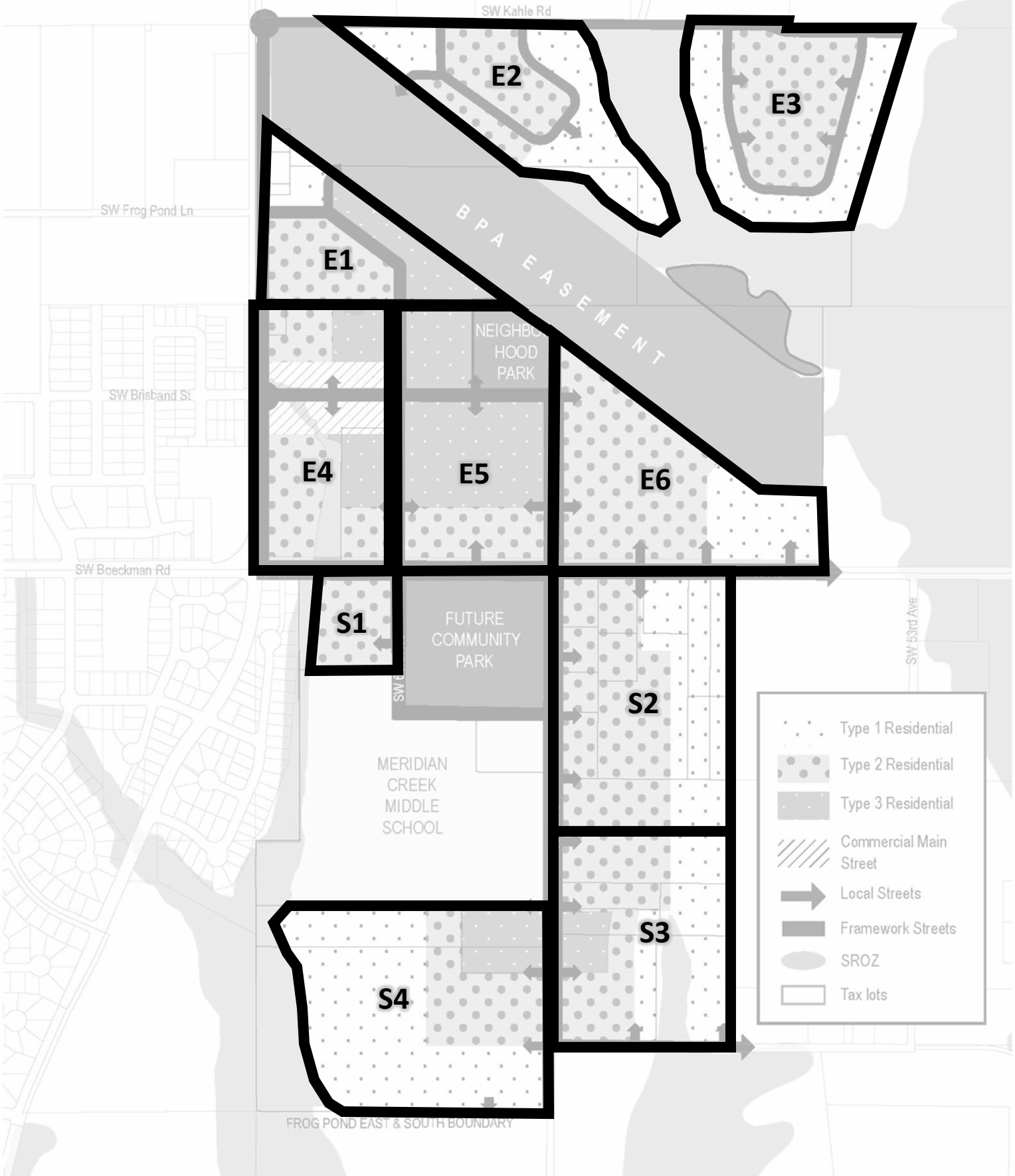
Frog Pond East and South Implementation

Draft Development Code Concepts for January 2023 Work Session

1. Designation of Subdistricts

- **Intent:** To clearly designate subdistrict boundaries based on existing property lines consistent with the subdistricts shown in the Master Plan.
- **Explanation:** Put the subdistricts map in the zoning Code, so there is no need to reference Master Plan.
- **Code Reference:** Add to Subsection 4.127 (.05) *Residential Neighborhood Zone Sub-districts*.
- **Draft Code Amendment:** See map on next page - - >

Figure X. Frog Pond East and South Subdistricts



2. Minimum number of units for subdistricts and tax lots

- **Intent:** Establish minimum unit count for consistency with the Master Plan. Minimum unit count provides needed certainty for infrastructure planning ensuring sufficient units to help pay for planned infrastructure. While other standards will be primary drivers of variety, the minimum unit count helps encourages housing variety as meeting unit count minimums would require some housing variety. Minimums also achieve compliance with Metro standards and State metropolitan housing rules. See Strategy 3 on page 111 of the Master Plan.
- **Explanation:** Presented in table format, establishes minimum unit numbers, consistent with calculation of property capacity based on expected unit types for each urban form type reflected in the Master Plan appendix. Where an entire subdistrict is currently under single ownership, the number is shown for only the entire subdistrict. Where the subdistrict covers multiple existing properties and ownerships, it is broken down by tax lot for the scenario that a tax lot develops independently of other lots in the subdistrict. A footnote explains what happens in the scenario that a developer controls multiple adjacent taxlots that are listed separately in the table.
- **Code Reference:** Table X, Section 4.127 (.06). Subsection (.06) will be retitled *Minimum and Maximum Residential Lots or Units* and this table will be added under a new Subsection C. which sets the minimum unit count specifically for Frog Pond East and South.
- **Draft Code Amendment:** See table on next page - - >

Table X. Minimum Number of Units in Frog Pond East and South Sub-districts	
Sub-Districts	Minimum Number of Units
E1	101
E2	138
E3	172
E4*	169
E4 TL 1101 (portion)	129
E4 TL 1200	40
E4 TL 1000	0
E5	299
E6	205
S1	27
S2*	94
S2 TL 1000 28050 SW 60th Ave	1
S2 TL 800 5890 SW Advance Rd	1
S2 TL 500 5780 SW Advance Rd	1
S2 TL 300 5738 SW Advance Rd	2
S2 TL 100 5696 SW Advance Rd	2
S2 TL 900	11
S2 TL 700	52
S2 TL 400	5
S2 TL 200	5
S2 TL 1100 28152 SW 60th Ave	3
S2 TL 1200	9
S2 TL 1300 28300 SW 60th Ave	2
S3*	156
S3 TL 1400 28424 SW 60th Ave	33
S3 TL 1500 28500 SW 60th Ave	31
S3 TL 1600	13
S3 TL 1800 28668 SW 60th Ave	4
S3 TL 1700 28580 SW 60th Ave	5
S3 TL 1900 5899 SW Kruse Rd	48
S3 TL 2000 5691 SW Kruse Rd	11
S4*	219
S4 TL 2600	64
S4 TL 2700 28901 SW 60th Ave	155

*Where an application includes two or more adjacent tax lots within the subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

3. Urban form standards

- **Intent:** Provide clear guidance for development of residential buildings in each of the different urban forms, Type 1, Type 2, Type 3, mapped in the Master Plan. See Strategy 4 on page 111 of the Master Plan.
- **Explanation:** Numeric standards for each Type presented in a table format to articulate clear and objective siting and design standards. The table follows the format of the lot standards table for Frog Pond West. The proposed numbers represent precedent structures of a variety of housing types, as well as seek to remain consistent with similar standards in Frog Pond West and elsewhere in the City. See pages after table on next page for precedent examples.
- **Code Reference:** Subsection 4.127 (.08) *Lot Development Standards* Table 4. Subsection (.08) will be reorganized to clearly differentiate between standards for Frog Pond West and those for Frog Pond East and South.
- **Draft Code Amendment:** See table on next page - - >

Table 4. Lot and Structure Standards for Frog Pond East and South Neighborhoods

					Front Setbacks			Rear Setbacks				
Land Use Map Designation	Min. lot size except townhouses (sq. ft.)	Min. lot size for townhouses (sq. ft.)	Min. lot width / street frontage (ft.)	Max height (ft.)	Front Min. (ft.)	Front Max. (ft.)	Maximum Building Width Facing Street (feet)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.)	Distance Between Buildings (feet)	Max. lot coverage[I]
Urban Form Type 1	2,000	1,200	30[C]	45	6[D]	10[E]	None	10	[G]	5	Per building code	75%
Urban Form Type 2	4,000	1,500[A]	35[C]	35	10	25[E]	120 except that buildings over 90 feet cannot occupy entire block face.	10	[G]	5	8	60%
Urban Form Type 3	6,000	1,500[B]	35[C]	35	10	None	90	15[F]	[G]	7.5	12[H]	45%

Notes:

A. The combined area for two or more lots for a townhouse building shall be at least 4,000 square feet. This means the average lot size per unit for a two-unit townhouse building would be at least 2,000 square feet. Either of the lots could be as low as 1,500 square feet as long as the other lot compensates to add up to 4,000 square feet.

B. The combined area for two or more lots for a townhouse building shall be at least 6,000 square feet. This means the average lot size per unit for a two-unit townhouse would be at least 3,000 square feet, and for a three-unit townhouse would be 2,000 square feet per unit. Any individual lot can be as small as 1,500 square feet as long as other lots for the townhouse building compensate to add up to a total of 6,000 square feet.

C. Minimum lot width / street frontage for townhouse lots is 20 feet.

D. In Urban Form Type 1 the minimum front setback is 6 feet to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.

E. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

F. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.

G. Setbacks for residential garages are as follows:

1. Front (street loaded): minimum 20 feet.
2. Alley loaded with exterior driveway: minimum 18 feet from the alley.
3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.

H. Minimum building spacing for cottage clusters is 10 feet, for ADUs it is as-required by Building Code.

I. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

11395 SW Toulouse Street
Toulouse Street block-wide multi-family
Building Width 257 feet
Front Setback 5 feet

Type 2 Urban Form Precedents

11489 SW Toulouse Street
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

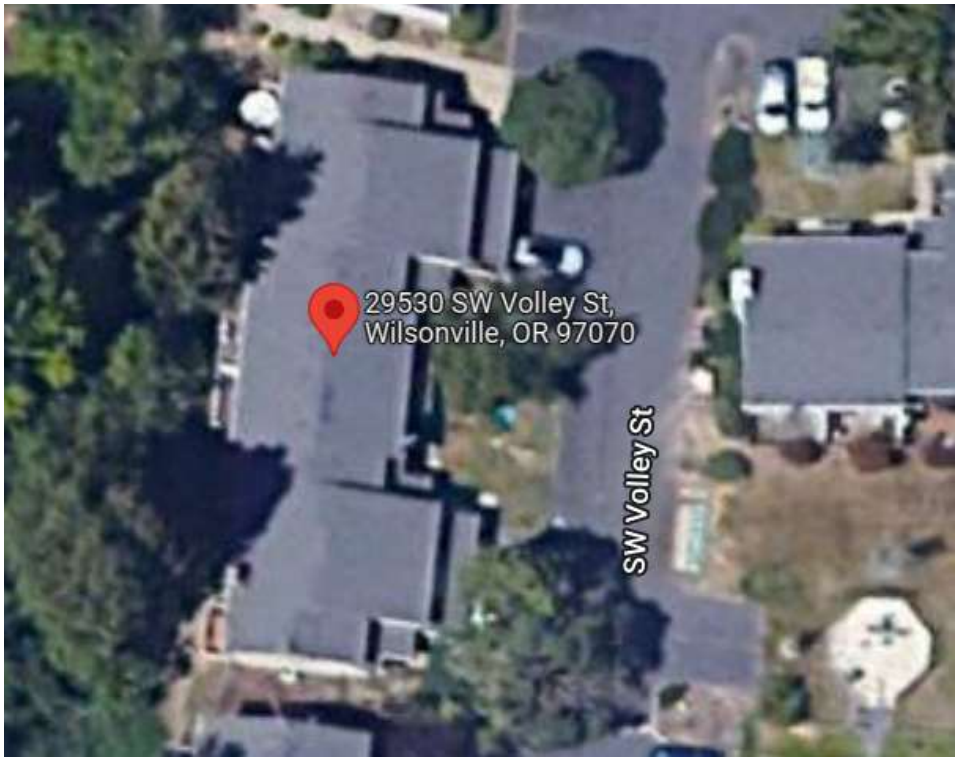
Type 2 Urban Form Precedents continued

28796 SW Ashland Loop
Traditional multi-family-Boulder Creek
Building Width 116 feet
Setback from Street 30 feet
Setback from Parking lot 20 feet

