

# 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](mailto: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.**