



# **PLANNING COMMISSION**

## **WEDNESDAY, SEPTEMBER 10, 2025**

### **ADMINISTRATIVE MATTERS**

1. Consideration of the August 13, 2025 Planning Commission minutes



**Wilsonville Planning Commission  
Regular Meeting Minutes  
August 13, 2025**

Wilsonville City Hall & Remote Video Conferencing  
<https://www.ci.wilsonville.or.us/meetings/pc>

**CALL TO ORDER - ROLL CALL**

**Chair Hendrix** called the meeting to order at 6:01 pm.

Present: Nicole Hendrix, Andrew Karr, Ron Heberlein, Sam Scull, and Matt Constantine

Excused: Jennifer Willard and Yana Semenova

Staff Present: Daniel Pauly, Miranda Bateschell, Amanda Guile-Hinman, Kerry Rappold, and Mandi Simmons

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**CITIZEN INPUT**

There was none.

**ADMINISTRATIVE MATTERS**

1. Consideration of the July 9, 2025 Planning Commission Minutes

The July 9, 2025, Planning Commission minutes were accepted as presented.

**WORK SESSION**

2. Climate Action Plan (Rappold)

**Natural Resources Manager Rappold** introduced the draft Climate Action Plan, which ~~The plan~~ provided a framework for how the City could move forward on Climate Action and established implementation measures for how to meet important objectives, such as the Governor's Executive Order and the City's goal to reduce emissions over the next 10 to 25 years. Tonight's presentation described the different scenarios and modeling used to determine the implementation measures and necessary actions and set in place the actions the City was already doing; however, additional work was needed around who was responsible for the implementation measures, how to finance them, and the time period required.

**Maurya Braun, Consultant, Sustainability Solutions Group (SSG), and Natural Resources Manager Rappold** presented the draft Climate Action Plan via PowerPoint, providing context on current climate conditions, projected local impacts, community support for climate actions and

the State's commitments to reducing greenhouse gases to below 1990 levels. (Slide 11) Three potential future scenarios were described showing the impacts of the City doing nothing, implementing its current plans, and implementing the Low Carbon actions from the draft plan. (Slides 8-10) Ten specific actions and some implementation measures Staff proposed in five categories that were key sources of emissions in Wilsonville, and most communities, were reviewed, along with the impact on greenhouse gas emissions and potential economic gains. The Climate Action Plan aligned with the City's Urban Forest Management Plan and the Natural Area Management Plan the City was currently developing. Metro's Coffee Lake Creek Wetlands Restoration Project would activate peat soils that were highly effective at sequestering carbon, and the City's Urban Forest Management Plan had a goal of increasing urban forest canopy by six percent over the next 20 years. Next steps included identifying how the City was already addressing any proposed actions within the City's Comprehensive Plan and Development Code, exploring potential financing opportunities, and employing the identified implementation measures and determining if further measures were needed. The current draft Climate Action Plan established a great framework for the City to meet the State's emission reduction targets.

Corrections were noted to the following slides:

- Slide 13: Correct second green box in second row to state, "By 2050, retrofit all existing **buildings** in Wilsonville to reduce energy use by 50 percent."
- Slide 21: Correct the second row to state, "Switch ~~City Fleet~~ **all community vehicles** to ZEVs"

Commissioner comments and feedback were as follows with the project team addressing questions as noted:

- The project team was commended for the draft Climate Action Plan and its level of detail. Such discussions and plans were not even on the radar of those on the East Coast.
- Concern was expressed about negative financial consequences associated with current federal actions and how the plan could be impacted. A lot of great metrics in the Action Plan that have improved could be negated by federal actions over the next several years and could impact what the City's efforts to stay on track.
  - **Ms. Braun** responded that amount of work required for the transition remained the same regardless of federal policy. No federal legislation was reflected in the modeled actions except perhaps for the fuel efficiency vehicle standards, which accounted for the small decrease in the first scenario, (Slide 8) and was a standard the federal government was considering for removal. The biggest change would be in the level of funding available to support the City in making these changes. Many states and communities were stepping up to continue that funding, and the auto industry was moving forward with affordable electric vehicles (EVs) despite federal actions.
  - **Mr. Rappold** added that in some ways, the City was more dependent on actions at the State level, particularly for support, guidance, and direction, especially with regard to State building codes, transportation, etc. It was important for the State to guide the process to ensure consistency between jurisdictions.
- **Ms. Braun** agreed the rapid pace of technological development was an important component of the financial analysis, the next step after the Climate Action Plan that would

identify the required capital investments and long-term savings in maintenance and energy costs, as well as who would bear those costs, whether the municipality, residents, or businesses. Technology like solar is typically modeled with declining capital costs over time to reflect efficiencies in manufacturing and production processes.