7114 SW McDonald Drive
Traditional multi-family-Berkshire Court
(Could be Type 3 Urban Form if buildings without single-level connection)
Building Width 125 feet
Setback from Street 35 feet
Setback from Parking lot 20 feet

Type 2 Urban Form Precedents continued

29530 SW Volley Street
Six-unit condo building
Building Width 120 feet
Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

28515 through 28535 SW Paris Ave
Villebois six-unit townhouse
(Could also be Type 2 Urban Form)
Building Width `92 feet
Front Setback 10 feet

29136 through 29152 SW Costa Circle E
Five-unit townhouse in Villebois next to detached single-family
(Could also be Type 2 Urban Form)
Building Width 88 feet
Front Setback 15 feet
Distance Between Buildings 8 feet

Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet

Type 3 Urban Form Precedents continued

29455 SW Serenity Way
Older triplex
Building Width 80 feet
Front Setback 20 feet

29670 SW Brown Road
Older four-plex, with stacked flats
Building Width 55 feet
Setback from Parking Lot 5 feet

Type 3 Urban Form Precedents continued

29631 SW Serenity Way
Older four-plex (side by side configuration)
Building Width 89 feet
Front Setback more than 20 feet

28741 through 28753 SW Cost Circle East
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street
Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet

Type 2 Urban Form Precedent

7245 SW Chestnut Lane
Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet

Type 3 Urban Form Precedents

6761 SW Primrose Court
Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet

30944 SW Kensington Drive
Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet

4. Define categories for housing variety

- **Intent:** To create categories that will be the foundation to variety standards for Frog Pond East and South meeting to help meet key housing policy objectives of the City. See Strategy 2 under housing variety on page 110 of the Master Plan.
- **Explanation:** Creates a table separating housing unit types into four categories based on built form and existing definitions in the City's Development Code.
- **Code Reference:** These Code amendments will be part of a new subsection within Section 4.127 focused on housing variety in Frog Pond East and South. Housing type definitions will remain as adopted with Middle Housing in Wilsonville Project found in Section 4.001 *Definitions*.
- **Code Concept:**

Table 7. Housing Unit Categories for Frog Pond East and South Neighborhoods

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: • Townhouses • Duplex • Triplex • Quadplex	• Cottage clusters • Detached units 1200 sf[A] or less (besides cottage cluster units) • Accessory dwelling units	Detached dwelling units more than 1200 sf[A] • Detached homes on their own lot • Cluster housing • Detached multi-family units

Footnotes to Table 7
A. Square footage represents a measurement of the Habitable Floor Area as defined in Section 4.001 *Definitions*

5. Clear and objective design standards for multi-family

- **Intent:** Provide clear and objective design and siting standards for multi-family buildings similar to single-family and middle housing to provide consistent review of all housing types in Frog Pond East and South, and potentially citywide.
- **Explanation:** Adapt and modify current design standards for middle housing, especially townhouses, to apply to attached multi-family. A policy decision is needed to determine whether to apply these standards only in Frog Pond East and South or to apply to new multi-family buildings citywide.
- **Code Reference:** Add new subsection to Subsection 4.113 (.14) if citywide or add as new subsection in Section 4.127 if applying only to Frog Pond East and South
- **Draft Code Amendment:** N/A. For this work session there is no draft language proposed. Rather, the project team is only looking for direction from the Commission on how to proceed and then draft Code

amendment language will be brought forward at a subsequent work session. The key directional questions the project team is looking to get answered are:

- **Policy Questions:**
  1. Should multi-family buildings be reviewed in the same manner as single-family homes and middle housing or remain subject to Site Design Review by the Development Review Board?
  2. If new standards are development for review of multi-family buildings, should the standards be applied citywide or only to Frog Pond East and South?
     Staff recommendation: Citywide, besides Villebois. Villebois is not included as it has its own design standard system and review process separate from the rest of the City. Citywide, besides Villebois, is consistent with how design standards are applied for other housing types including single-family homes and middle housing. This is a ministerial, or staff, review based on clear and objective standards that occurs at the time of building permit issuance. The intent would be to allow multi-family to go through a similar ministerial review process as middle housing and single-family homes rather than be subject to Site Design Review and review by the Development Review Board. Public processes such as these have been used historically to prevent needed housing. Also, with limits on housing review criteria (must be clear and objective) these processes can be frustrating to interested neighbors by providing on the surface an opportunity to comment and potentially stop a project, but in reality the City is required to approve despite neighborhood objections if clear and objective criteria are met. Staff notes multi-family is not an allowed use in Old Town or Frog Pond West, so those detailed design standards would not conflict with new detailed design standards.
  3. If supportive of standards to review multi-family like other housing, does the Commission support an approach of adapting and modifying, as appropriate, design standards applied to similarly sized structures like townhouses in order to apply them to multi-family buildings?

6. Standards for Green Focal Points in Each Subdistrict

- **Intent:** To establish clear and objective standards for green focal points such as small playgrounds or plazas, which will be an important urban design focus of each subdistrict, as identified in the Master Plan. See page 79 of the Master Plan.
- **Explanation:** The draft Code amendment is primarily in table form. For each subdistrict, the table identifies minimum green focal point size, location and other requirements, as applicable. Where multiple

existing properties share a subdistrict, particularly in Frog Pond South, an explanation is provided of what would be expected if existing taxlots where developed independently. The minimum green focal point size is based on existing open space requirements in Section 4.113 *Standards Applying to Residential Development in Any Zone*. See further explanation below.

With the provision of green focal points in each subdistrict, standards need to also be put in place for surrounding development in subdistricts to treat them as a focal point. Standards include how direct the path is to the focal point and the orientation of surrounding buildings.

In addition, a purpose statement is added to the open space section of the Residential Neighborhood Zone reflecting the intent of green focal points in the Master Plan for Frog Pond East and South.

- **Code Reference:** Standards added as Subsection C. to 4.127 (.09) *Open Space*. Purpose statement added to Subsection A. of this Open Space subsection.
- **Draft Code Amendment:**

Purpose: For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments.

Table X. Green Focal Points			
Sub-Districts	Minimum Size		Location and other requirements
E1	0.75 acres		Located either north of Grange building or in grove around existing home at 27480 SW Stafford Road.
E2	0.75 acres		N/A
E3	0.75 acres		At trailhead adjacent to SROZ leading to the south.
E4	0.75 acres		Plaza space integrated into commercial main street, linear area

			may extend north or south of main street.
E5	None additional, location of East Neighborhood Park		East Neighborhood Park serves as green focal point
E6	0.75 acres		Does not include park area on north side of BPA Easement, this green focal point must be located south of the BPA Easement.
S1	0.25 acres		N/A
S2	0.75 acres		To be located on Tax Lot 700, Section 18B aligned with terminus of future extension of SW Hazel Street
S3	0.75 acres		To be located near northern end of creek potentially collocated with regional storm facility. At least 0.25 acre each on Tax Lots 1600, 1700, 1800, of Section 18B.
S4	0.75 acres		To be located along boundary between Tax Lots 2600 and 2700 with 0.50 acre on Tax Lot 2700 and 0.25 acres on Tax Lot 2600, Section 18.

1. Within each subdistrict, streets shall provide direct access to the subdistrict's green focal point. Direct access, for this purpose of this requirement, means from any point on any local street within the subdistrict,

a traveler would need to take travel on no more than two different streets to reach the green focal point.

2. Structures adjacent to or across the street from green focal points shall have at least one entrance oriented towards the green focal point.

Additional Explanation and Rational of Green Focal Point Size:

Section 4.113 requires 25% of residential development to be open space, half of which must be usable, while the other can be natural area or similar. As recently as 2020, with citywide residential standard updates, the City Council has expressed a priority to maintain this level of open space and no direction has come to exempt Frog Pond East and South from this citywide standard.

The total developable residential area of Frog Pond East and South is approximately 170 acres. This excludes mapped natural areas (SROZ), the BPA easement, the planned mixed use commercial area, and the planned neighborhood park in Frog Pond East.

25% of 170 acres is 42.5 acres. Half of this acreage can be non-usable open space, such as natural areas. As established in Section 4.113, SROZ and non-active BPA easement area can be counted to meet non-active open space requirements. This is easily met in Frog Pond East and South with the riparian SROZ areas and BPA easement, leaving only the 21.25-acre active open space requirement (50% of required open space or 12.5% of 170 acre) to examine as it relates to green focal points.

The Master Plan calls for a 10 acre community park, a 3-acre neighborhood park, a 1-acre park in an area of Frog Pond East between the BPA Easement and SROZ that is otherwise not accessible for development, and at least 1 acre of trails and other active amenities in the BPA easement. All these known active spaces add up to approximately 15 acres, leaving 6.25 acres for other active open spaces in the form of green focal points.

The 6.25 acres is then divided evenly across the subdistricts, with a couple exceptions. Subdistrict E5 already has the neighborhood park as the focal point, and would not require any additional area. Subdistrict S1 is notably smaller than other subdistricts, and therefore should have a reduced (1/3 of other subdistricts) requirement. The 6.25 can therefore be divided by 8.33 (five East subdistricts, with the sixth exempt, plus three and 1/3 South subdistricts). This comes out to 0.75 acres per subdistrict, with 0.25 for subdistrict S1

Section 4.127. Residential Neighborhood (RN) Zone.

(.01) *Purpose.* The Residential Neighborhood (RN) zone applies to lands within Residential Neighborhood Comprehensive Plan Map designation. The RN zone is a Planned Development zone, subject to applicable Planned Development regulations, except as superseded by this section or in legislative master plans. The purposes of the RN Zone are to:

A. Implement the Residential Neighborhood policies and implementation measures of the Comprehensive Plan.

B. Implement legislative master plans for areas within the Residential Neighborhood Comprehensive Plan Map designation.

C. Create attractive and connected neighborhoods in Wilsonville.

D. Regulate and coordinate development to result in cohesive neighborhoods that include: walkable and active streets; a variety of housing appropriate to each neighborhood; connected paths and open spaces; parks and other non-residential uses that are focal points for the community; and, connections to and integration with the larger Wilsonville community.

E. Encourage and require quality architectural and community design as defined by the Comprehensive Plan and applicable legislative master plans.

F. Provide transportation choices, including active transportation options.

G. Preserve and enhance natural resources so that they are an asset to the neighborhoods, and there is visual and physical access to nature.

H. Create housing opportunities for a variety of households, including housing types that implement the Wilsonville Equitable Housing Strategic Plan and housing affordability provisions of legislative master plans.

(.02) *Permitted uses:*

A. Open Space.

B. Single-Family Dwelling Unit.

C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

D. Duplex.

E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.

H. Cohousing.

I. Cluster Housing (Frog Pond West Master Plan).

J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

K. Manufactured homes.

(.03) *Permitted accessory uses:*

A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.

B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.

C. Accessory Dwelling Units, subject to the standards of Section 4.113 (.10).

D. Home occupations.

E. A private garage or parking area.

F. Keeping of not more than two roomers or boarders by a resident household.

G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

H. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet.

I. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) *Uses permitted subject to Conditional Use Permit requirements:*

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Commercial Recreation, including public or private clubs, lodges or meeting halls, golf courses, driving ranges, tennis clubs, community centers and similar commercial recreational uses. Commercial Recreation will be permitted upon a finding that it is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of Section 4.124(.04)(D) (Neighborhood Commercial Centers).

C. Churches; public, private and parochial schools; public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents. Neighborhood Commercial Centers are only permitted where designated on an approved legislative master plan.

(.05) *Residential Neighborhood Zone Sub-districts:*

A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.

1. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

(.06) *Minimum and Maximum Residential Lots:*

A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.

1. For initial development of the Frog Pond West Neighborhood, Table 1 in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.

2. For areas that are a portion of a sub-district, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.

B. The City may allow a reduction in the minimum density for a sub-district when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

Table 1. Minimum and Maximum Residential Lots by Sub-District in the Frog Pond West Neighborhood

Area Plan Designation	Frog Pond West Sub-district	Minimum Lots in Sub-district[a,b]	Maximum Lots in Sub-district[a,b]
R-10 Large Lot	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7[a]
Public Facilities (PF)	13	0	0

[a.] Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.

