

**PLANNING COMMISSION  
WEDNESDAY, MAY 9, 2018  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

*Approved as presented at  
the June 13, 2018  
PC Meeting*

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**Minutes**

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**I. CALL TO ORDER - ROLL CALL**

Chair Jerry Greenfield called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Phyllis Millan, Kamran Mesbah, and Ron Heberlein. Simon Springall was absent.

City Staff: Chris Neamtzu, Miranda Bateschell, Amanda Guile-Hinman, Jeanna Troha, Nancy Kraushaar, Mike McCarty, Brian Stevenson, and Tod Blankenship,

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**CITIZEN'S INPUT** - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

**ADMINISTRATIVE MATTERS**

A. Consideration of the April 11, 2018 Planning Commission minutes

A revised set of minutes were distributed to the Planning Commission that included clarifying comments as requested by Commissioner Springall.

The April 11, 2018 Planning Commission minutes were accepted as revised.

**II. LEGISLATIVE HEARING**

A. Parks & Recreation Master Plan

Chair Greenfield read the legislative hearing procedure into the record and opened the public hearing at 6:05 pm.

Chris Neamtzu, Planning Director, stated the Parks and Recreation Master Plan had been under development for quite some time, and that development process included public engagement at a variety of venues, work sessions between City Council and the Planning Commission, Planning Commission work sessions, and work sessions between the project team and City Council. Both work sessions with Council and the project team were cut short due to too many agenda items, and the Mayor was absent from the most recent work session. City Council had not been afforded the full spectrum of conversation he would expect on such a significant master plan. He believed additional work needed to be completed, and therefore, recommended that the Commission hold the public hearing, take testimony, and continue to a date certain of August 8<sup>th</sup> to allow the project team to work with City Council to make one more set of revisions and present the Master Plan for final adoption on August 8<sup>th</sup>.

- He noted additional testimony received that afternoon from Commissioner Springall, indicating he did not believe the Master Plan adequately addressed the City's goals or the Parks and Recreation's vision for the protection of natural resources or promoted the goals of integrated pest management (IPM) per the Bee City Project. The email stated the Master Plan made no mention of IPM at all, nor did it give any significant ink to pesticide reduction in the parks. The project team addressed this issue after hearing similar comments at last

month's work session and would present their revisions tonight.

- In addition, he received an email at 4:15 pm from Kristal Fisher, Co-founder of Nontoxic Wilsonville, raising concerns about synthetic turf fields in parks and providing an abundance of information and links to various studies and positions on the safety of synthetic turf fields. The project team would respond to those concerns as well.

Commissioner Postma confirmed the record could be left open for additional testimony on August 8<sup>th</sup>.

Mike McCarty, Parks and Recreation Director, thanked the Commission, Staff and other members of the project team. The team met with City Council on Monday night where issues were brought up, but the meeting was cut short, so Council did not have the chance to fully bring their issues forward. The project team wanted to give Council, the Commission, and the public the opportunity to provide more input. The Plan was being developed for 15 or 20 years down the road and he did not want to present something that was not the City's best effort. After the presentation tonight, to receive further comment from the public and the Commission, the record would be left open until August 8<sup>th</sup> and he hoped the team would continue to receive comments over the next couple of months. Council had a few specific concerns including an inventory of school facilities and pest management. The inventory had been completed and Tod Blankenship was working on the pest management issues. The language currently included in the plan on pest management might not be adequate, so the team would be taking more time to get as much information as possible in the Master Plan to make sure the document would be good for many years.

Tom Beal, GreenPlay, LLC, thanked the Commission and gave a brief overview of his presentation, which would include a description of the planning process, the recurring themes that had been identified, and the project team's recommendations. He presented the Comprehensive Parks and Recreation Master Plan via PowerPoint, with these additional comments:

