Frog Pond Vista 38-Lot Subdivision Frog Pond West

DRB Panel A Public Hearing
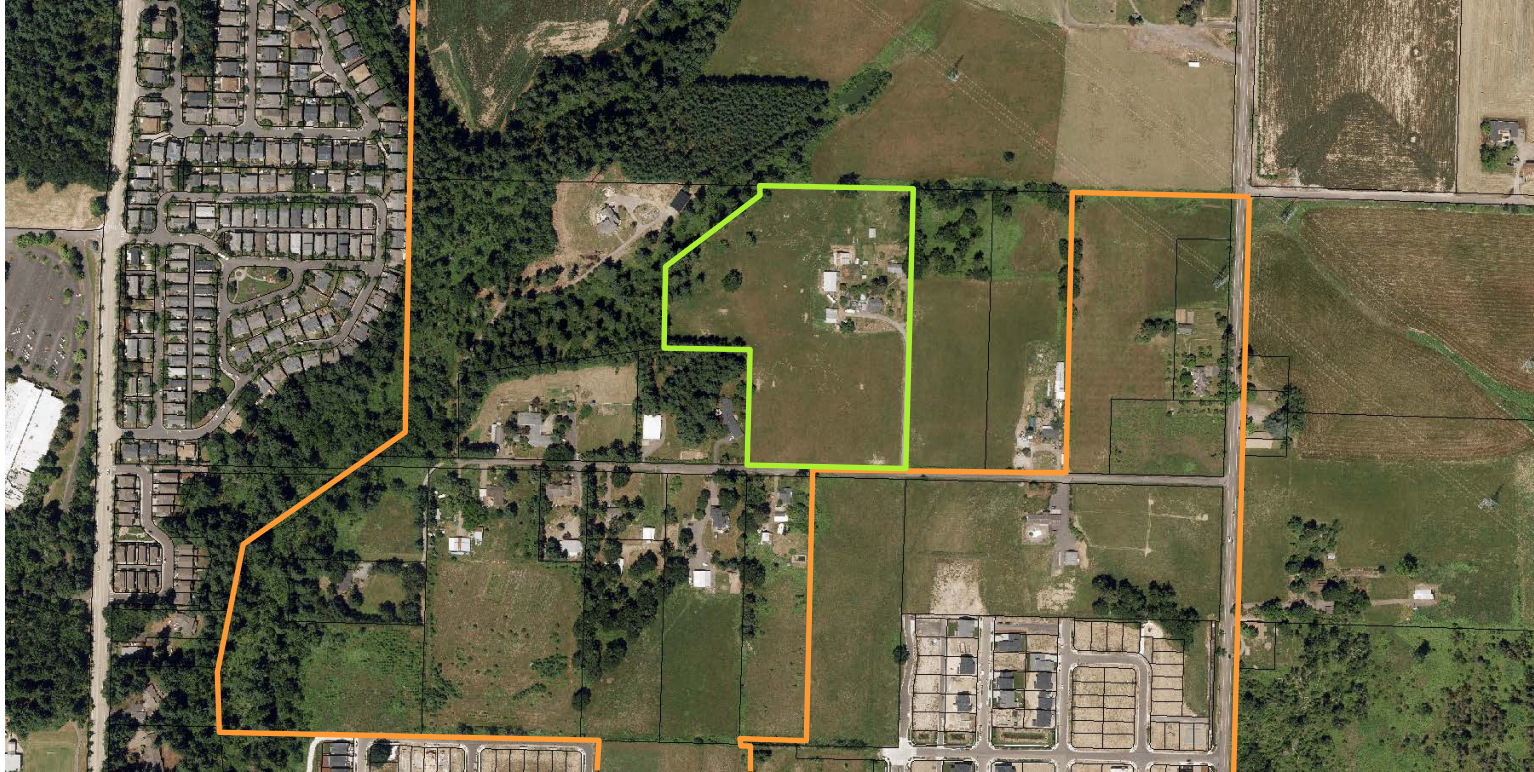March 14, 2022
Presented by: Philip Bradford, Associate Planner