[b.] For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.

[c.] These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

(.07) *Development Standards Generally:*

A. Unless otherwise specified by this the regulations in this Residential Development Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

(.08) *Lot Development Standards:*

A. Lot development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

B. Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards unless superseded or supplemented by other provisions of the Development Code.

C. Lot Standards for Small Lot Sub-districts. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

Table 2: Neighborhood Zone Lot Development Standards

Neighborhood Zone Sub-District	Min. Lot Size (sq. ft.)[A,B]	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Min. Lot Width[I, J, N] (ft.)	Max. Bldg. Height[H] (ft.)	Setbacks[K, L, M]				
						Front Min. (ft.)	Rear Min. (ft.)	Side Min. (note)	Garage Min Setback from Alley (ft.)	Garage Min Setback from Street[O,P] (ft.)
R-10 Large Lot	8,000	60'	40%[E]	40	35	20[F]	20	[M]	18[G]	20
R-7 Medium Lot	6,000[C]	60'	45%[E]	35	35	15[F]	15	[M]	18[G]	20
R-5 Small Lot	4,000[C,D]	60'	60%[E]	35	35	12[F]	15	[M]	18[G]	20

Notes:

A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.

B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.

C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.

D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

E. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.

F. Front porches may extend 5 feet into the front setback.

G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.

H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.

I. For townhouses in all sub-districts minimum lot width is 20 feet.

J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.

K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

L. For cottage clusters all setbacks otherwise greater than 10 feet for other housing types is reduced to 10 feet

M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.

N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.

O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.

P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:

a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) *Open Space:*

A. *Purpose.* The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.

2. Retain and incorporate natural resources and trees as part of developments.

3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Open Space requirements in WC Section 4.113(.01).

B. *Within the Frog Pond West Neighborhood, the following standards apply:*

1. Properties within the R-10 Large Lot sub-districts and R-7 Medium Lot sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.

2. For properties within the R-5 Small Lot sub-districts, Open Space Area shall be provided in the following manner:

a. Ten percent of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50 percent usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.

b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the ten percent requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the ten percent requirement.

c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.

d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.

e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) *Block, access and connectivity standards:*

A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.

B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

1. Within the Frog Pond West Neighborhood, streets shall be consistent with Figure 18, Street Demonstration Plan, in the Frog Pond West Master Plan. The Street Demonstration Plan is intended to be guiding, not binding. Variations from the Street Demonstration Plan may be approved by the Development Review Board, upon finding that one or more of the following justify the variation: barriers such as existing buildings and topography; designated Significant Resource Overlay Zone areas; tree groves, wetlands or other natural resources; existing or planned parks and other active open space that will serve as pedestrian connections for the public; alignment with property lines and ownerships that result in efficient use of land while providing substantially equivalent connectivity for the public; and/or site design that provides substantially equivalent connectivity for the public.

2. If a legislative master plan does not provide sufficient guidance for a specific development or situation, the Development Review Board shall use the block and access standards in Section 4.124(.06) as the applicable standards.

(.11) *Signs.* Per the requirements of Sections 4.156.01 through 4.156.11 and applicable provisions from adopted legislative master plans.

(.12) *Parking.* Per the requirements of Section 4.155 and applicable provisions from adopted legislative master plans.

(.13) *Corner Vision Clearance.* Per the requirements of Section 4.177.

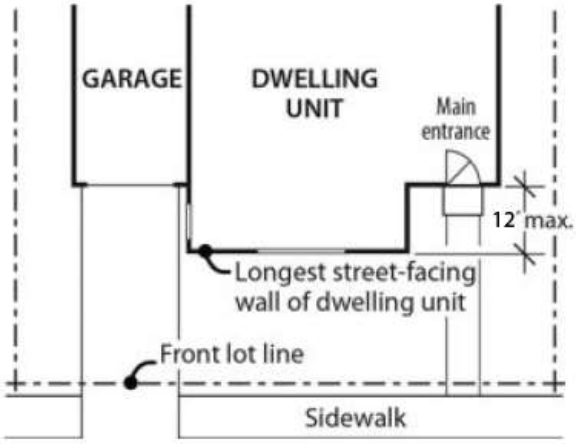
(.14) *Main Entrance Standards:*

A. *Purpose.* These standards:

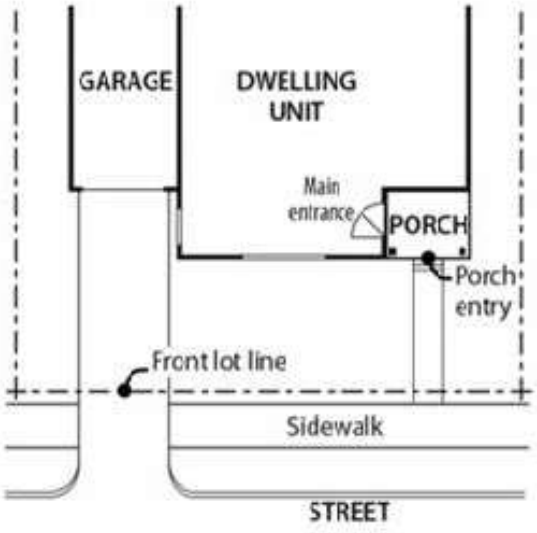
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a porch. The porch must:
      (i) Be at least six feet deep;
      (ii) Have at least one entrance facing the street; and
      (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



C. *Distance from grade.* Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;

2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;

3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;

4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and

5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.

2. *Exemptions:*

a. Garages on flag lots.

b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.

3. *Standards:*

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less that are less than 50 feet wide at the front lot line, the standard in (b) below applies.

b. For lots less than 50 wide at the front lot line, the following standards apply:

   (i) The width of the garage door may be up to 50 percent of the length of the street-facing façade.

   (ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.

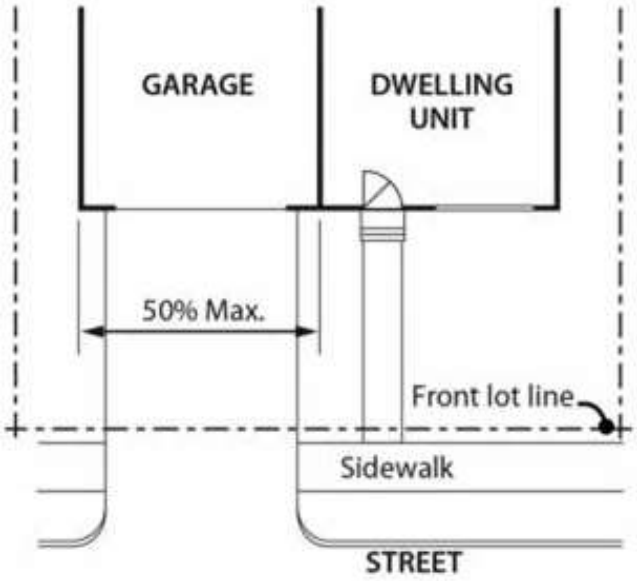
   (iii) The maximum driveway width is 18 feet.

c. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

d. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

e. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

Length of Street-Facing Garage Wall



(.16) *Residential Design Standards:*

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.

2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* These standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract.

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

1. For two-story structures:

a. 15 percent front facades.

b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.

2. For one-story structures:

a. 12.5 percent—front facades.

b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.

3. For all structures: Five percent for street-side facades.

4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.

5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets, pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

1. Dormers at least three feet wide.

2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
12. Sidelight and/or transom windows associated with the front door or windows in the front door.
13. Window grids on all façade windows (excluding any windows in the garage door or front door).
14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

1. Vinyl siding.
2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.

5. Fiberglass panels.

(.17) *Fences:*

A. Within Frog Pond West, fences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.

2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.

3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.

B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.

C. *Development must utilize one or more of the following design elements:*

1. Alley loaded garage access.

2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.

3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

(Ord. No. 806, 7-17-2017)

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability.*

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development.

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

C. *Area Required.* The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces.* For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are [publicly] accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be

usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*

a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.

F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

G. The open space requirements of this subjection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2. below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or Residential Neighborhood Zones, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;

2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

B. For the purpose of this subsection the term "residential structure" is inclusive of a series of structures that are attached to one another such as a grouping of townhouses.

C. Standards applicable to all residential structures except as noted in I. below.

1. *Façade Variety:*

a. Each public-facing façade of a residential structure shall differ from the public-facing façades of directly adjacent residential structures in at least one of the three ways listed in Subsection d. below.

b. Where public-facing façades repeat on the same block, at least two residential structures with different public-facing façades shall intervene between residential structures with the same public-facing façades, with sameness defined by not differing in at least one of the three ways listed in Subsection d. below.

c. For façades of residential structures facing a public street, the façade of any residential structures directly across the street shall differ in at least one of the three ways listed in Subsection d. below. Directly across means any residential structure façade intersected by imaginary lines extending the shortest distance across the street from the mid-point of a façade and from the edges of a façade. See Figure 1 below.

d. A façade shall be considered different if it differs from another façade in at least one of the following ways:

i. Variation in type, placement, or width of architectural projections (such as porches, dormers, or gables) or other features that are used to meet the Articulation standards in Subsection (.14)C.2.b or Subsection (.14)E.4. If adjacent or opposite façades feature the same projection type, the projections on adjacent/opposite façades must differ in at least one of the following ways:

- At least 20 percent difference in width; or
- Horizontally offset by at least five feet. For the purposes of this standard, "offset" means a measurable difference of at least five feet from the left edge of the projection to the left edge of the front façade or at least five feet from the right edge of the projection to the right edge of the front façade.

ii. At least 20 percent of the façade (excluding glazing) is covered by different exterior finish materials. The use of the same material in different types of siding (e.g., cedar shingles vs. cedar lap siding) shall be considered different materials for the purpose of this standard.

iii. Variation in primary paint color as determined by a LRVR (Light Reflectance Value) difference of at least 15 percent.

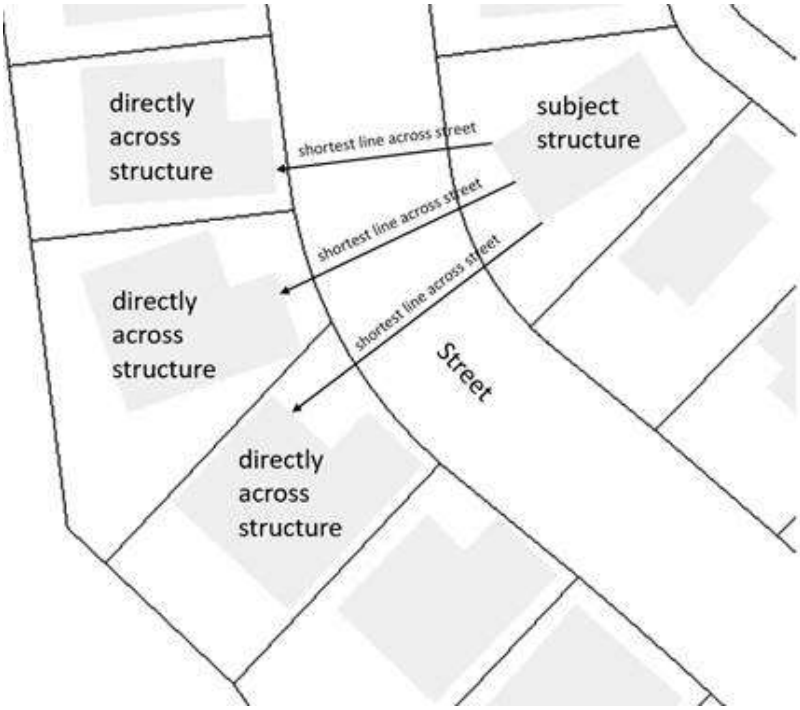


Figure 1. Determining If A Residential Structure is Directly Across the Street from Another

2. *Architectural Consistency and Interest.*

   a. Architectural styles shall not be mixed within the same residential structure (a series of attached structures is one structure for the purpose of these standards). Architectural style consistency is defined by adherence to all of the following:

      i. Use of the same primary and supporting façade materials throughout the structure.

      ii. Use of no more than two roof pitch angles.

      iii. Use of the same door size for each primary entrance in the structure.

   b. Articulation. All public-facing façades of residential structures, other than townhouses, shall incorporate the following design elements at a minimum interval of every 30 feet, except as noted in 2.c. below. The minimum number of design elements is determined by dividing the façade length by 30 and rounding up to the nearest whole number. For townhouse articulation standards, see subsection (.14)E.4.