- The planning process included input from focus group sessions, stakeholder meetings, inventories, and a community needs assessment survey. (Slide 3)
- One purpose of the Master Plan was to serve as an action plan for providing a high level of service during potential rapid growth and demographic data indicated the community would continue to grow over the next five to 30 years.
- The project team responded to a request to include the recommendations in the front of the report, which had been done, and was happy to continue to work with the Planning Commission on the Master Plan's format.
- Each recommendation to meet the four goals of the Master Plan had a set of objectives, and each objective had multiple action plans (Slide 8), so the Master Plan was very detailed. He reviewed the objectives with these additional comments:
  - With regard to Programs, the project team repeatedly heard the community wanted more services and programs, and wanted them to stay affordable. Data on the participation and usage of the City's Park programs could be used to make informed decisions about which growing programs needed more resources and which programs had run their course and should be phased out. There was also a lot of interest in special event programming like farmers markets, community events, and special events, so enhancing the City's special event programming was recommended. (Objective 2.2)
  - Responding to demands and trends would require that the City remain in touch with similar communities to get a sense of trending programs and services to be able to provide facilities that would remain in demand. (Objective 2.3)
  - The City of Wilsonville outsources a lot of staffing in its programs. The Master Plan included recommendations on how to entice service providers to offer more than just feeder programs, which would eventually lead citizens to patronize those local service providers. For example, if the City only offered entry level Tae Kwon Do, people would go to local service providers for levels two, three, and four. (Objective 2.4)
    - Talking with service providers about the importance of keeping programs and services affordable was also recommended (Objective 2.5)

- As far as the Organizational Goal, the Parks Staff was lean and efficient, and the City needed to ensure the Department had enough resources to maintain quality services and programs and not spending time on unproductive matters. (Objective 3.2 and 3.4)
  - The Parks Staff was doing a lot with Facebook, posters, and etc., but no matter how many times something was advertised, someone would argue that no information was provided. (Objective 3.3)
  - The City's Joint Use Agreement (JUA) with the school system could change, as schools were becoming more uncomfortable allowing people to access their facilities. Additionally, if a school's schedule were to change, a City program or event could get cancelled. (Objective 3.5)
  - With regard to Objective 3.10, an additional action item was added to provide details implementing IPM as well as paying attention to the appropriate care of Natural Resources.
  - The Parks Department does not have the space to store equipment and operate as recommended so having Parks Maintenance eventually assume the Public Works facility was recommended. (Objective 3.11)
- He clarified the remaining slides included information previously presented to the Commission. He highlighted the slides regarding the city's population projections and the information regarding public engagement.

Chair Greenfield called for public testimony regarding the Parks and Recreation Master Plan.

Mary Closson, 11692 SW Palermo St, Wilsonville, said she had lived in Wilsonville since 2010, served on the Parks and Recreation Board for four years, and had been a health advocate for more than eight years. Her work as a health advocate included managing a national non-profit with a focus on the maternal, fetal, and infant risks posed by environments toxins. She and Kristal Fisher were members of Nontoxic Wilsonville, an affiliate of Nontoxic Irvine, an organization endorsed by Jane Goodall. The organization's goal was to work with the City and school district leaders to make the health of children and families a priority over weed control. She cited City Council's mission statement, "To protect and enhance Wilsonville's livability by providing quality service, to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage."

- She noted that she and Ms. Fisher were pleased to hear that any kind of forward motion for the Master Plan would be held until August. Wilsonville was a designated Bee City USA community, which she proudly promoted; however, the City allowed toxic pesticides to be sprayed in parks and recreation areas. Nontoxic Wilsonville was particularly concerned about the use of glyphosate, which is found in Roundup, and 2,4-D, the active ingredient in Agent Orange. Those who remember the Vietnam War remember that Agent Orange was applied with abhorrent results to our soldiers and the citizens of Vietnam.
- She read from an article in the April 30, 2018 edition of *The Guardian* titled, The Weed Killer Roundup Found in Granola and Crackers, Internal FDA Emails Show stating, "US government scientists have detected a weed killer, glyphosate, linked to cancer, in an array of commonly consumed foods. Emails obtained through a Freedom of Information request show calls for testing grew after the International Agency for Research on Cancer (IARC) classified glyphosate as a probable human carcinogen in 2015." The IARC is the scientific research arm of the World Health Organization (WHO). She continued with the article, "A state appeals court on Thursday backed California's listing of the widely used herbicide glyphosate as a possible cause of cancer, and the state's prohibition against discharging it into public water ways." She encouraged the Commission to keep in mind that the applications being used were affecting the plants and potential runoff into streams and the Willamette River.
- She read from an article in the April 19, 2018 edition of *SF Gate*, titled The State of California Can Label Widely Used Herbicide as Possible Carcinogen, stating, "Citing new findings by the IARC, California health officials have added glyphosate to their list of potential carcinogens in July 2017 under Proposition 65." They were saying potential carcinogen, but she did not want to take the risk of Wilsonville's families and children. Proposition 65 was an extremely robust and rigorous list.
- She referred to Objective 3.5 regarding the JUA with the school system and stated that Nontoxic Wilsonville and a representative from Nontoxic Irvine recently presented their concerns to the school board. Last

Monday night, the school board chair told her that the nontoxic approach to school playgrounds and fields would be added to the board's agenda over the summer.