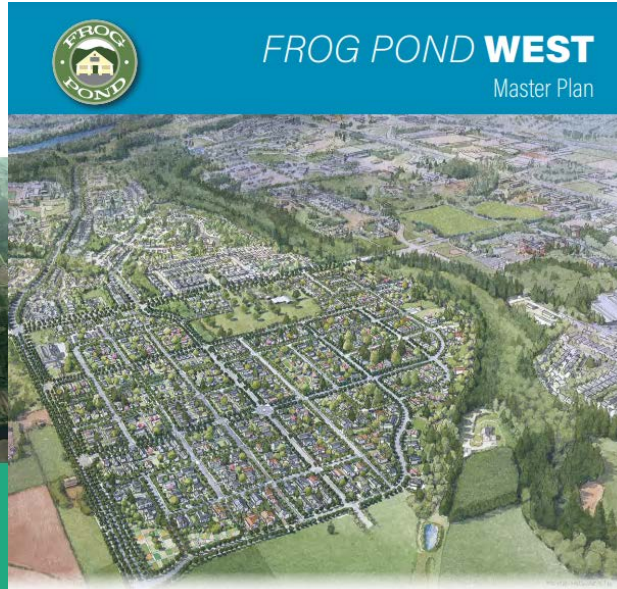**WILSONVILLE**
OREGON

Location

# Background

Noticing

List of Applications

- Recommendation to City Council:
  - Annexation
  - Zone Map Amendment
- Verifying Compliance with Clear & Objective Standards:
  - Stage I Master Plan
  - Stage II Final Plan
  - Site Design Review
  - Tentative Subdivision Plat
  - Type C Tree Plan
  - Significant Resource Overlay Zone Boundary Verification
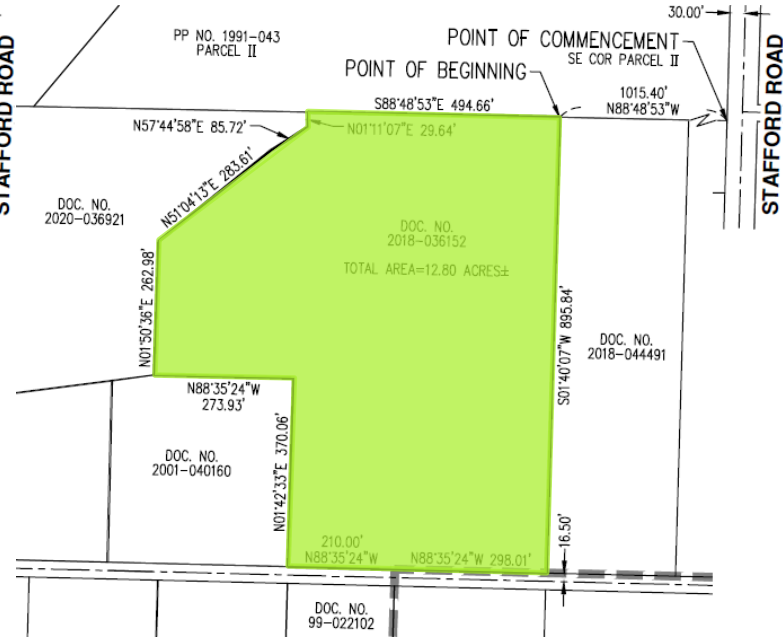 - Significant Resource Impact Review