      i. varying rooflines.

      ii. offsets of at least 12 inches.

      iii. balconies.

      iv. projections of at least 12 inches and width of at least three feet.

      v. porches.

      vi. entrances that are recessed at least 24 inches or covered.

      vii. dormers at least three feet wide.

   c. For structures with two or more dwelling units, a single design element that spans at least 50 percent of the façade of two adjacent units can count as two articulation elements to meet the standard in subsection b. and can meet the standard for 60 feet of façade width (two adjacent 30 foot intervals). Such elements may overlap horizontally with other required design elements on the façade.

   d. Articulation Element Variety: Different articulation elements shall be used as provided below. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection 2.b above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.

      i. Where two to four elements are required on a façade, at least two different elements shall be used.

      ii. Where more than four elements are required on a façade, at least three different elements shall be used.

   e. Reductions to required windows percentage: The required percent of façade of a residential structure in the public-facing façade covered by windows or entry doors for single-family or middle housing in any zone may be reduced to the percentages that follows:

      i. For of 1.5 or 2-story façades facing the front or rear lot line:

- 12.5 percent if six of the design features in Subsection e.v. below are used.
- Ten percent if seven or more of the design features in Subsection e.v. below are used.

ii. For 1-story façades facing the front or rear lot line;

- 12.5 percent if less than six design features in Subsection e.v. are used
- ten percent if six or more design features in Subsection e.v. are used

iii. For façades facing a side lot line:

- Five percent regardless of the number of design features

iv. Glass block does not count towards meeting window and entry percentage

v. Window reduction design features:

- Dormers at least three feet wide.
- Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
- Front porch railing around at least two sides of the porch.
- Second story balcony—projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
- Roof overhang of eight inches or greater.
- Columns, pillars or posts at least four inches wide and containing larger base materials.
- Decorative gables—cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
- Decorative molding above windows and doors.
- Decorative pilaster or chimneys.
- Bay or bow windows—extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
- Sidelight and/or transom windows associated with the front door or windows in the front door.
- Window grids on all façade windows visible from behind fences (excluding any windows in the garage door or front door).
- Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
- Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a

minimum of ten percent of the overall primary street facing façade. This design element does not count if behind a site-obscuring fence.

- Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.

D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

1. *Entry Orientation.*

a. At least one main entrance for each triplex or quadplex must meet the standards in subsections b. and c. below.

b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit facing a common drive or open space as designated by the applicant; and

c. The entrance must either:

i. Face the street (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45 degree angle from the street); or

iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

- Be at least 25 square feet in area; and
- Have at least one entrance facing the street or have a roof.

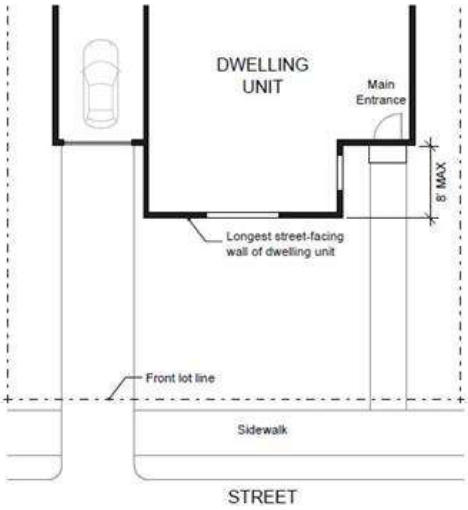


Figure 2. Main Entrance Facing the Street

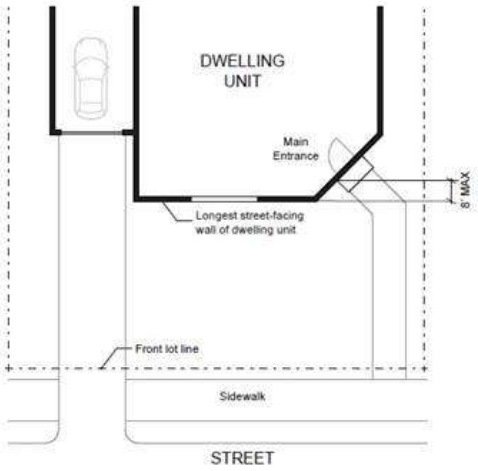


Figure 3. Main Entrance at 45° Angle from the Street

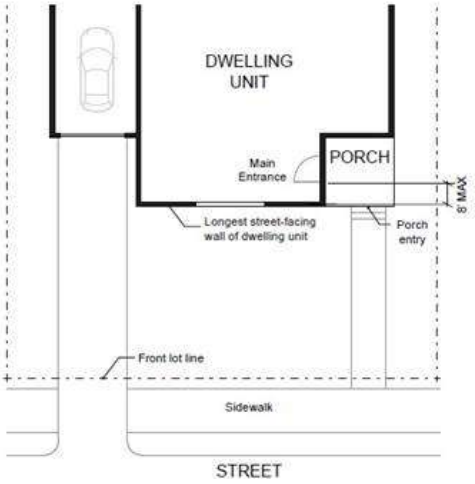


Figure 4. Main Entrance Opening onto a Porch

2. *Windows.* A minimum of 15 percent of the area of all street-facing façades must include windows or entrance doors. Façades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

Figure 5. Window Coverage

3. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

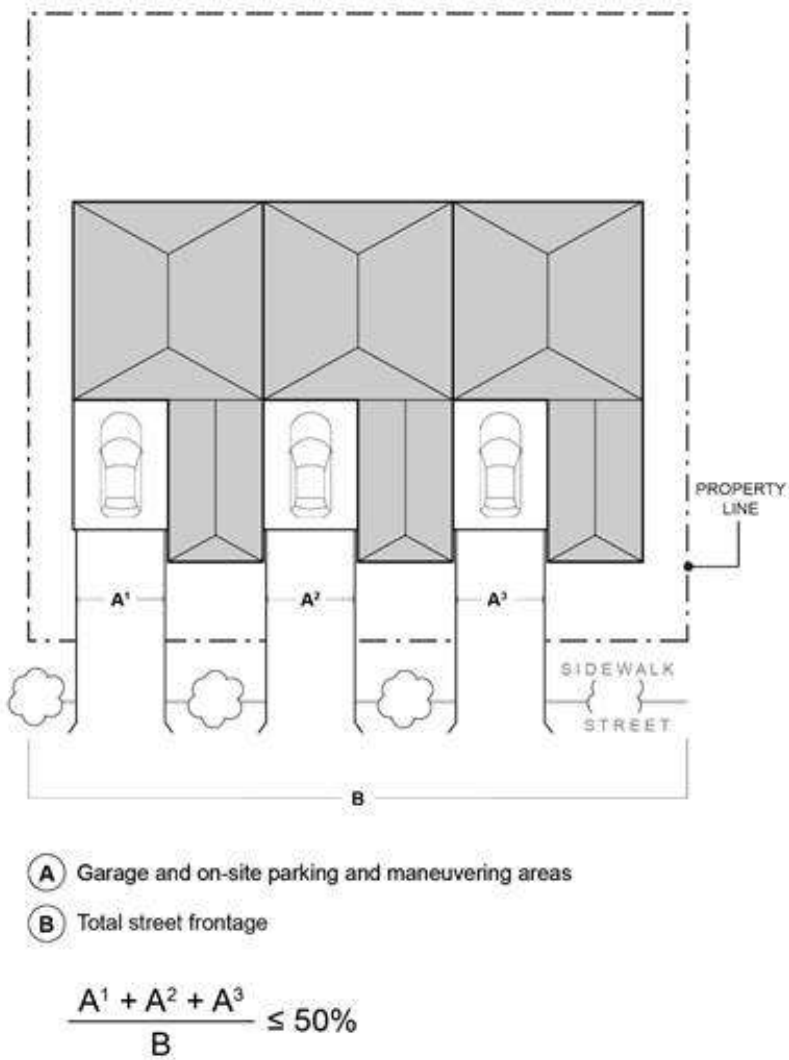


Figure 6. Width of Garages and Parking Areas

4. *Driveway Approach.* Driveway approaches must comply with all of the following:
   a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.
   b. Driveway approaches may be separated when located on a local street.
   c. In addition, lots or parcels with more than one frontage must comply with the following:
      i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with a paved surface, access must be taken from the alley (see Figure 8. Alley Access).
      ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

