



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

ISSUE BEFORE COUNCIL:

This work session will 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)