Annexation
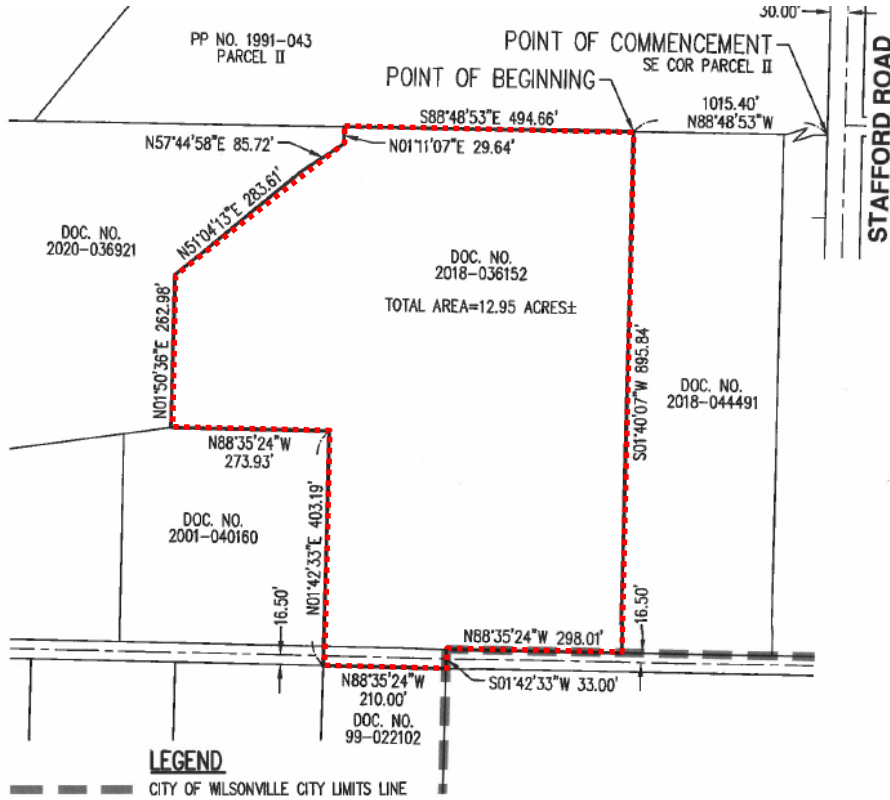
Zone Map Amendment
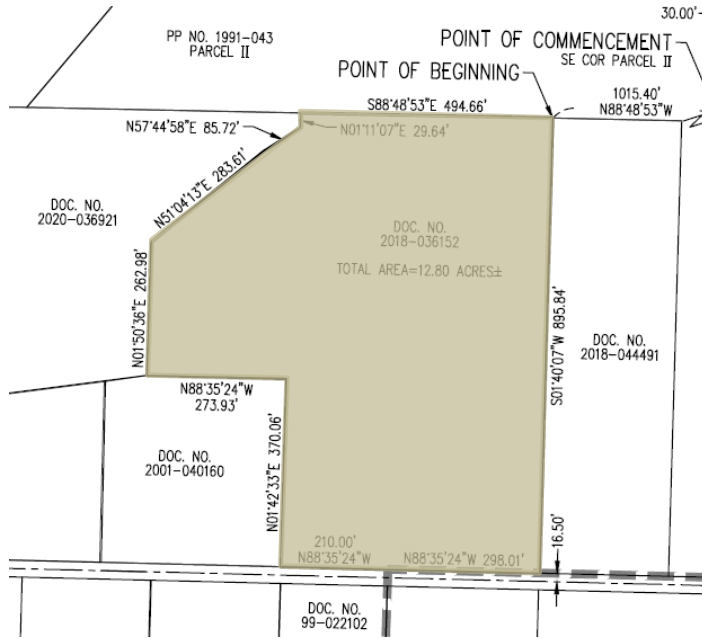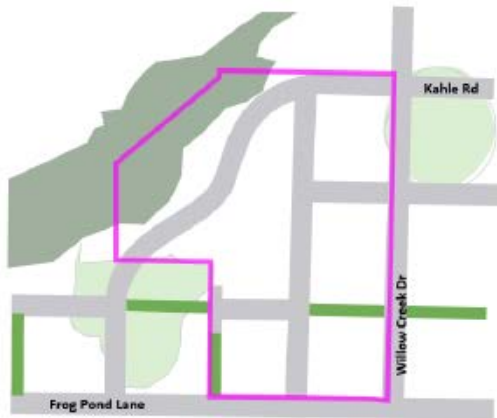

RRFF-5 Clackamas County

Residential Neighborhood (RN)