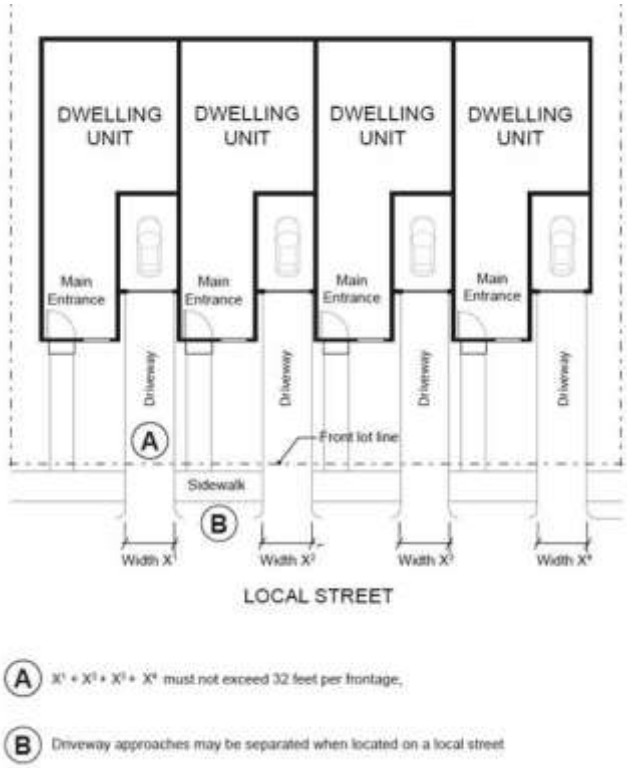


Figure 7. Driveway Approach Width and Separation on Local Street

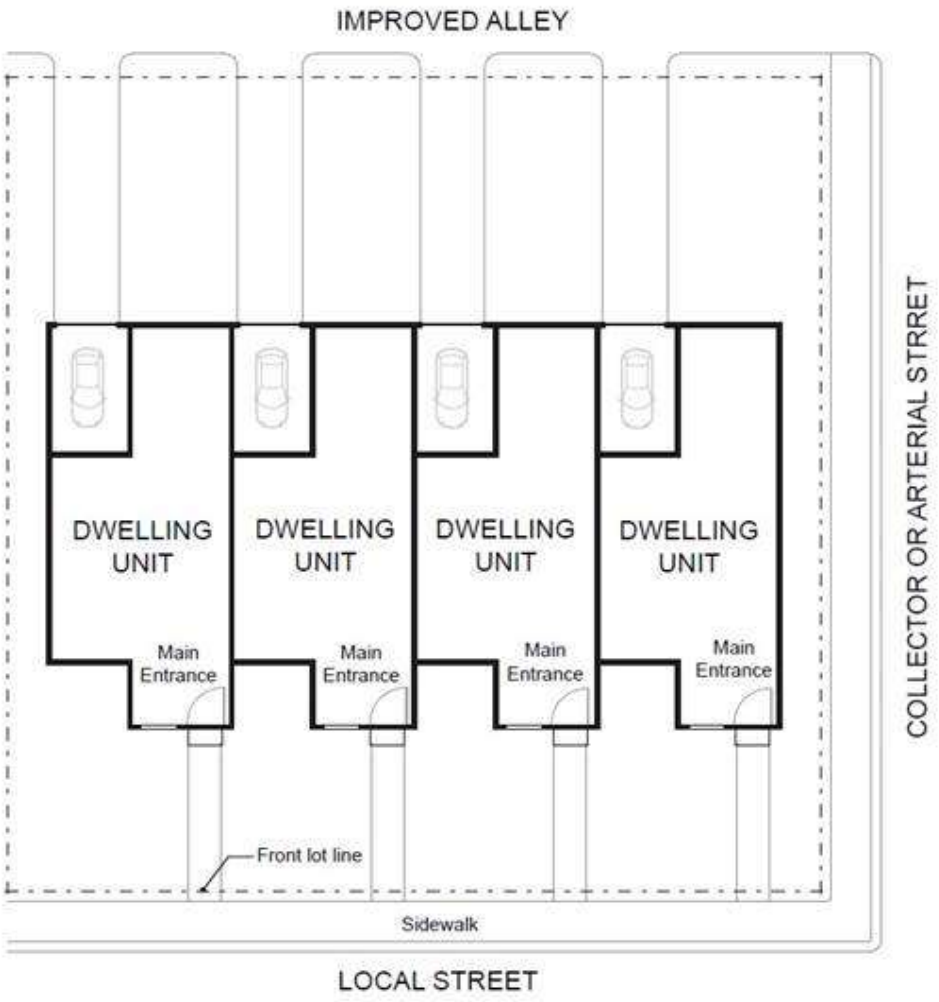
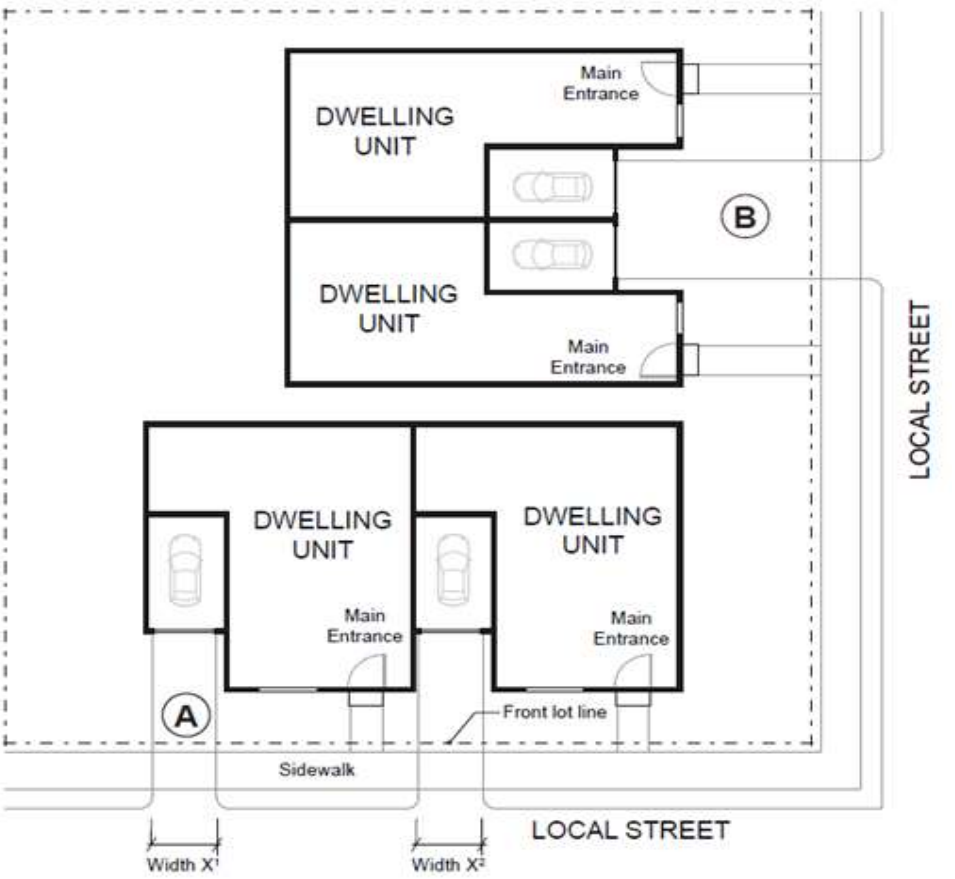


Figure 8. Alley Access



Options for site with more than one frontage on local streets:

(A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

(B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure 9. Driveway Approach Options for Multiple Local Street Frontages

E. Standards applicable to Townhouses.

1. *Number of Attached Dwelling Units.*

a. Minimum. A townhouse project must contain at least two attached units.

b. Maximum. The maximum number of townhouse units that may be attached together to form a group is specified below.

- R, OTR, PDR-1—PDR-3 Zones: maximum four attached units per group
- RN, V, PDR-4—PDR-7 Zones: maximum eight attached units per group, except for initial development in Frog Pond West per Section 4.124.

2. *Entry Orientation.* The main entrance of each townhouse unit must:

a. Be within eight feet of the longest wall of the dwelling unit facing a street or private drive; and

b. Either:

i. Face the street or private drive (see Figure 2. Main Entrance Facing the Street);

ii. Be at an angle of up to 45 degrees from the street or private drive (see Figure 3. Main Entrance at 45° Angle from the Street);

iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

iv. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

A. Be at least 25 square feet in area; and

B. Have at least one entrance facing the street or private drive or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all public-facing façades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5. Window Coverage.

4. *Unit definition.* Each townhouse unit must include at least one of the items listed in a. through g. below on at least one public-facing façade (see Figure 10. Townhouse Unit Definition). Alternatively, if a single item from the list below spans across at least 50 percent of two adjacent townhouse units, it can meet the standard for two units.

a. A roof dormer a minimum of four feet in width, or

b. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or

c. A bay window that extends from the façade a minimum of two feet, or

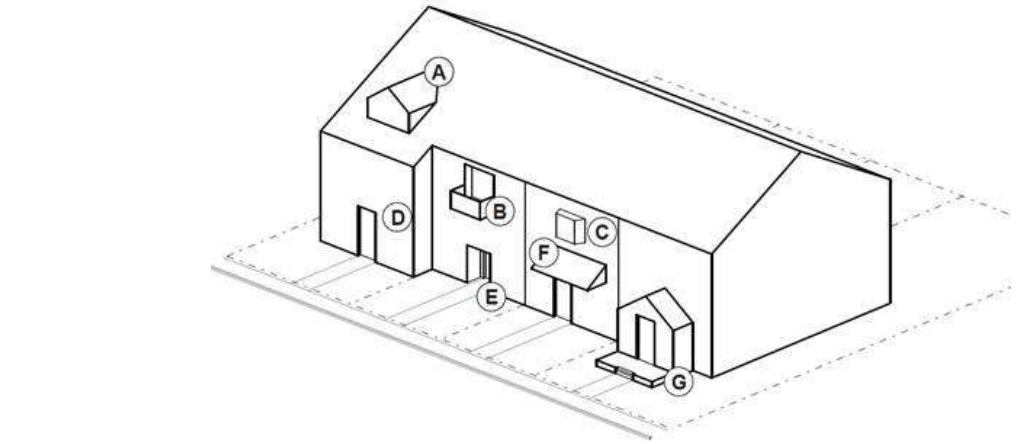
d. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

e. An entryway that is recessed a minimum of three feet, or

f. A covered entryway with a minimum depth of four feet, or

g. A porch meeting the standards of subsection (.14)E.2.b.iv.

Balconies and bay windows may encroach into a required setback area, pursuant to Section 4.180.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 10. Townhouse Unit Definition

5. *Driveway Access and Parking.* Townhouses with frontage on a street or private drive shall meet the following standards:

   a. *Alley Access.* Townhouse project sites abutting an alley that is improved with pavement shall take access to the rear of townhouse units from the alley rather than the public street.

   b. *Front Access.* Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 11. Townhouses with Parking in Front Yard).

      i. Each townhouse lot has a street frontage of at least 20 feet on a local street.

      ii. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

      iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.

iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

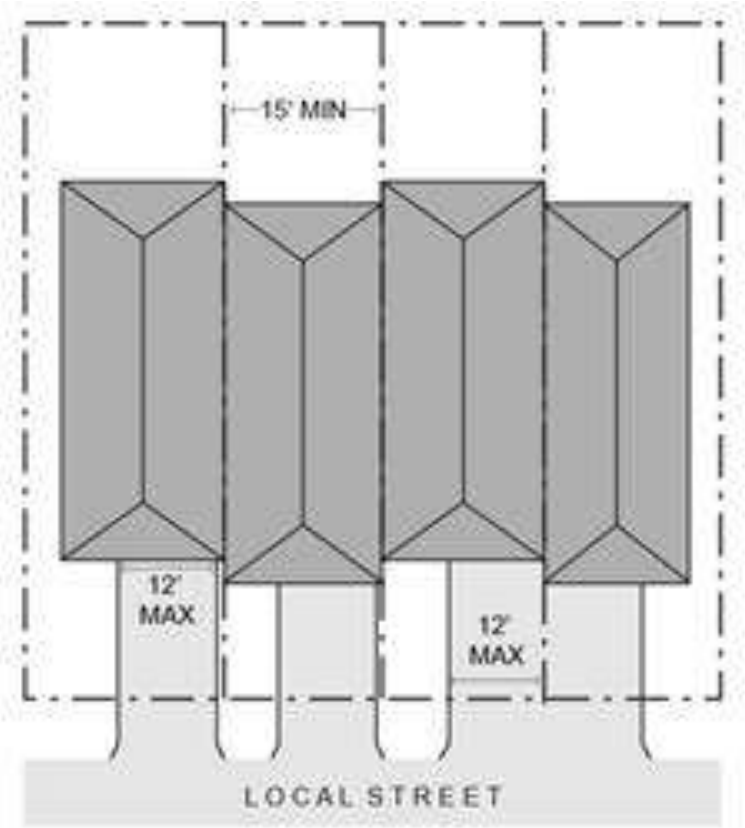


Figure 11. Townhouses with Parking in Front Yard

c. *Shared Access.* The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsections a. or b.

i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 12. Townhouses on Corner Lot with Shared Access.

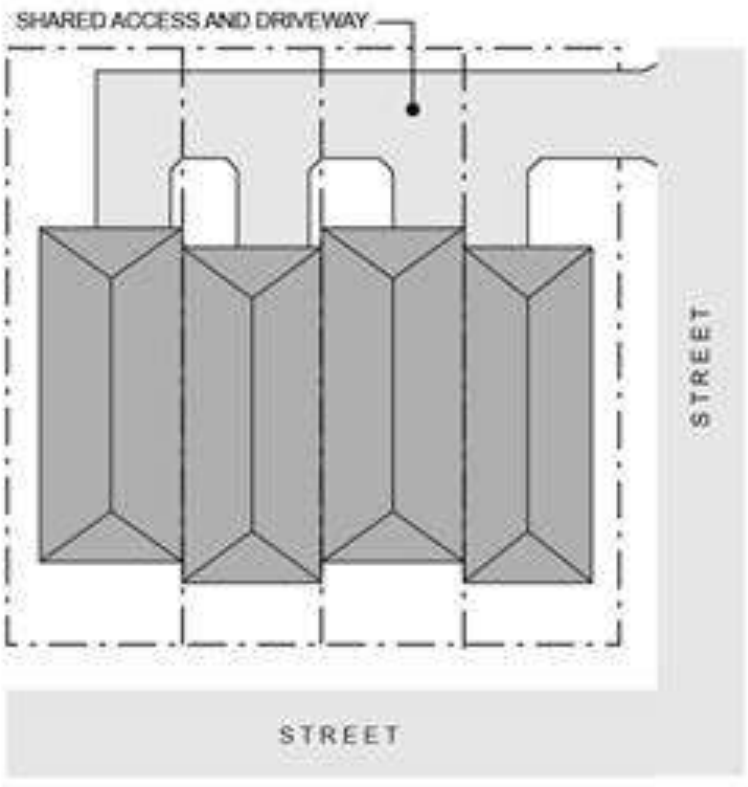


Figure 12. Townhouses on Corner Lot with Shared Access

iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 13. Townhouses with Consolidated Access.

