

Frog Pond Overlook Subdivision

DB22-0002 et al

Presentation to Wilsonville Development Review Board – Panel A
September 12, 2022



Project Team

Applicant:

- Dan Grimberg, West Hills Land Development

Consultant:

- Mike Peebles, PE, Otak – Project Manager
- Keith Buisman, PE, Otak – Civil Engineer
- Li Alligood, AICP, Otak – Land Use Planner
- Steve Dixon, PLA, Otak – Site Designer
- Gabriel Kruse, PLA, Otak – Landscape Architect
- Stacey Reed, PWS, AKS – Natural Resources Consultant

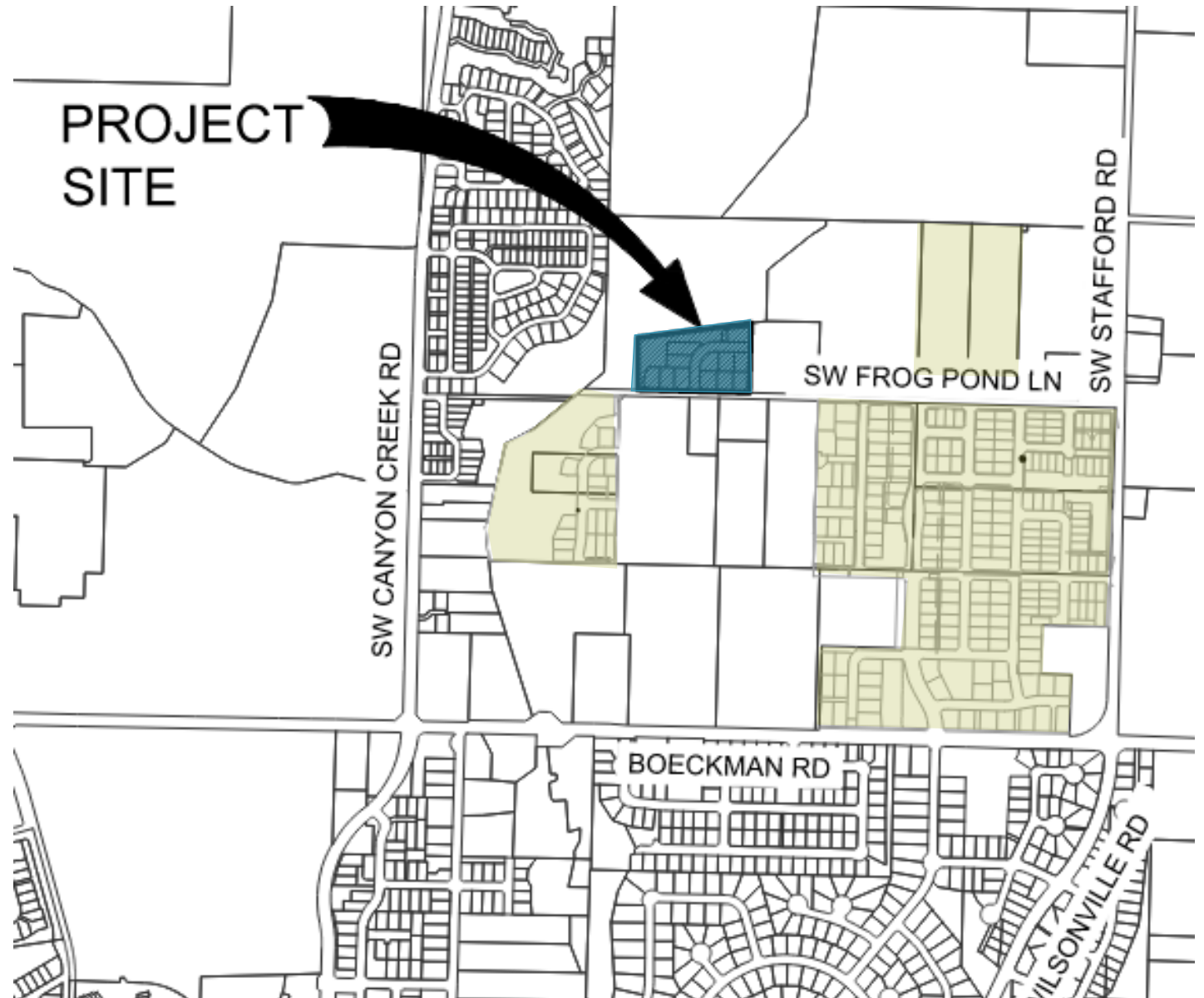
Project Information

Frog Pond Overlook

- One property totaling 12 lots, 2 tracts, and associated infrastructure
- Extension of Boeckman Creek Trail and associated open space
- Termination of Frog Pond Lane and creation of trail crossing