Stage I Master Plan

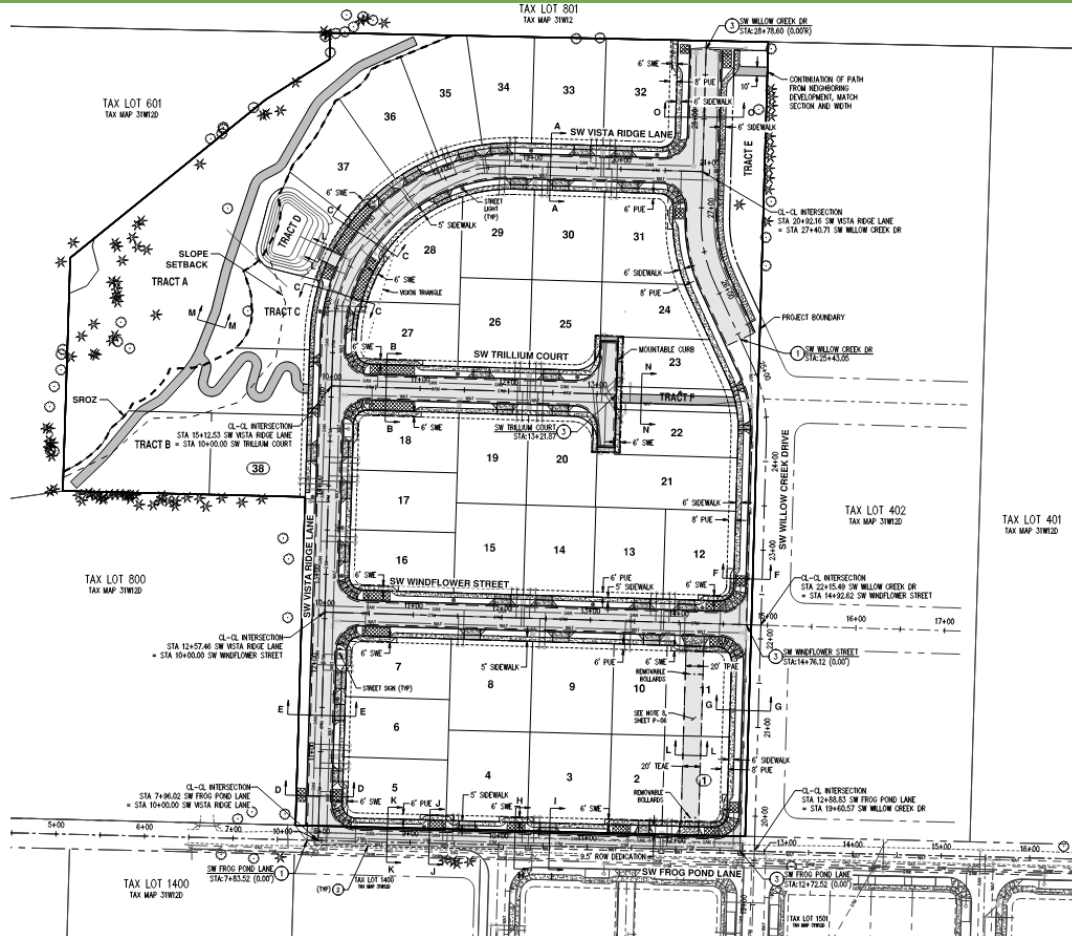| Subdistricts 8 and 9 Density Calculations								
Subdistrict	Gross Subdistrict Area	Established Dwelling Unit Range for Subdistrict		Gross Site Area	Site % of Net Subdistrict	Proportional Dwelling Unit Range for Site		Proposed Dwelling Units
		Min.	Max.			Min.	Max.	
8 – R10	19.7	43	53	9.2	47%	20	25	25
9 – R7	2.6	10	13	2.6	100%	10	13	13

Master Plan Concept:

Proposed Project:

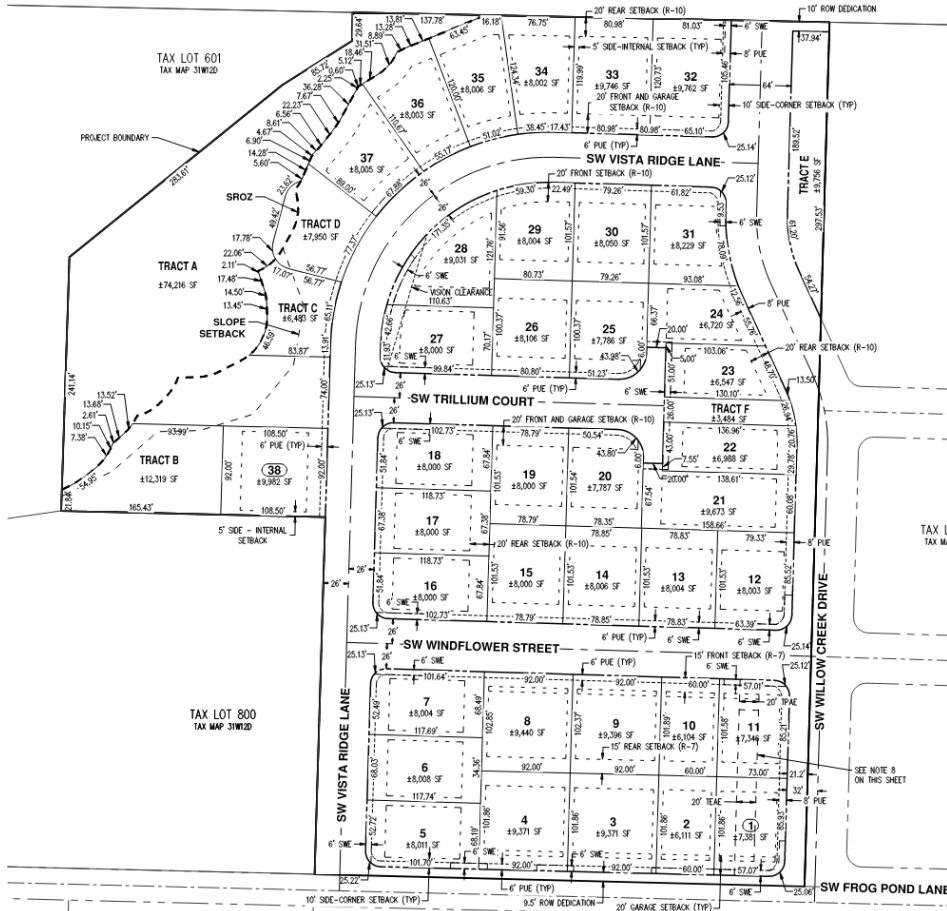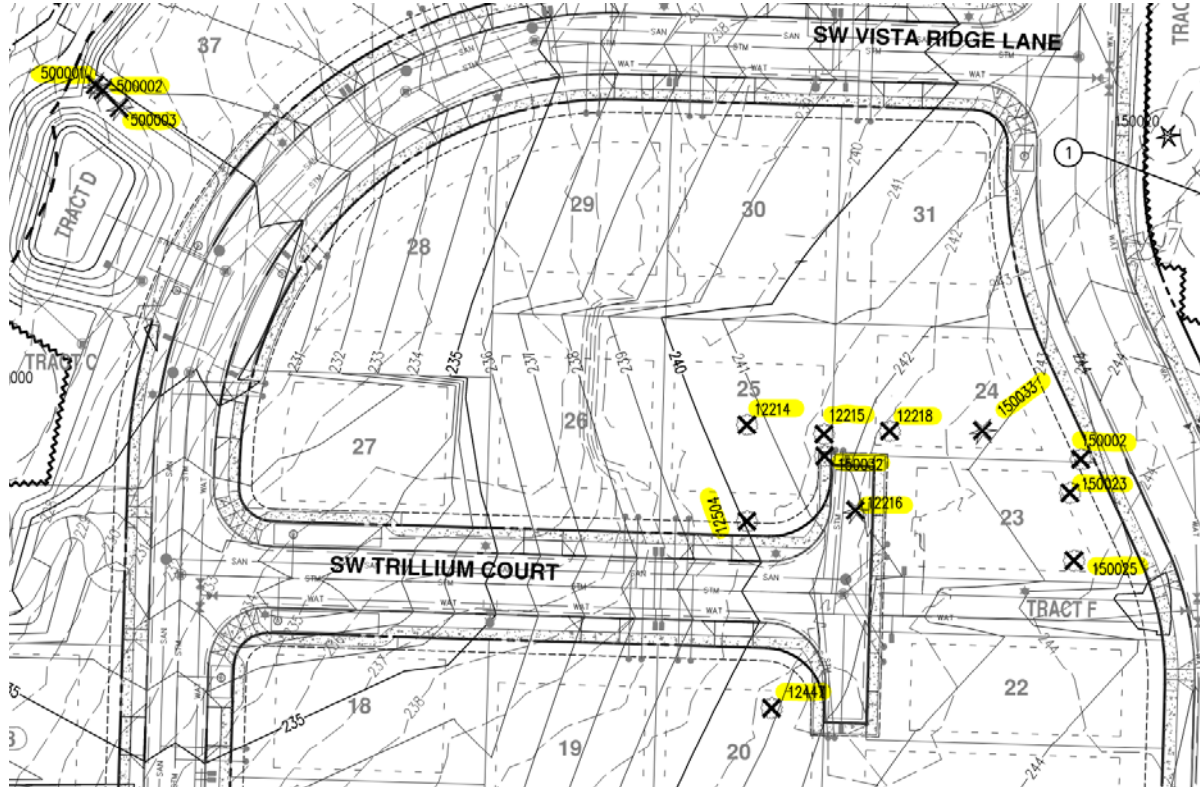