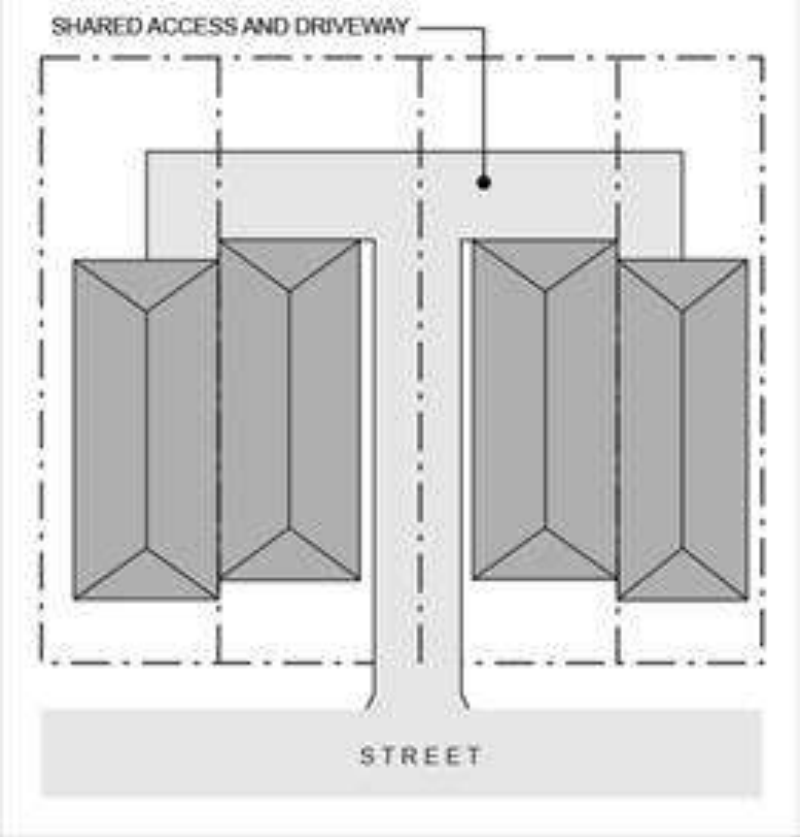


Figure 13. Townhouses with Consolidated Access

iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

F. Standards applicable to Cottage Clusters.

1. *Courtyard Required.* All cottages within a single cottage cluster must share a common courtyard. A cottage cluster project may include more than one cluster and more than one common courtyard.

2. *Number of Dwellings.*

a. A single cottage cluster shall contain a minimum of four and a maximum of eight cottages.

3. *Setbacks.*

a. Building Separation. Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in section (.02) or in the applicable base zone.

4. *Building Height.* The maximum building height for all structures is 25 feet.

5. *Footprint.* The maximum building footprint for each cottage is 900 square feet. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint.

6. *Maximum Habitable Floor Area.* The maximum habitable floor area of each cottage is 1,400 square feet.

7. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards:

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

        iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

8. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 14. Cottage Cluster Orientation and Common Courtyard Standards):

    a. The common courtyard must be a single, contiguous piece.

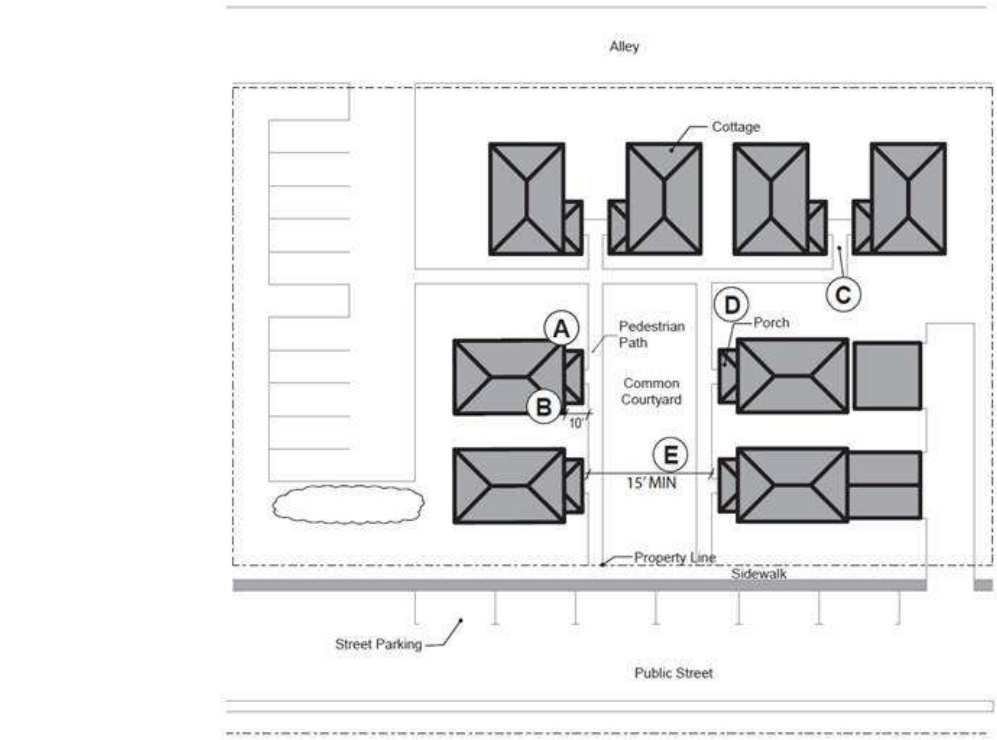
    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

9. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building.

   b. The community building shall have a maximum floor area of 1,400 sf.

   c. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages (pursuant to subsection (.14)(F.5.), unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

10. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

i. The common courtyard;

ii. Shared parking areas;

iii. Community buildings; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

11. *Windows.* Cottages within 20 feet of a street property line must meet any window coverage requirements of the applicable base zone.

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

a. *Clustered parking.* Off-street parking may be arranged in clusters, subject to the following standards:

i. A parking cluster must not exceed five contiguous spaces.

ii. Parking clusters must be separated from other spaces by at least four feet of landscaping.

iii. Clustered parking areas may be covered.

iv. Parking areas must also meet the standards in Subsections 4.155(.02)—(.03), except where they conflict with these standards.

b. *Parking location and access.*

i. Off-street parking spaces and vehicle maneuvering areas shall not be located between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines.

iii. Driveways and drive aisles are permitted within ten feet of property lines.

c. *Screening.* Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. *Garages and carports.*

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

13. *Accessory Buildings.* Accessory buildings must not exceed 400 square feet in floor area.

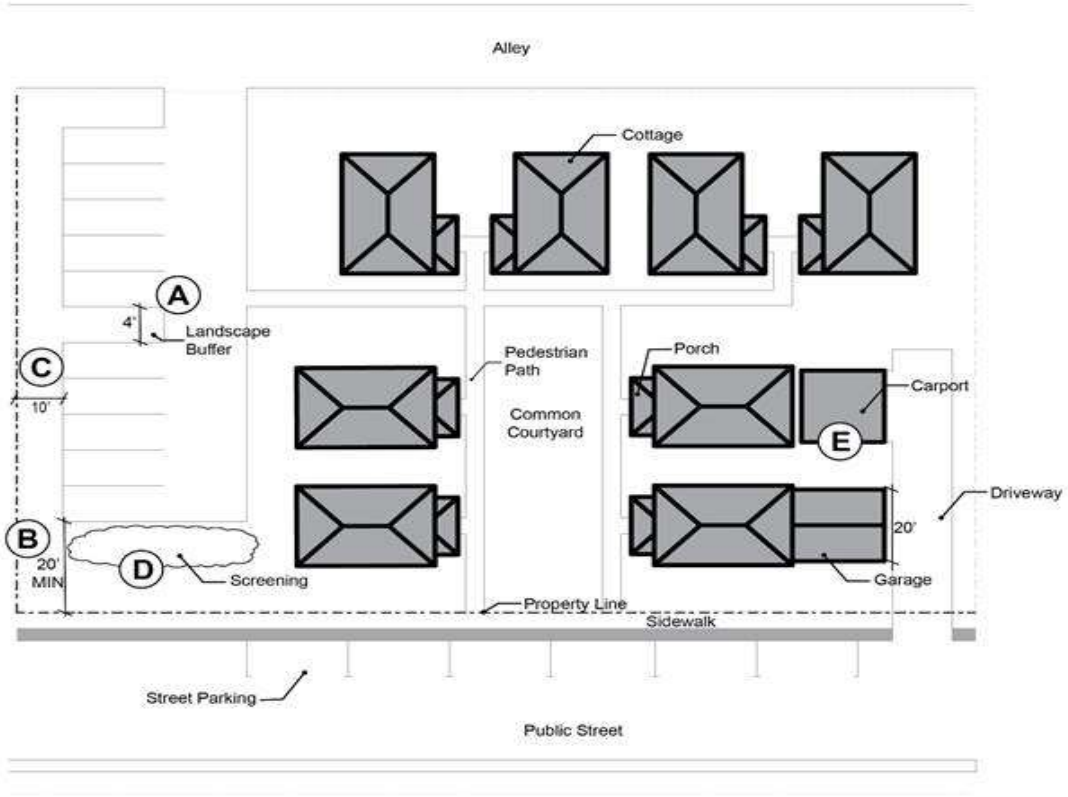
14. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing detached single-family detached dwelling on the same lot at the time of proposed development

of the cottage cluster may remain within the cottage cluster project area under the following conditions:

a. The existing dwelling may be nonconforming with respect to the requirements of this subsection (.14)F.

b. The existing dwelling may be expanded up to a maximum height of 25 feet or a maximum building footprint of 900 square feet; however, existing dwellings that exceed these maximum height and/or footprint standards may not be expanded.

c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (.14)F.7.b.



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 15. Cottage Cluster Parking Design Standards

G. Standards applicable to Cluster Housing besides Cottage Clusters.

1. *Architectural Consistency.* Architecture shall be consistent within the same two-unit, three-unit, or four-unit cluster. However, facade variety standards in Subsection (.14)C.1. shall continue to apply. Architectural consistency is defined by adherence to all of the following:

    a. Use of the same primary and supporting façade materials throughout the cluster.

    b. Use of no more than two roof pitch angles.

    c. Use of the same door size for each primary entrance in the structures.

2. *Entry Orientation.*

    a. The entry orientation standards apply as follows:

        i. At least one main entrance for each cluster home must meet the standards in subsections b and c below.

    b. The entrance must be within eight feet of the longest street-facing exterior wall of the dwelling unit or if no exterior wall faces a street the front of the dwelling unit, facing a common drive or open space as designated by the applicant; and

    c. The entrance must either:

        i. Face the street (see Figure 2. Main Entrance Facing the Street);

        ii. Be at an angle of up to 45 degrees from the street (see Figure 3. Main Entrance at 45° Angle from the Street); or

        iii. Open onto a porch (see Figure 4. Main Entrance Opening onto a Porch). The porch must:

            • Be at least 25 square feet in area; and

            • Have at least one entrance facing the street or have a roof.

3. *Windows.* A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 5. Window Coverage.

4. *Garages and Off-Street Parking Areas.* The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

5. *Driveway Approach.* Driveway approaches must comply with all of the following:

    a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 7. Driveway Approach Width and Separation on Local Street). For lots or parcels with more than one frontage, see subsection c.

    b. Driveway approaches may be separated when located on a local street.

    c. In addition, lots or parcels with more than one frontage must comply with the following:

        i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an alley that is improved with pavement access must be taken from the alley (see Figure 8. Alley Access).

ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the access standards in the Wilsonville Public Works Standards.

iii. Lots or parcels with frontages only on local streets may have either:

- Two driveway approaches not exceeding 32 feet in total width on one frontage; or
- One maximum 16-foot-wide driveway approach per frontage (see Figure 9. Driveway Approach Options for Multiple Local Street Frontages).

6. *Setbacks.*

a. Building Separation. Cluster housing structures shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. All other setbacks are provided in the applicable base zone.

7. *Pedestrian Access.*

a. An accessible pedestrian path must be provided that connects the main entrance of each unit to the following:

i. Shared open space;

ii. Shared parking areas; and

iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

b. The pedestrian path must be hard-surfaced and a minimum of four feet wide.

H. Combining Unit Types in One Development.

1. If a project proposes a mix of middle housing types which creates a conflict with various standards, the more restrictive standards shall apply.

I. Existing Structures and Conversions:

1. Where a residential structure is converted from one type of dwelling unit to another without any additions, the design standards in C.—H. do not apply.

2. Where a residential structure is added on to, the design standards in C.—H. only apply if the footprint is expanded by 25 percent or more.

J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:

1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;

2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types.

(Ord. No. 677, 3-1-2010; Ord. No. 682, 9-9-2010; Ord. No. 704, 6-18-2012; Ord. No. 806, 7-17-2017; Ord. No. 825, 10-15-2018; Ord. No. 841, eff. 6-4-2020)

Frog Pond East and South Development Code Amendments

Wilsonville Planning Commission
Work Session
January 11, 2023

2023 Frog Pond Development Code Amendments Work Program

- Three work sessions to review three “packages” of Code Amendments
  - January, February, March
- Two follow-up work sessions
  - April, May
- June public hearing

Tonight's Agenda

- Review 1st package of draft Development Code Amendments
  - Subdistricts
    - Related standards
  - Housing type categories
  - Multi-family design standards
  - Urban form standards

Presentation of Draft Amendments

- *Why? (Intent)*
- *How? (Explanation)*
- Where? (Code Reference)
- *What? (Draft Code Amendment)*

Expected Outcome

1. Confirmation ready to finalize

   or

2. Direction on next steps

Subdistrict Designation

Subdistrict Map

- Why?
  - Reflect Master Plan with clarity
  - Single place to reference
- How?
  - Map that follows:
    - Property lines
    - Known street locations
    - BPA and SROZ boundaries

Unit Minimums

Minimum Unit Counts

Why?

