

**ORDINANCE NO. 870**

**AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE FROG POND EAST AND SOUTH MASTER PLAN AND RELATED COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS.**

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 a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB); and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for this 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 remainder of the land covered by the Area Plan not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427 expanded the UGB to include the remainder of the 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; and

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

WHEREAS, the City desires to adopt a Master Plan for Frog Pond East and South within the four years conditioned; and

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

WHEREAS, like many communities Wilsonville needs more housing, including for households that cannot afford to rent or buy many of the housing options available in Wilsonville today; and

WHEREAS, the Equitable Housing Strategic Plan adopted by the City in 2020 included specific implementation steps related to housing and Frog Pond East and South; and

WHEREAS, in 2021 the Middle Housing in Wilsonville Project adopted a number of new policies related to how housing and the number of allowed units of housing are calculated; and

WHEREAS, the City Council's current goals include a goal focused on exploring ways to provide more affordable home ownership opportunities; and

WHEREAS, the City performed an Affordable Housing Analysis as part of the Master Planning effort to determine need and strategies to address the needs; and

WHEREAS, a condition of Metro's UGB expansion and City policy directed finding ways to incorporate more Accessory Dwelling Units (ADUs) into the fabric of the future neighborhoods; and

WHEREAS, a condition of Metro's UGB expansion, State statute and rules related to the 2019 House Bill 2001 and implementing local policies adopted with the Middle Housing in Wilsonville Project require Middle Housing, as defined by the State and in Wilsonville's Development Code, be widely allowed in the future neighborhoods; and

WHEREAS, the Frog Pond East and South Master Plan provides the opportunity for development a wide variety of housing meeting a variety of needs; and

WHEREAS, the City desires the design of the new neighborhoods to complement and connect to existing nearby neighborhoods and the City as a whole; and

WHEREAS, the City desires safe, functional, and comfortable transportation options for a variety of modes of travel; and

WHEREAS, the City performed public engagement including six focus groups, three surveys, and eight other public events to gather a variety of input, including from individuals not historically well represented in planning processes; and

WHEREAS, the City Council and the Planning Commission held ten public work sessions each regarding the Frog Pond East and South Master Plan providing ample input to guide the development of the plan along with the public; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the Master Plan and review it in draft form; and

WHEREAS, required notice of a public hearing has been provided to affected property owners, nearby properties, and interested parties, 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 4.198 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2022 to review the proposed Master Plan and Comprehensive Plan text and map amendments; 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 duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested

parties and in adopting Planning Commission Resolution No. LP22-0002, recommended adoption of the proposed Master Plan and Comprehensive Plan text and map amendments to City Council; and

WHEREAS, the City Council held a public hearing on December 5, 2022 to consider the Planning Commission's recommendation and otherwise review the proposed Master Plan and Comprehensive Plan text and map amendments; and

WHEREAS, the City Council 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 City Council duly considered the Planning Commission's recommendation and other available information, including the staff recommendation and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

- Section 1. The City Council does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the December 5, 2022, public hearing, including the findings and recommendations contained therein.
- Section 2. The Frog Pond East and South Master Plan is hereby added as a supporting document of the City of Wilsonville Comprehensive Plan and has the full force and effect of the Comprehensive Plan.
- Section 3. The official City of Wilsonville Comprehensive Plan Map hereby amended to designate the Master Plan area as Residential Neighborhood or Commercial as shown on Page 105 of the Master Plan.
- Section 4. The text of the City of Wilsonville Comprehensive Plan is hereby amended as stated on Pages 107-108 of the Master Plan.
- Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 5th day of December, 2022, and scheduled the second reading on December 19, 2022 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

DocuSigned by:  
*Kimberly Veliz*  
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Kimberly Veliz, City Recorder

ENACTED by the City Council on the 19<sup>th</sup> day of December, 2022, by the following votes:

Yes: 5                      No: 0

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*Kimberly Veliz*  
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Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 19<sup>th</sup> day of December, 2022

DocuSigned by:  
*Julie Fitzgerald*  
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JULIE FITZGERALD MAYOR

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

EXHIBITS:

- A. [Frog Pond East and South Master Plan \(dated November 9, 2022\)](#)
- B. [Frog Pond East and South Master Plan Appendices \(dated November 9, 2022\)](#)
- C. [Frog Pond East and South Master Plan Compliance Findings \(dated November 9, 2022\)](#)
- D. Memorandum with additional edits to the Frog Pond East and South Master Plan amended by and recommended for adoption by Planning Commission (dated November 16, 2022)
- E. Adopted Planning Commission Resolution No. LP22-0002
- F. [Frog Pond East and South Master Plan Record \(electronic only\)](#)
- G. Memorandum with additional edits to Frog Pond East and South Master Plan and Appendices, Ordinance No. 870 (dated December 5, 2022)
- H. Memorandum edits to the Frog Pond East and South Master Plan from Planning Commission and City Council Hearings