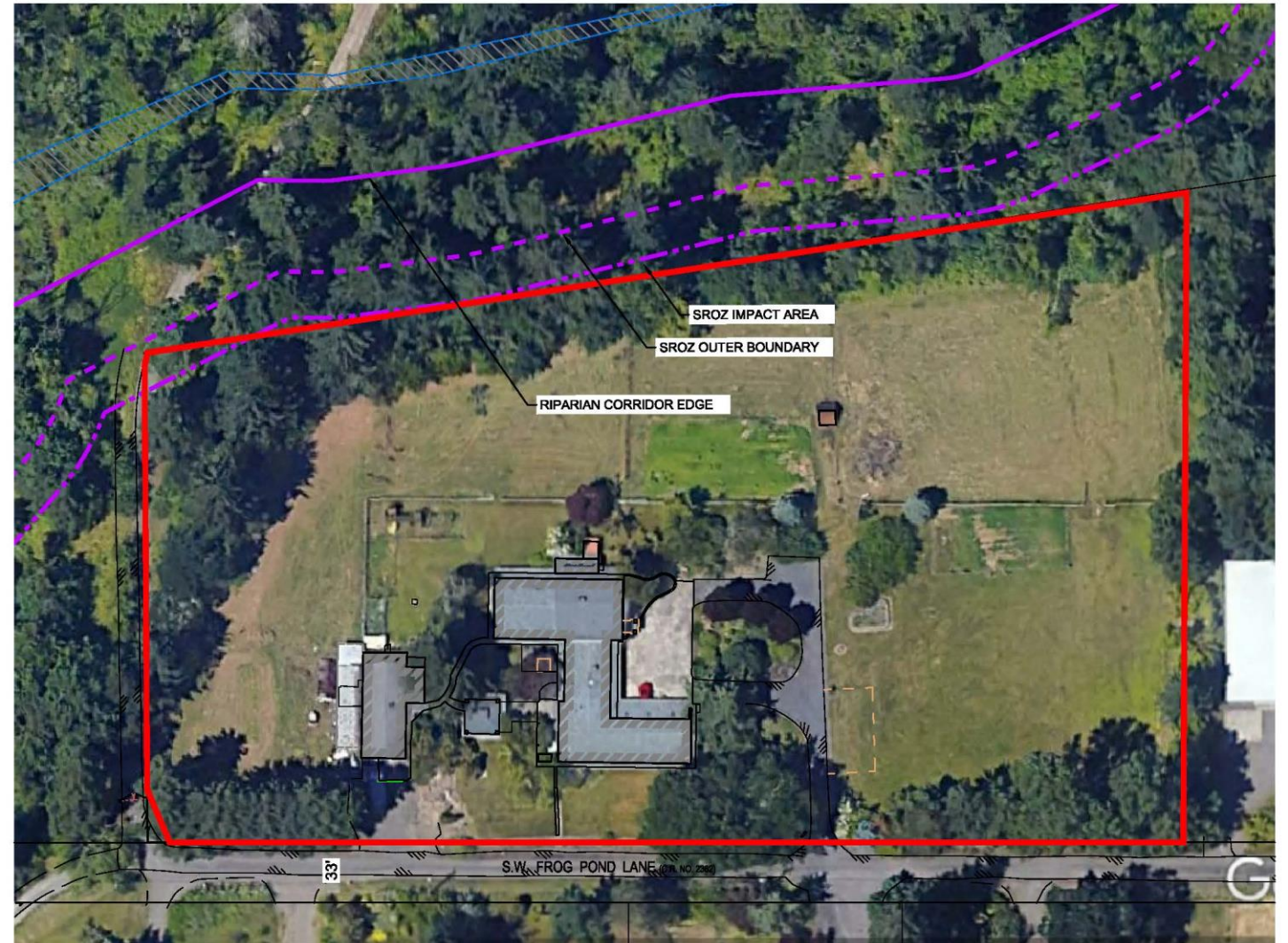
Background

Frog Pond Overlook is the applicant's seventh development application in Frog Pond West