- Certainty for infrastructure
- Support housing variety
- Compliance with Metro minimum unit count

How?

- Table establishes minimum by:
  - Subdistrict
  - Tax lot

Table X. Minimum Number of Units in Frog Pond East and South Sub-districts	
Sub-Districts	Minimum Number of Units
E1	101
E2	138
E3	172
E4*	169
E4 TL 1101 (portion)	129
E4 TL 1200	40
E4 TL 1000	0
E5	299
E6	205
S1	27
S2*	94
S2 TL 1000 28050 SW 60th Ave	1
S2 TL 800 5890 SW Advance Rd	1
S2 TL 500 5780 SW Advance Rd	1
S2 TL 300 5738 SW Advance Rd	2
S2 TL 100 5696 SW Advance Rd	2
S2 TL 900	11
S2 TL 700	52
S2 TL 400	5
S2 TL 200	5

Green Focal Points

Green Focal Points

Why?

- Urban design focus of each subdistrict in Master Plan
- Standard residential open space (OS) requirement, equivalent to:
  - Total OS 25% developable land
  - Usable OS 12.5% developable land

How?

- Table, by subdistrict, establishes:
  - Size
  - Location
  - Other requirements

Housing Unit Categories

Create Housing Unit Categories

Why?

- Foundation for defining housing variety standards

How?

- Table listing types of units falling into four categories
  - A. Attached multi-family
  - B. Attached middle housing
  - C. Detached small units and ADUs
  - D. Detached large unit

Draft Housing Type Categories

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	**Attached middle housing, including:** • **Townhouses** • **Duplex** • **Triplex** • **Quadplex**	• **Cottage clusters** • **Accessory dwelling units** • **Other detached units 1200 sf or less**	**Detached dwelling units more than 1200 sf** • **Detached homes on their own lot** • **Cluster housing** • **Detached multi-family units**

Multi-Family Design Standards

Multi-Family Design Standards

Why?

- Need clear and objective design standards for multi-family housing
- Currently no citywide design standards specific to multi-family
- Frog Pond West (RN zone) didn't allow multi-family development

Multi-Family Design Standards

How?

- Adapt middle housing standards where they work for multi-family (e.g., townhouse articulation)
  - These design standards already vetted by the Planning Commission during HB 2001 implementation
- Add options/standards where multi-family structures have different features (e.g., shared entries, larger parking areas)

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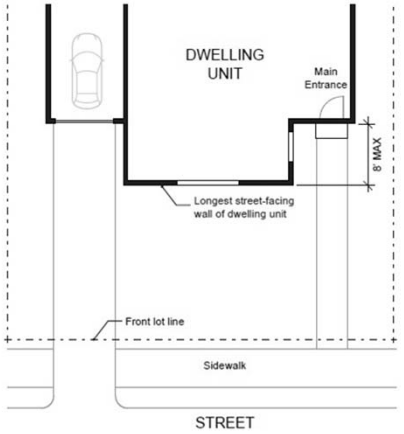
Multi-Family Code Topics to Address

- Entrance orientation (adapt from townhouse and triplex/quadplex standards)



- Window coverage (adapt from townhouse, triplex/quadplex)

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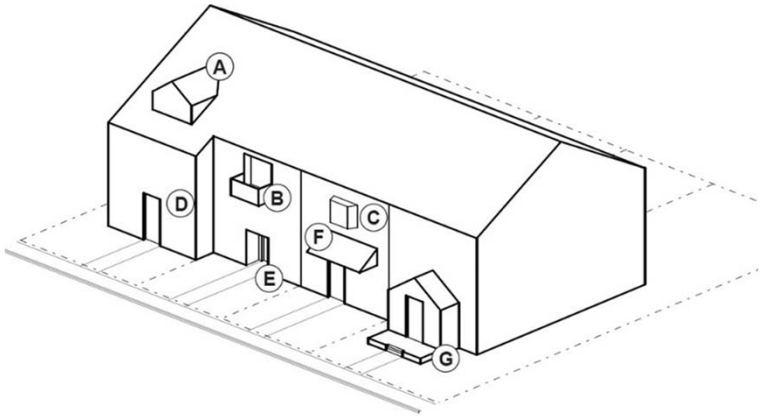
Multi-Family Code Topics to Address

- Façade articulation
  (adapt from townhouse standards)



- Off-street parking location and design
  (adapt from cottage cluster parking design and other best practice examples)

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Multi-Family Policy Questions

- What review procedure should apply to multi-family development?
  - Keep Site Design Review requirement, with decision by Development Review Board, OR
  - Apply Class I ministerial review, same as single family dwellings and middle housing

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Multi-Family Policy Questions

- Should the multi-family standards apply citywide or only in Frog Pond?
  - *Staff recommendation:* Apply citywide (except Villebois), consistent with other housing types

- Do you support the proposed approach to adapt existing design standards for similar forms such as townhouses?

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Urban Form Standards

Urban Form Standards

Why?

– Clear guidance defining the three mapped Residential Urban Form Types (Type 1, Type 2, Type 3)

How?

– Table listing various standards for each of the Form Types

Urban Form Standards

Urban Form Types	Type of Standard
Type 1	**Numeric Standards**
Type 2	
Type 3	

Types of Standards

Two categories:

- Typical residential standards, copied from other zones
  - Lot size, lot width, setbacks, height, lot coverage
- Additional standards to further define urban form
  - Maximum building width
  - Distance between buildings
  - Maximum front setbacks

Typical-Copied from Other Zones

- Zones Copied
  - Type 1: Village Zone, PDR-5
  - Type 2: Residential Neighborhood Zone for Frog Pond West “small lot”
  - Type 3: Residential Neighborhood Zone for Frog Pond West “medium lot”

Additional Standards
Building Width

Additional Standards
Building Width

- Highlights by Urban Form Type
  - Type 1: No limit, can occupy entire block face
  - Type 2: Allow typical multi-family and townhouses, but require separation of buildings along a single block face
  - Type 3: Do not exceed size of large detached homes

Additional Standards
Maximum Front Setback

- Ensure setback consistency for Type 1 and Type 2
- Similar standard in Villebois
- Highlights by Urban Form Type
  - Type 1: Ensure consistently close to street, similar to Villebois Village Center; helps shape the pedestrian realm
  - Type 2: Ensure consistent moderate setback
  - Type 3: No maximum

Additional Standards
Distance Between Buildings

- Consistent spacing regardless of property lines
- Help ensure usable yard space between buildings
- Increased separation in Type 2 and Type 3

Precedent Examples
Type 1 Urban Form Multi-Family

11395 SW Toulouse Street

Toulouse Street block-wide multi-family

Building Width 257 feet

Front Setback 5 feet

Precedent Examples
Type 1 Urban Form Middle Housing

<u>28515 through 28535 SW Paris Ave</u>
Villebois Village Center six-unit townhouse
Building Width `92 feet
Front Setback 10 feet

Precedent Examples
Type 1 Urban Form Detached Home

11325 and 11331 SW Barber Street

Narrow detached homes

Building Width 20 feet, each

Front Setback 5 feet

Precedent Examples
Type 2 Urban Form Multi-Family

<u>11489 SW Toulouse Street</u>
Toulouse Street small multi-family
Building Width 100 feet
Front Setback 6 feet

Precedent Examples
Type 2 Urban Form Middle Housing

<u>28741 through 28753 SW Cost Circle East</u>
Four-unit townhouse on Costa Circle
Building Width 78 feet
Front Setback 15 feet
Distance Between Buildings 10 feet

Precedent Examples
Type 2 Urban Form Detached Home

7245 SW Chestnut Lane

Frog Pond West small-lot detached home

Building Width 38 feet

Front Setback 10 feet

Precedent Examples
Type 3 Urban Form Multi-Family

7114 SW McDonald Drive

Type 3 Urban Form if buildings without single-level connection
Building Width (each two-story portion) 52 feet
Setback from Street 35 feet

Precedent Examples
Type 3 Urban Form Middle Housing

29455 SW Serenity Way
Triplex
Building Width 80 feet
Front Setback 20 feet

Precedent Examples
Type 3 Urban Form Detached Home

30944 SW Kensington Drive

Detached single-family home from 1990's

Building Width 53 feet

Front Setback 25 feet

Questions and Comments

1. Confirmation ready to finalize

   or

2. Direction on next steps

Following a roll call vote, Jennifer Willard was unanimously re-elected as 2023 Planning Commission Vice-Chair.

2. Consideration of the November 16, 2022 Planning Commission Minutes

Commissioner Mesbah noted the following amendments to the minutes:

- On Page 14, the second sentence of Commissioner Mesbah's comments should state, "The County assumed I-5 was going to be ~~a bypass~~ ***bypassed***, but the only way..."
- On Page 20, the second sentence of the second major bullet should state, "Although even in that case, if only on property was not annexed ***on*** that side of the street, for all practical purposes ***the property would end up being*** annexed."

Chair Heberlein moved to approve the November 16, 2022 Planning Commission Minutes as amended. Commissioner Karr seconded the motion. The motion passed unanimously.

Dan Pauly, Planning Manager, welcomed new Planning Commissioners Nicole Hendrix and Kathryn Neil, noting both had recently served as Development Review Board members.

WORK SESSION

3. Frog Pond East and South Implementation (Pauly)

Dan Pauly, Planning Manager, and Kate Rogers, MIG, presented the Frog Pond East and South Development Code Amendments Work Program via PowerPoint, noting the project's background and timeline with variety standards being considered in February and design standards considered in March. The presentation focused on draft Code amendments related to the subdistricts designated in the Master Plan and their related standards, housing type categories, multi-family design standards and policy questions, as well as urban form standards, which define Type 1, 2, and 3 urban forms as mapped in the Master Plan. Attachment 2 of the Staff report described the why, how, where, and what of each draft amendment (Slide 4), but tonight's focus would be on the why or the intent of key topics that would influence the draft amendments, and then the projects numbers would be updated to align with the direction and intent of the project. The project team sought confirmation that each different topic was ready to finalize or direction on what the Commission wanted as next steps for the next draft version the team would bring before the Commission.

Feedback from the Commission on the team's topics was as follows with responses to Commissioner questions as noted:

Subdistrict Designation

- Mr. Pauly clarified the BPA easement already had recorded, existing property lines. The Significant Resource Overlay Zone (SROZ) was different in that anything in the SROZ essentially ends up not being developable, so that boundary was verified at the time of development. If the SROZ boundary was adjusted and verified, the team would make sure the Code was clear, particularly that the Subdistrict E2 and E3 boundaries would follow the eventual verified SROZ boundary.

- Mr. Pauly clarified nothing in the Master Plan referenced or numbered individual subdistricts per se, so no discrepancies were expected between the Master Plan and the Code. Part of the implementation would be labeling the subdistricts in the Code.
  - He clarified the Master Plan was a Comprehensive Plan level document that provided guidance, but not a lot of detail. The Code implements and interprets the Master Plan to make it clear. The subdistrict map was a refinement of the subdistrict concept, getting down to the boundaries. (Slide 7)
- Mr. Pauly confirmed there were no concerns about conflicts between the pictures in the Master Plan and the actual application in Code because the Code implemented the Master Plan, and a reasonable interpretation was made by the City in implementing it. Additionally, at least the record, if not the actual text of the Master Plan, referenced that the boundary was along property lines, not halfway into a field. The Master Plan was like architectural renderings whereas the Development Code was more like construction drawings.
- Commissioner Hendrix noted she supported moving forward with making the Master Plan concepts a reality in the Development Code. She reminded about the correction to the map regarding the urban form/housing types.
- The Commission offered no further comments or refinements.

