



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> June 5, 2023		<b>Subject:</b> Frog Pond East and South Master Plan Development Code	
		<b>Staff Member:</b> Daniel Pauly, Planning Manager	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> 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  <b>Comments:</b> The Planning Commission held a work session on the same topic and their feedback is reflected in the attachments.	
<b>Staff Recommendation:</b> Provide requested input on draft Development Code amendments.			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership		<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable

### ISSUE BEFORE COUNCIL

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)