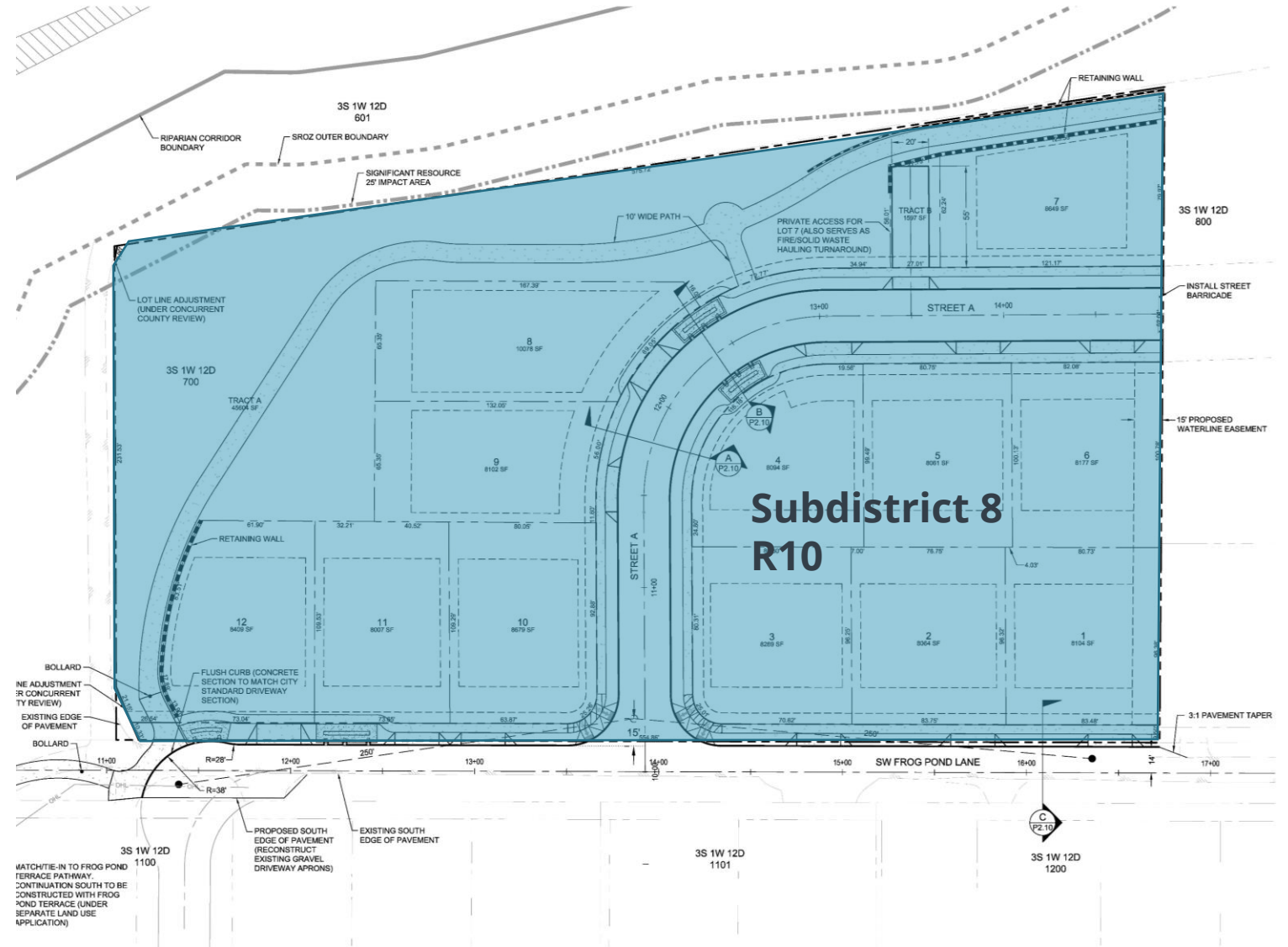
Existing Conditions

- The application includes one property on the north side of Frog Pond Lane
- The site is developed with a home and associated outbuildings
- The site is relatively flat with steep slopes beginning in the trees along the north and west boundaries
- The SROZ is off-site