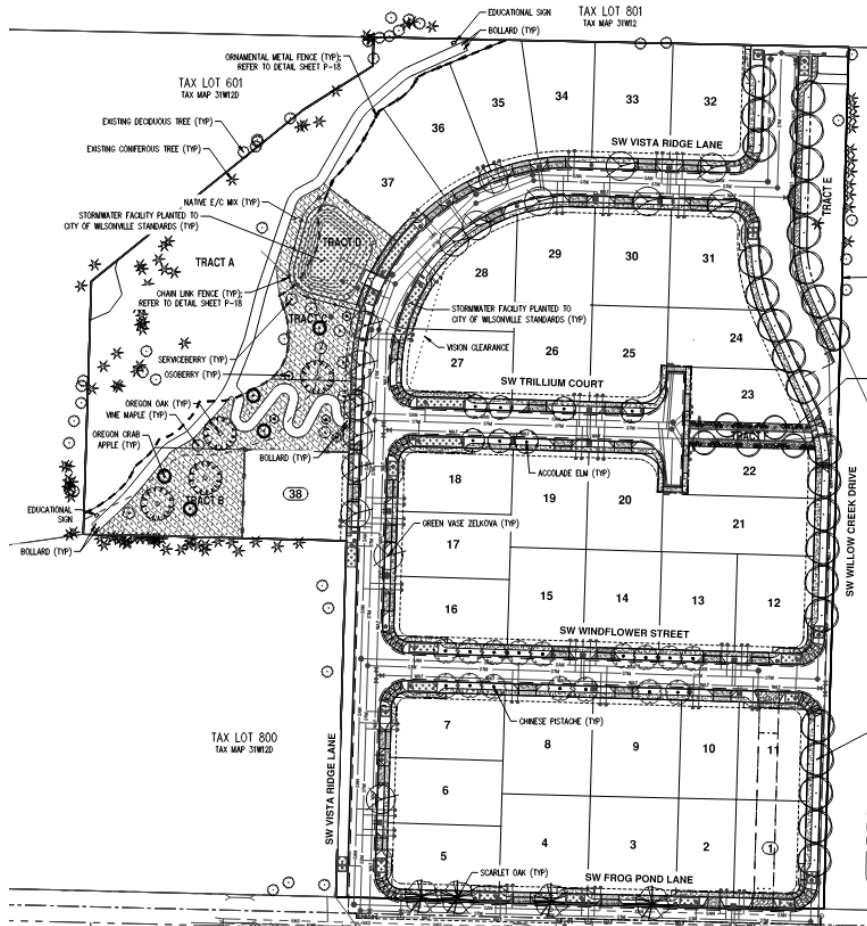# Stage II Final Plan