- She noted Objective 3.9 to maintain the Tree City and Bee City USA designations and explained that the Bee City designation sustained pollinators responsible for the reproduction of 90 percent of the world's wild plant species by providing them with a healthy habitat by minimizing the use of pesticides. The Bee City designation only required that the City minimize the use of pesticides. After seeing the list of pesticides currently being used by Parks and Recreation and the Public Works Departments, she had serious concerns about the level of use.
  - The Public Works Department reported that they applied 198 gallons and 988 pounds of pesticides to 22.6 acres in 2017. This was 40 times more pesticide use per acre than in the parks. The areas treated included street medians, planting strips, and rights-of-way along City streets. Bees and birds do not have boundaries, and children and families are able to access many of these areas.
- She requested the Planning Commission, City Council, and Parks Department give serious consideration to adopting the IPM toolbox provided by Nontoxic Irvine, which more than 30 cities across the country had already adopted. She requested the Commission adopt the nontoxic solutions recommended by Chip Osborne and the scientific advisors from Nontoxic Irvine.
- She noted Commissioner Springall had referenced the lack of a reference to the IPM in the Master Plan. She was pleased to see that would be given more attention, but she wanted to see a strong IPM plan implemented as soon as possible.
- She also asked the Commission to provide leadership to ensure the safety of all Wilsonville residents, especially children, by working diligently to become a truly nontoxic Wilsonville. The City of Irvine was the first city in the country to become an organic city. They had 570 acres of community and neighborhood parks and athletic fields, more than 800 acres of public rights-of-way, 70,000 trees, and almost 1.5 million square feet of facilities. Irvine's historically organic driven landscaping policy protected open space reserves, multiple wildlife habitats, children, pets, and families from carcinogens and endocrine disrupting chemical applications. Nontoxic Irvine worked with more than 35 cities across the country, including Eugene and Ashland, and she encouraged the City to get on board.

Kristal Fisher, 11188 SW Barber St, Wilsonville, stated she was not a turf expert, but her mentor, Chip Osborne, was a nationwide turf expert, Chairman of Marblehead, MA Parks and Recreation Department, founder of the Organic Landscape Association, owner of Osborne Organics, and board member of Beyond Pesticides. She was concerned about synthetic turf fields being a top priority in the Master Plan. She noted the Parks and Recreation mission statement stated, ~~their mission was~~ "Recognizing community history, enriching the quality of life and fostering a safe environment, the Wilsonville Parks and Recreation Department shall provide, preserve, maintain, improve, and enhance recreational opportunities, social services, natural resources, and parkland for current and future generations." She was concerned that the City would not be fostering a safe environment by installing synthetic turf fields because they provide so many health risks. Injury rates were 80 percent higher for ACL sprains and 22 percent higher for concussions. Children were exposed to lead as plastic grass fibers break down due to friction from play, wear and tear, and abrasive silica sand. Respiratory problems and lung damage could occur and the particles contain known carcinogens and endocrine disruptors. Even though artificial turf would not have to be mowed, weeds would still grow through it, so weed killer could still be applied. She asked the Commission to choose children's health over more playable hours on synthetic turf.

Distributed to the Planning Commission was a two-page handout comparing Real Grass, Synthetic Turf, and Plant-Based Infill Athletic Fields, later entered into the record as Exhibit 2.

Steve Benson, 8525 SW Wilson Lane, Wilsonville, stated that he and his wife had the first certified Backyard Habitat in Wilsonville, which required that he not use toxic pesticides or herbicides. He used Avenger made with citric acid and Burn Out made with clove oil. He used these products on shiny geranium, which grew from 100 square feet to 1500 square feet in one year. He had seen this weed in many places throughout Wilsonville and the products he used seemed to have it under control. He was not speaking as to whether the City should or

should not use Roundup, but wanted to make sure the City was aware that alternatives to toxic materials were available.