Unit Minimums

- Mr. Pauly confirmed the established minimums by subdistrict (Table X on Slide 9) tracked with the same unit count in the Master Plan for the number of expected units in East and South and were included in an appendix.
  - The densities were determined based on the type of development anticipated in the different urban forms, subtracting various rights-of-way, SROZ, etc. to arrive at the expected number.
- Mr. Pauly clarified the lighter gray rows in the table indicated subdistricts that were entirely on one property. The darkest rows with asterisks show the total number for all the subs in that subdistrict, and the nonshaded rows below indicated subs for that subdistrict (darkest row). For example, the three white rows under E4 sum up to 169 units.
- Comparing Subdistricts S2 and S3, S3 had 60% more units, but appeared to be about the same acreage with both Type 2 and Type 3 split, and a tiny bit of Type 1 in.
  - Mr. Pauly understood Type 1 was anticipated and S3 would account for the additional unknown. He would have the project team triple check that.
  - Chair Heberlein added most of Subdistrict S2 would be developed with new construction, so the assumption was that most of those would not be redeveloped hence the significantly lower density in S2 versus S3, even though S2 was a larger area.
  - Commissioner Karr asked if Subdistrict S3 should have been more Type 3 in the Master Plan.
  - Mr. Pauly replied that was still a possibility long-term, and added S2 had SROZ and some stormwater facilities in S2 would take up some land.
- The Commission offered no further comments or refinements.

Green Focal Points

- Mr. Pauly confirmed that like Frog Pond West, a trail system would run throughout connecting subdistricts, but not knowing the location of all the Green Focal Points, not all would be connected necessarily. The project team could ensure the focal points were connected to the greater trail

network by an enhanced wider sidewalk, perhaps, between the focal point and one of the major trails in the neighborhood. It was an interesting concept.

- Mr. Pauly explained the team started addressing how to prevent the open space requirement from overburdening individual tax lots. In the table, for Subdistrict S3, a quarter acre of open space needed to be spread on each of the tax lots in the area, so it was evenly spread and not overburdening any particular lots. S4 had a larger and smaller tax lot, for example, so the requirement would have a larger open space on the larger tax lot and a smaller portion on the smaller tax lot. The team had tried to write that into the Code to be equitable, but it could probably use some refinement. The team would continue thinking through other alternative scenarios, especially in scenarios with multiple park areas. Any Commissioner suggestions were welcome.
  - He clarified that rather than having three small focal points with a quarter-acre from three tax lots, the idea would be to have one big focal point for all three tax lots.
- Commissioner Karr stated he preferred having one focal point per subdistrict, if possible, to make the open space more park-like and more like a gathering area.
  - Mr. Pauly added further thought was needed about the size of the focal points; did they need to be at least a quarter or half acre?
  - He confirmed a residential Code update done a few years ago defined the minimum area that could be counted as usable open space, which was 2,000 sq ft for more than 10 units.
- Did anything in the Frog Pond West Development Code guide or suggest variety in the green focal points? The purpose statement discussed being a variety of forms but there was nothing about needing to be a variety of forms. Would having every single green focal point as a splash pad in East and South be acceptable? Was there any desire to have variety?
  - Mr. Pauly noted currently, all focal points were a mature tree with a bench underneath. It was a good question and something to consider.
- Was there any flexibility to identify an ideal focal point and fund it, perhaps through fees in lieu of, that allows those who benefit from the focal point to contribute to the 0.75 acres within a subdistrict?
  - Mr. Pauly noted in Subdistrict S2, an ideal location for a focal point would be at the extension of Hazel Street where it terminates in a nice vista, but that would be on one tax lot, so funding that for the entire subdistrict was the question.
- Commissioner Mesbah recommended identifying that as the ideal focal point that serves three subdistricts, the project team could determine how much that lot would cost the subdistrict and instead of the required .25 acres, pay toward the .75 acres in an ideal place. The fee in lieu of needed to be done to essentially make it equivalent to giving up 0.25 acres of developable land. Based on the layout the planners decide is a good place, the other tax lots can contribute to it.
- Commissioner Karr added that would help with connectability, creating larger focal points for trail and other connections.
  - Mr. Pauly stated the project team would explore that further.

Housing Unit Categories

- Mr. Pauly clarified manufactured dwellings would be included in multiple housing categories as they would be allowed in the Frog Pond subdistricts if the Building Code was met. Any type of the housing category could be pre-manufactured off site and brought in. He agreed the view of manufactured homes was changing.

- Changing Unit Category D was recommended because most people would not think a 1200 sq ft house was large. (Slide 13)
  - Mr. Pauly explained the 1200 sq ft threshold provided some leeway beyond ADUs and cottage cluster units. He agreed there was probably better verbiage, noting a 1300 sq ft house was not large. The team would look at other jurisdictions, adding Ms. Rogers had seen a lot more Codes in other jurisdictions.
  - Kate Rogers, MIG, added the team would look at the numbers a bit further, noting her house was a 1,000 sq ft, two-bedroom. City standards allow a larger cottage as part of a cottage cluster, but the idea here was to try to incentivize and ensure that some amount of small homes for singles, couples, and seniors who might be downsizing, were encouraged in the area.

Multi Family Policy Questions presented for the Commission's feedback (Slides 20 & 21):

- What review procedure should apply to multi-family development?
  - Keep Site Design Review Requirement, with decision by Development Review Board, OR
  - Apply Class I ministerial review, same as single family dwellings and middle housing
- Should the multi-family standards apply citywide or only in Frog Pond?
  - Staff recommendation: Apply citywide (except Villebois), consistent with other housing types
- Do you support the proposed approach to adapt existing design standards for similar forms such as townhouses?

Discussion and comments regarding the policy questions presented was as follows (Slide 20-21):

Commissioner Neil:

- Believed the multi-family standards should apply citywide and not just to Frog Pond, adding it was good to have consistent standards. As far as the review procedure, when builders do what they are supposed to, it is hard for the Development Review Board (DRB) to say no, even though nearby residents did not like a project. She was not clear on how the Class I ministerial review worked.
  - Mr. Pauly explained single-family and middle housing were reviewed through a Class I review. Staff made sure all the established standards were met and signed off on it, then the applicant could pull the permit and build it without notice to the community.
- Preferred that residents and the community have some sort of input, so the DRB review was fine.
  - Mr. Pauly confirmed there was a middle ground, a Class II review could potentially be applied so notice was given to neighbors but without a public hearing.
- Agreed with the proposed approach to adapt the existing design standards for similar forms.

Commissioner Mesbah:

- Stated his pet peeve was it seemed residents were given the impression that they had a say at the DRB decision point, so having them comment at DRB public hearings was misleading, since projects already met the standards and would be approved. He sought ways to make their input meaningful. The Commission has been discussing how to make input meaningful when it was impactful for years. The messaging needs to inform residents that the time for meaningful input was earlier in the process, whether at Class I or Class II, because the input did not make a lot of difference at the site design review. He was fine doing administrative reviews for multi-family, but residents needed to know when their input would make an impact.

  - Mr. Pauly noted a big reason the State was going this direction on middle housing, which also applied to multi-family, was historically, it had been a use that local neighbors and even cities discriminated against; it was needed housing that these processes discourage. To provide multi-family housing for families and individuals who need it, the processes needed to be minimized and middle housing put on an equal footing as other housing was important from an equity lens.
- Added he did not want the impression that the City was hiding it under the table.
  - Mr. Pauly clarified that agreed upon standards were being applied that had been discussed as a community. Developers could not just do whatever they wanted.
- Reiterated it was important to be clear about the best time for community input, whether at Planning Commission, City Council, etc. Additionally, it was not useful or meaningful to ask people for input without informing them. People need to understand that agricultural land would be paved over if use of the land was not done more efficiently.

Commissioner Hendrix agreed with what had been said, adding that subjecting multi-family development to the DRB was not the right approach. Having served on the DRB, there was a lot of frustration from community members, which got back to the question of when the community could get involved. She noted the Commission's role as the Committee for Citizen Involvement (CCI) and wondered how the CCI could be more engaged in events to discuss projects that were occurring. Getting input from the Diversity, Equality and Inclusion (DEI) Committee would be helpful as well.

She believed multi-family should be reviewed in the same manner as single family and middle housing. She proposed looking further into the Class I vs Class II options as she expected it would cause the same frustrations as the DRB process. However, she would appreciate a notification over construction just starting. She supported the multi-family standards being applied citywide.

Commissioner Karr:

- Agreed with prior comments and asked why multi-family went through a different classification or process?
  - Mr. Pauly explained that historically, everything but single family went through the DRB process, even middle housing. When the State adopted middle housing rules, it mandated that middle housing go through the same process as single family.
- Added, so why not do the same for multi-family, which made sense.
- Said he also struggled with the idea of notifying residents without really giving them a voice, such as putting them through the DRB process. How could the notification or public input process be shifted to much earlier in the process? Frog Pond was pretty much done; everything was basically decided through the Master Plan.
  - Mr. Pauly noted typically the most vocal were those who had lived there a few months.
  - Commissioner Hendrix added it went back to education; educating people about what the plan includes.
  - Commissioner Neil noted when residents came to the DRB, both the Board and developers listened and made concessions even though they did not have to, so the DRB was a positive thing. The Board did not ignore residents' comments but did actually listen to residents.
- Agreed applying the standards citywide made sense. Being on the DRB during Villebois' development was a painful, unnecessary process. The lines blur between quad plexes and multi-family from a neighbor's perspective. A 6-unit townhouse and 10-unit apartment building would

both upset neighbors, so the same standards should be applied citywide. He still struggled with an apartment building going up next door without notification.
    - Mr. Pauly suggested having more discussion about what review looked like beyond a Stage II/subdivision level review would look like going to DRB.
- Said it was nice developers had listened to public input though not required. Was the purpose of the notice to encourage input or tell residents and neighbors what was happening? The DRB notice was notifying that one would have input, even though no one was obligated to listen or adhere to it since it was not required by Code.
    - Commissioner Hendrix noted the power dynamics at DRB, adding developers might be willing to make concessions to meet deadlines.
- Noted the Commission did not want to discourage development, but wanted the land developed without making it burdensome.
    - Mr. Pauly noted there was always an alternative. If a developer did not want to follow the clear and objective standards laid out in the design standards, they could go through an architectural review with a DRB. That alternative would be in the Code. Developers prefer adhering to the design standards, rather than going before DRB for review, as that process provided more certainty.

Commissioner Willard noted she leaned toward simplifying the approval for multifamily but was not 100% convinced. She supported applying multi-family standards citywide and adapting the existing design standards from similar forms.

Chair Heberlein concurred with Commissioner Willard's sentiments.

Mr. Pauly clarified that essentially, all the design standards applied, and Staff reviewed a work sheet and signed off on it. Both State law and the City's Code allowed developers to do something completely different. Developers could elect to go to DRB if they believed their design was better than the Code required.

- He agreed if developers followed the Code and the design standards for the whole development, there was no other stopping place for review.

Urban Form Standards

- The visual examples provided by the team were appreciated.
- How would accessibility options look for the different housing types and urban forms, such as in the McDonald example. (Slide 37)
    - Mr. Pauly noted the example on McDonald of the ground floor units were single level, at grade entries, so at least the first-floor units were accessible.
- Do the maximum lot coverage percentages dissuade any specific building types on those different urban forms?
    - Mr. Pauly noted more work was needed on that, adding a future topic would involve discussing barriers, like lot coverage for ADUs, and whether they should be removed. For townhouses, they needed to explore whether lot coverage was being applied to the combined lots or each individual lot. A middle townhouse lot in Urban Form Type 3 would be difficult to meet the lot coverage requirements. However, if the bulk of the buildings was similar to a detached home, using the lot coverage for the combined lots would be more apples to apples.

- An example was requested of a block-wide height of 45 ft with a 6-ft setback. Given the amount of Type 1 available in Frog Pond East, the concern was the possibility of having two, block-wide, 45-ft tall, 6-ft setback buildings across the street from each other as the general bulk of that would be large.
- The Commission had no further comments or refinements.

Mr. Pauly confirmed that discussion of public facing facades and how to address them was on the agenda. Similar standards regarding the public realm were in Frog Pond West and Villebois and the City learned to consider public facing facades. In Frog Pond West, building facades facing Boeckman Rd had to have the same articulation and level of architectural interest as the front of the home to avoid having the same flat rear of buildings facing the road.

INFORMATIONAL

4. City Council Action Minutes (November 7 & 21, and December 5 & 9 2022)
   (No staff presentation)

5. 2023 PC Work Program (No staff presentation)

The Planning Commissioners introduced themselves, briefly highlighting their time living in Wilsonville and their professional backgrounds.

ADJOURNMENT

Commissioner Willard moved to adjourn the regular meeting of the Wilsonville Planning Commission at 8:08 p.m. Commissioner Karr seconded the motion, which passed unanimously.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Mandi Simmons, Planning Administrative Assistant