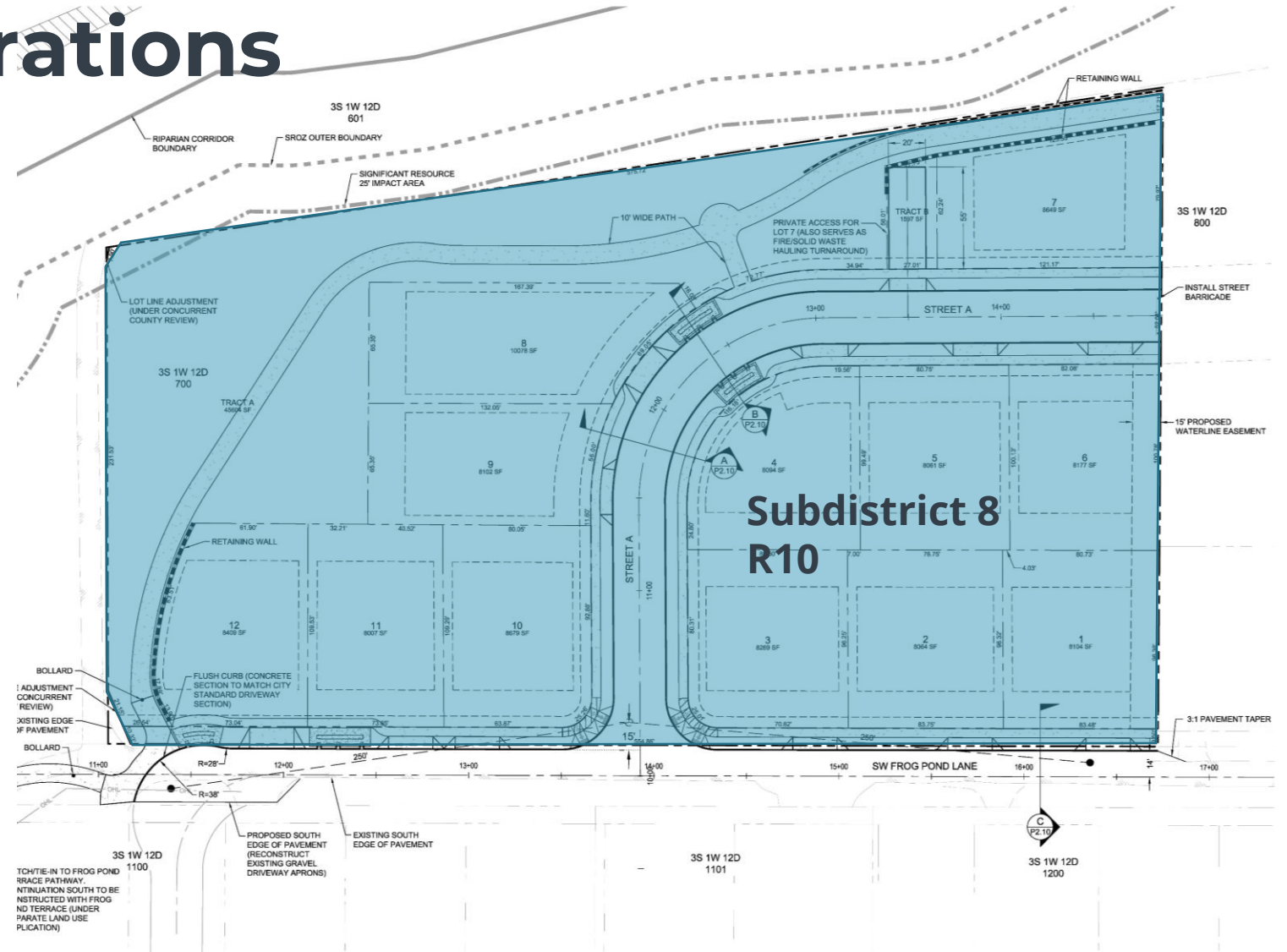
Site Plan

- Subdistrict 8 - 12 lots in the R10 zone
- SROZ and Trail in Tract A
- All lots meet or exceed minimum dimensional and area requirements



Design Considerations

- Existing/approved street locations and connectivity
- Topography
- Trail alignment and off-site connections
- Sight lines to Boeckman Creek
- Frontage and area requirements



Request

Approval of the application tonight, with modified Engineering Condition of Approval PFD 11 to remove requirement to submit Frog Pond Overlook and Frog Pond Terrace public works permits together

Condition of Approval PFD 11

- Current language:

PFD 11. Prior to the issuance of the Public Works Permit: The applicant shall submit design and construction plans for the Frog Pond Terrace and the Frog Pond Overlook subdivisions under one permit application as the stormwater disposal and sanitary conveyance to serve this Development is dependent upon the utilities installed as part of Frog Pond Terrace. Alternately, the Frog Pond Terrace improvements must be constructed, inspected and accepted by the City prior to connection for the Frog Pond Overlook subdivision.

- Proposed language:

PFD 11. Prior to final completeness and acceptance of the Public Works Permit: The Frog Pond Terrace improvements (under separate Public Works Permits) must be constructed, inspected and accepted by the City to allow connection for the Frog Pond Overlook subdivision.

Condition of Approval PFD 11

Applicant's desired approach:

1. Submit Frog Pond Terrace plans for public works permit.