Chair Greenfield:

- Asked about the status of the City's IPM Plan.
  - Mr. Neamtzu stated the Public Works Director, Natural Resources Manager, and Parks Supervisor attended a City Council work session to discuss the City's procedures.
  - Tod Blankenship, Parks Supervisor, reported that the IPM Plan was a requirement of the Bee City USA designation. The City has had an IPM Plan in the Parks for a few years. Natural Resource Manager Kerry Rappold hoped to have the City's IPM complete by June 30<sup>th</sup> and implemented on July 1<sup>st</sup>. However, he had not yet seen a complete document. Once a draft was complete, the document would be vetted through the appropriate channels.
    - He believed Sharon from Northwest Alternatives to Pesticides was with the Bee Stewards Program and had some good meetings that included himself, Kerry Rappold, Delora Kerber, the Facilities Supervisor, and key members of his staff, the roads crew, facilities crew, and the landscapers. He believed the Commission would be happy with the document.
- Stated that in light of the adverse publicity Wilsonville received about the bee kill incident, he hoped the City would make good notice of this to the media.

Commissioner Mesbah confirmed that the City of Wilsonville did not have a Sustainability Plan. As issues of environmental resources, preservation, and habitat have come up over the past year or so, the City seemed to have a scatter shot approach to responding to those issues. Parks and Recreation facilities play potentially helpful roles in habitat preservation and sustainability. If pesticides were dumped on parks, they would wash into the river and have adverse impacts. He believed the issues needed to be resolved through a much more coherent, well thought through, overall sustainability plan that dealt with pesticide use, water conservation and quality, habitat preservation and recreation. Many of these issues were the adverse consequences of growth, and Wilsonville was growing. Simply meeting the minimum conditions and requirements would not adequately mitigate the impacts that growth was causing.

- By not having an overall sustainability plan, the City might be missing opportunities that public open space areas provide to undo the adverse impacts. The City could also miss opportunities to find more natural areas as growth occurs where the habitat could be preserved and enhanced. He suggested the City consider a sustainability plan in addition to the Parks Master Plan to resolve many of the issues that have been raised over the last year.

Chair Greenfield stated this was bigger than Wilsonville and suggested considering a plan for the Metro area or at least the county. He confirmed Staff was not aware of any such discussions at Metro.

Commissioner Mesbah believed Metro would have a role. In regional planning, the rubber meets the road at the local level because land use decisions were made locally. Some of the areas being developed should not be developed. The City should provide a framework for preserving certain areas and developing other areas. Parks and open spaces in developed areas should be used to recreate functions lost by that development. He noted he was not sure there was a gap in the Master Plan.

Chair Greenfield questioned who would take the initiative to fill a gap if one did exist.

- Mr. Neamtzu responded anything that would cost money would have to be approved by City Council.

Commissioner Mesbah:

- Suggested the IPM could become the foundation for a sustainability plan, and when the Commission received the plan, they could discuss whether a gap existed.
  - Mr. Beal noted Objective 1.3 included action items to work with other departments to develop an open space preservation policy that identified appropriate types of use and limited the development of

existing open spaces, as well as implementing a natural area management plan, and native plant restoration at sites throughout Wilsonville to complement volunteer efforts. The Parks Staff had recommended those action items, so there was an awareness of that.

- Agreed that was appropriate for the Master Plan, but the Master Plan was not a natural resources plan. He believed Commissioner Springall's comments were more appropriate for a natural resources plan, which Wilsonville did not have.

Commissioner Heberlein stated the Commission had the opportunity to direct the Parks Department to implement some of those best practices and work toward the framework for a natural resources plan. This was an opportunity to say that one goal of the Master Plan was to become pesticide free, that pesticides would be used as a last resort instead of as part of the regular toolbox, or that water conservation was part of the plan.

Commissioner Mesbah agreed, adding that the Master Plan should also be an educational opportunity for homeowners to see how IPM on a lawn or a pollinator garden could be emulated.

Chair Greenfield said he did not believe Action Item 1.3.C directly addressed that concern. It referred to a natural area management plan, which the City did not have. The rest of the action item was more specific, but he believed the Commission needed to think about language that was broader and more directed to this specific concern, which could be addressed by adding Action Item 1.3.D.

Commissioner Millan said she believed Objective 1.3 covered two different concepts and was too broad. Additionally, there was no flow to the Action Items for Objective 1.3. She recommended separating it into two objectives or add action items that would break it down a bit more.

Chair Greenfield agreed. He believed Action Item 1.3.A addressed development issues rather than the preservation and quality of natural resources. This discussion is not about limiting development.