Site Design Review
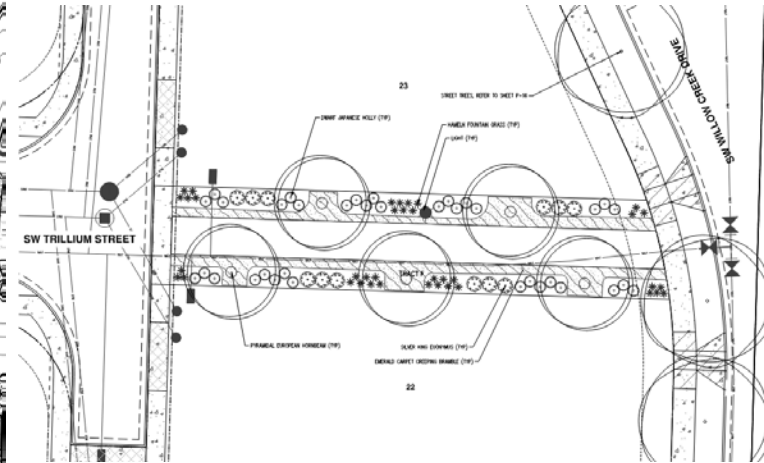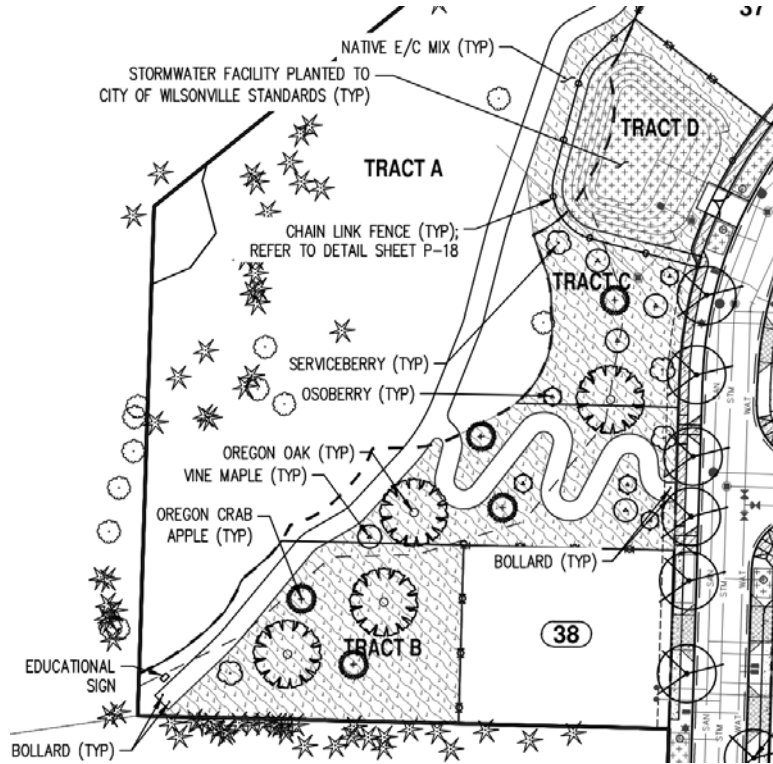
Tentative Subdivision Plat