2. Submit Frog Pond Overlook plans for public works permit (not including any Frog Pond Terrace improvements)
3. Obtain Frog Pond Terrace public works permit and begin construction
4. After Frog Pond Terrace public works permit is issued, obtain Frog Pond Overlook public works permit and begin construction
5. Frog Pond Overlook completion/acceptance cannot occur until after Terrace completed/accepted.

This allows:

- Flexibility in timing of public works permit submittals, approval, and construction
- Flexibility on contractor selection, and allows two separate contractors to be hired for the work

Question: Is this approach permitted under the current condition of approval?

Condition of Approval PFD 11

- Current language:

PFD 11. Prior to the issuance of the Public Works Permit: The applicant shall submit design and construction plans for the Frog Pond Terrace and the Frog Pond Overlook subdivisions under one permit application as the stormwater disposal and sanitary conveyance to serve this Development is dependent upon the utilities installed as part of Frog Pond Terrace. Alternately, the Frog Pond Terrace improvements must be constructed, inspected and accepted by the City prior to connection for the Frog Pond Overlook subdivision.

- Proposed language:

PFD 11. Prior to final completeness and acceptance of the Public Works Permit: The Frog Pond Terrace improvements (under separate Public Works Permits) must be constructed, inspected and accepted by the City to allow connection for the Frog Pond Overlook subdivision.

Thank you!