Commissioner Millan added the objective seemed to include two or three different concepts, but the action items did not address them. She was not sure if adding a new action item would capture what she was looking for. She would rewrite the entire objective because it seemed to be about two different concepts. The natural area management plan should be an objective on its own, and the open space preservation plan should be a separate objective, each with the appropriate action items.

Chair Greenfield believed the objective was broad enough.

Mr. Blankenship explained that everything Commissioner Heberlein described was in the IPM Plan, including natural resource areas that were broken down into areas of management. Therefore, the natural area management plan would be called out if the IPM Plan was specifically mentioned in the Master Plan.

Commissioner Heberlein suggested including language about what was in the IPM Plan, so people could see what it meant to the overall management of the Parks system.

- Mr. McCarty agreed that made sense and reminded that he was present to hear concerns and recommendations for the Master Plan, which the project team could make more succinct.
- Mr. Blankenship added that the IPM Plan was derived from five goals, which could be included in the Master Plan.

Chair Greenfield suggested adding Action Item 1.3.D and possibly 1.3.E to capture these concerns and specifically encompass the IPM Plan.

Commissioner Heberlein:

- Recommended that the IPM Plan be an objective on its own.

- Chair Greenfield explained he would put the IPM Plan under Objective 1.3 because the plan was about improving natural area preservation.
- Mr. Beal noted that open spaces might not be used and preserving natural areas meant leaving the area the way it was when it was found. He believed the IPM belonged in Objective 3.10 on maintaining natural resources.
- Questioned whether the IPM Plan should really sit under improving organizational efficiencies. He believed the IPM was more of a philosophy on how to manage the parks in general.
  - Mr. Blankenship believed a well-executed plan was the most efficient plan. He agreed the IPM Plan should be included as a separate objective.

Chair Greenfield:

- Stated there was a clear overlap of Objectives 1.3 and 3.11.
  - Mr. Beal explained the four focus areas of the Master Plan were integrated. It would be difficult to separate facilities from programs because programs need facilities. The way the Department was organized was directed by resources and finances. Additionally, the Department's organization would dictate how program operate.
- Believed the Commissions concerns would be addressed once an IPM became a working document alongside the Master Plan.
  - Commissioner Millan agreed that an IPM Plan was necessary to clear up the issues.
  - Mr. Blankenship added that the City never officially adopted the Portland IPM Plan, which was very thorough. He believed Metro had its own plan separate from Portland Parks and Recreation.

Commissioner Heberlein said he wanted to make sure the City did not lose the public testimony on the Public Works' application of chemicals. It seemed like chemical use might be out of proportion for the areas being treated. He asked if the City could validate that and work with Parks and Recreation to ensure pesticide and chemical applications were consistent among City Departments.

- Mr. Neamtzu responded that there seemed to be enough interest in the IPM Plan that it should return for further discussion by the Commission with Mr. Rappold, Ms. Kerber, and Mr. Blankenship in attendance. He believed the Commission would benefit from hearing the different sides of the City's operations under the umbrella of that document.

Commissioner Postma:

- Stated he was torn on the notion of field turf. Wilsonville was currently suffering from unusable fields because they become mud pits, but he was sensitive to the fact that field turf might not be the solution. Unusable fields were not healthy for the community either and there was a reason turf had become so popular in the area. It was important that the city have places for kids and the community could go to get some exercise.
  - Mr. Beal stated there was a trend towards turf fields. There had been some issues with injuries and cancer, but he believed the industry was aware of those issues and was taking steps to change the situation. Turf companies go out of business frequently, so the City just needed to do its due diligence. Turf fields were made of an underlayment, padding, and carpet. The carpet typically lasted eight years and the underlayment was supposed to last 16 years, but usually, it did not. Many communities install a turf field, but do not clean or maintain it, and use it for 10 or 12 years. He believed turf fields were cost effective because the maintenance was different from a natural field. Turf fields could be used 24/7. There were issues with injuries depending on the sport. Proper footwear was a big problem because many youth go out onto the turf in the same rubber cleats they wore on grass.
  - Mr. McCarty added that it's not just the Oregon rain. Southern California trends also favored synthetic turf because their fields turn to dirt in the summertime.
- Understood there were different reasons for using turf. In southern California, the costs for grass fields did not bear out over time because water was so expensive. He noted Ms. Fisher had asked if the City considered the costs as they amortized over time.