Type C Tree Removal Plan
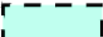
Type C Tree Removal Plan

SROZ & SRIR Review
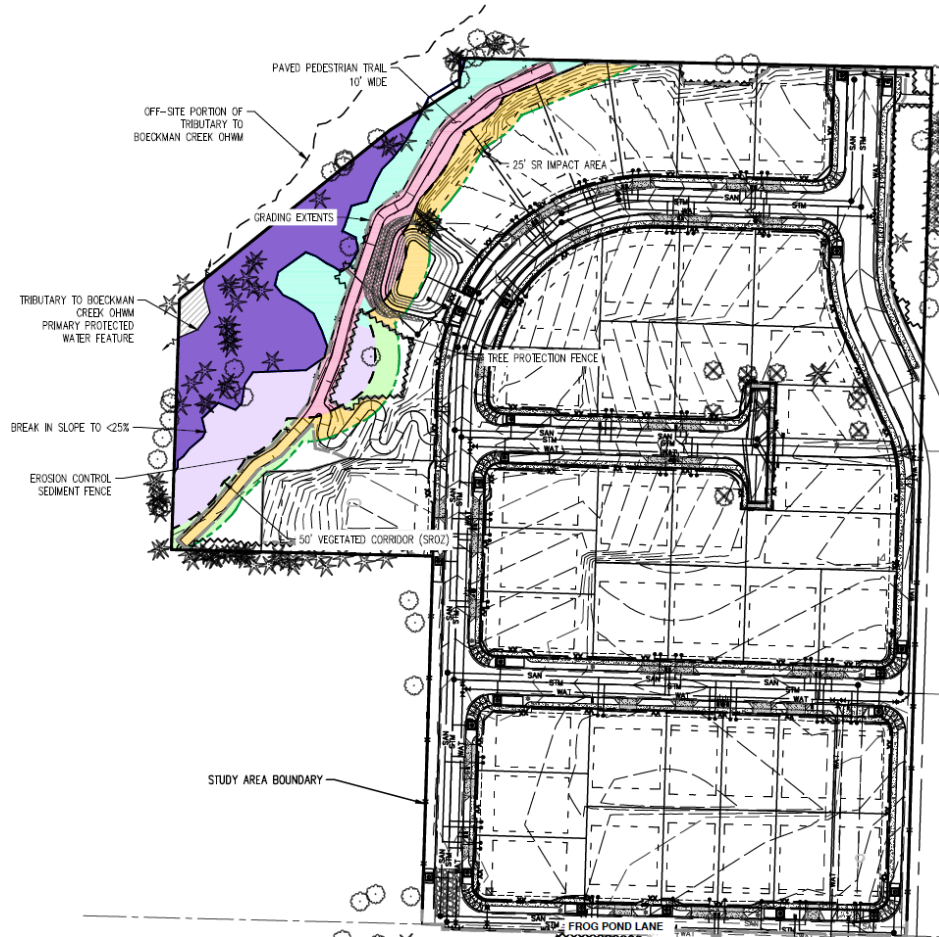
LEGEND (COLOR COPY):

ON-SITE PORTION OF TRIBUTARY TO BOECKMAN CREEK: 1,250 SF± / 81 LF± (0.03 ACRES±)

AREA OF LIMITED CONFLICTING USE EXEMPT IMPACTS: 12,658 SF± (0.29 ACRES±)

SIGNIFICANT RESOURCE (SR) IMPACT AREA EXEMPT IMPACTS: 14,220 SF± (0.33 ACRES±)

RIPARIAN IMPACT AREA TO REMAIN: 26,466 SF± (0.61 ACRES±)

AREA OF LIMITED CONFLICTING USE TO REMAIN: 10,888 SF± (0.25 ACRES±)

SR IMPACT AREA TO REMAIN: 4,477 SF± (0.10 ACRES±)

ENHANCEMENT AREA (1:1 RATIO): 12,658 SF± (0.29 ACRES±)

Engineering Condition of Approval

<u>PFD 12. Prior to the issuance of the Public Works Permit:</u> the applicant shall submit design and construction plans including the Boeckman Creek Trail with pedestrian scale lighting and signage. The trail cross-section shall be compliant with Figure 32 of the Frog Pond West Master Plan and designed in conformance with the City Public Works Standards. The applicant shall be credited for costs of design and construction of the Boeckman Trail and associated amenities through the Parks SDC credits as provided in the Development and Annexation Agreement.

Planning Condition of Approval

PDD 5. Prior to Final Plat Approval: A tree protection easement shall be provided on Lots 32 and 33 to protect Tree #20606, located partially off site to the north. Such easements shall be shown on the final plat and include the following provisions:

- City and HOA access to inspect health of the portion of the tree root system and tree structure on the properties to ensure activity or conditions in the easement area do not impact the overall health of the tree and to perform any necessary activity to preserve tree health and maintain appropriate landscaping within the easement area.
- Establish HOA responsibility for landscaping and tree maintenance within the easement area.
- Limit landscaping within the tree protection easement to native plantings compatible with Oregon White Oaks.
- Require temporary and permanent drainage and irrigation be designed around easement areas to optimize the amount of water in the root zone of the tree to support its health.

No foundations or hardscape improvements shall be placed within the portion of the root zone, which is delineated by the tree protection fencing shown on Sheet P-13 within Exhibit B2. In addition, any branch and root pruning that may be needed of Tree #20606, which has branches, limbs, and the assumed tree root zone that extends into the buildable area of Lots 32 and 33, shall be supervised and conducted by an ISA Certified Arborist. Fence posts for tree protection fencing within root zone of the preserved tree shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist. Tree protection fencing shall not be removed without the arborist present onsite and prior notice given to the Planning Division. See Finding D22.

Questions