



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: July 13, 2026		Subject: Frog Pond East and South – West Hills Legislative Request	
		Staff Member: Amanda Guile-Hinman, City Attorney	
		Department: Legal	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" 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	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Request from West Hills Land Development for legislative and/or policy revisions relating to Frog Pond East and South.

EXECUTIVE SUMMARY:

During the June 15, 2026 work session, the City Council heard from West Hills Land Development regarding its request for certain legislative and/or policy revisions relating to Frog Pond East and South.

During the discussion, West Hills mentioned some economic analysis that had been performed, which Councilmembers requested to review so long as there were no concerns regarding the pending land use application. Attached hereto as **Attachment 1** is the Johnson Economics study provided by West Hills Land Development to the City.

The Frog Pond East and South Master Plan can be viewed here:

https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning/page/129010/frog_pond_east_and_south_master_plan_-_final.pdf.

The appendices to the Master Plan, including various technical analyses and City Development Code updates, can be viewed here:

https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning/page/129010/frog_pond_east_and_south_master_plan_appendices_-_final.pdf.

ATTACHMENTS:

Attachment 1 – Johnson Economics Study