- Along with the potential benefits section in the appendix, showing the specific percentage in emissions reduction associated with each implementation measure would be helpful since some actions were inefficient and contrary to future goals. Knowing this would be important when considering where to put the City's financial resources.
  - **Mr. Rappold** noted that the Action Plan modeled what was associated with each action but was not specific down to the level of each implementation measure.
  - **Ms. Braun** stated that quantifying emissions reductions for each measure would be difficult because each could be implemented in multiple ways. As part of the financial analysis, the team could provide a sense of the return on investment for different approaches.
- Consistently using the term "zero emission vehicles" rather than "battery electric vehicles" was suggested to remain agnostic on the technology over the large time horizon since technology changes fast.
- Was the impact of landscaping practices on emissions, such as water, fertilizer use, irrigation, and gas-powered equipment, reflected in the Action Plan? What was the magnitude of that impact and were there actions the City should take to reduce it?
  - **Mr. Rappold** responded that he had gathered data on energy use, including from the wastewater and water treatment plants. Landscaping carried a cost in terms of the energy required to produce and deliver the water, which was compiled on an annual basis. Shifting to xeriscaping or drought-tolerant landscaping would eliminate irrigation demand, resulting in both cost savings and reduced emissions.
  - **Ms. Braun** noted the largest impact came from using treated drinking water for landscape irrigation. Treating water to a drinking level standard required significant energy and was often fossil fuel based. Using it for a purpose that did not require such a high standard and with some of it returning to the wastewater or stormwater system for additional treatment highly impacted emissions. The City should encourage alternatives such as rainwater use and a shift to electric lawn equipment and encouraging green electricity sources as quickly as possible.
- The header on Page 21 of Attachment 1 (PDF Page 27) read "Climate Actions Can Provide Municipalities with New Revenue Sources," and then examples of opportunities for new revenue sources were listed. Most those listed opportunities were from cities not similar in size to Wilsonville. If possible, the Action Plan should list revenue-source options that were more applicable to a city the size of Wilsonville.
- On Page 32 of Attachment 1 (PDF Page 38) claimed that switching from furnaces to emissions-free heating and cooling systems increased energy efficiency from approximately 96 percent to 300 to 400 percent. How was it possible to get above 100 percent efficiency?
  - **Ms. Braun** explained that heat pumps used electricity in combination with the heat exchange process to produce three to four times the amount of energy in heat or cooling relative to the electricity consumed. For example, if one kilowatt hour was used

- to run the heat pump, it generated the equivalent of three to four kilowatt hours of heating or cooling in the space, which translated to a 300 to 400 percent efficiency.
- Did or could the Action Plan quantify how much of the emissions reduction would be attributed to the Town Center development? Noting emissions reduction could be an opportunity for Wilsonville to explain the benefits of the Town Center development helping meet the City's future climate reduction goals and help address some concerns about the plan.
    - **Ms. Braun** confirmed that the analysis was done at a geographic level and the Town Center fell within a single zone of the city from a modeling perspective, so the information could be extracted and shared. However, the modeling was based on broad assumptions about what would occur in that area and might not be as specific as the Planning Commission wanted, since her work was not focused on a detailed analysis of the Town Center development.
  - The interchangeable use of terms such as "implementation measures," "significant climate actions," and "low carbon actions" made the Climate Action Plan less clear. The actual plan referenced low carbon actions with discussion about implementation measures in different sections. It would be better to be simpler and more direct about what the Action Plan actually proposed and use consistent terminology.
    - The graphic showing the Climate Action Plan Project's pathway to the end point of the implementation measures (Slide 13) was not specific to the actual plan being implemented. The slides toward the end of the presentation provided a summary of the actions being proposed.
      - **Ms. Braun** added the team could look at how the Climate Action Plan was organized to make the relationship clearer between the high- and mid-level priorities and the specific actions.
  - "Low carbon" was not a term used consistently throughout the plan; parts of the Action Plan used "implementation" or "action plan," which were good terms. The Action Plan should be clear about the 10 action items the City was going to take.
    - **Mr. Rappold** explained "low carbon" was used to identify that scenario compared to the business-as-usual and business-as-planned scenarios. The project team would discuss how to make the actions more clear.
  - The Action Plan's modeling was both exciting and a bit intimidating. Further conversations regarding responsibilities and financing were eagerly anticipated.
  - Considering the expensive costs of recycling options with waste and procurement would be important to discuss.
  - On Page 53 of the draft plan (Page 68, meeting packet) one of the bullet points should be corrected to read, "...further ~~reduce~~ **increase** the long-term affordability of homeownership in Wilsonville."
  - Could the financial analysis include a cost-benefit analysis, showing the benefits of as well as the costs for not implementing the Climate Action Plan?
    - **Ms. Braun** replied a financial analysis would identify the costs of initiating changes, who would likely bear those costs, and who would realize the benefits of avoided maintenance and energy expenses. Another important perspective was the cost of not

taking action, sometimes referred to as the social cost of carbon. Those costs included impacts to infrastructure, increased healthcare costs from heat-related illness, and greater risks of stormwater overflows and powerline failures leading to fires. Those social costs were continually updated and increasingly outweighed the capital investments needed to avoid them.

- **Mr. Rappold** noted the same draft Climate Action Plan would be taken to the City Council's work session on September 4<sup>th</sup>, and the Commission's input would be addressed in the final Climate Action Plan presented to the Planning Commission for the public hearing on October 8<sup>th</sup>. He confirmed that a track changes version would be provided to the Commission.

**Chair Hendrix** confirmed there were no public comments on the draft Climate Action Plan.

### **INFORMATIONAL**

#### 3. City Council Action Minutes (July 21, 2025) (No staff presentation)

**Planning Manager Pauly** confirmed the 2025 legislative update was just educational. Staff was still digesting the outcome of the legislative session and would provide an update to the Planning Commission this fall.

**Commissioner Karr** announced that a town hall about the legislative session was scheduled at the Tigard Public Library on August 23<sup>rd</sup>.

#### 4. 2025 PC Work Program (No Staff presentation)

**Planning Director Bateschell** shared that she had attended the memorial service in Wilsonville Town Center honoring former Commissioner and Senator Aaron Woods. A memorial plaque was placed on a bench in front of the Parks building in Town Center, facing the fountain. She noted that many Commissioners had served with him and were familiar with the impact he had on the Commission, the city, and the state.

### **ADJOURNMENT**

The meeting was adjourned at 7:20 pm.