- Mr. Beal confirmed that the costs over time had been considered. When he worked at a university, the turf was replaced three times in 20 years. Replacing the turf cost about \$400,000, but they did not have to mow it on a regular basis and could use it 24 hours a day if they wanted. Grass could not be repeatedly played on for more than a couple of weeks and then the field turned to dirt. The City could study turf fields deeper and find the right turf. He believed Wilsonville had up to eight grass fields that could be replaced by one turf field.
- Ms. Claussen stated research showed synthetic fields needed to be replaced every eight years at a cost of about \$500,000. It was important for tax payers to be aware of the cost because it was significant. The City would have to dispose of a huge amount of synthetic material when it was replaced. She noted many professional athletes refuse to practice on turf fields because of the health risks, injuries, and the toxic material that off gasses, especially in hot temperatures.
- Ms. Fisher added she had sent a lot of information to Mr. Neamtzu, which included a video. She would appreciate the Commission taking the time to review the information. She was sure Mr. Osborne would be happy to reach out and answer any of their questions.
- Explained the Commission had to rely upon on a record, so it was difficult to go watch a video. The Commission must justify its decision based on information in the record. He appreciated, especially as a father that the information had been submitted, but as a body, the Commission needed something more. He encouraged Ms. Fisher to find a different way to present the material.
  - Mr. Beal stated that replacing one turf field every eight years at the cost of \$500,000 could not be compared to maintaining one grass field. It should be compared to maintaining four to eight grass fields because the turf field could be used year-round
  - Ms. Claussen said she would bring information about the health and usage impacts to future meetings.
- Stated the Commission needed real data. He wanted Ms. Claussen to understand why it was difficult for the Commission to base a decision on a YouTube video that was not part of the public record.

Chair Greenfield said he was uncomfortable attempting to adjudicate this at the Planning Commission level; expense was a City Council issue. Scientific judgement about health risks was not part of the Commission's purview. When the City actually considered a proposal for a turf field installation, he believed the Development Review Board (DRB) should review the proposal.

Commissioner Postma noted the system calls upon lay people to listen to experts and data and make a decision, so he believed the Commission was the body responsible for looking at these issues. While City Council controlled the finances, they looked to the Commission to consider a turf field's usability versus its cost over time.

Chair Greenfield agreed, adding the Commission did make judgements between plastic siding and Hardi board.

Mr. Beal added that his firm and others were hired to do a feasibility study to determine whether a city should install one artificial turf field or four grass fields. The study considered the cost of the property and maintenance and any other considerations they were asked to evaluate. The City could get an independent report from a third party.

Mr. McCarty noted there were many different types of synthetic fields.

Mr. Beal stated the same would be true if the City chose grass.

Chair Greenfield suggested the Master Plan include sufficiently specific language that required surfacing to be ecologically and health-wise responsible.

Commissioner Heberlein noted Objective 1.8 on synthetic turf fields had only one Action Item 1.8.A. He suggested adding Action Item 1.8.B stating that any turf fields selected by the City would minimize health issues and other concerns. One type of synthetic turf might be better than another, so the Master Plan should suggest the City

select something known to be good or less worse. He agreed more data would still be needed before deciding that synthetic fields were right for Wilsonville.

Mr. Beal said he understood that his scope was to make a recommendation, not actually study the City's turf situation. His recommendation was that the City conduct a study of field options and develop some conceptual plans.

Commissioner Mesbah believed the recommendation to move to synthetic turf was premature. The recommendation should be to consider all factors.

Commissioner Postma noted the Commission now only had three months to consider that.

Commissioner Mesbah asked if the recommendation needed to be in the Master Plan.

Commissioner Postma stated he would like to see turf recommended in the Master Plan and he believed Council members did as well. The Commission needed to decide whether they felt comfortable making the recommendation to Council based on the information on hand.

Mr. McCarty said if a specific type of turf was stated in the Master Plan, the Plan would have to be changed if a better material was developed in two years.

Commissioner Mesbah confirmed with Commissioner Postma and Mr. Neamtzu that City Council wanted the Commission to pursue turf.

- Mr. Neamtzu added that Councilors who support the consideration of turf might not be aware of some of the issues mentioned at this meeting.

Commissioner Postma explained that the Council looked to the Commission to consider some of the details.

Commissioner Mesbah understood a cost-effective analysis could be done on a specific ball field; however, he did not understand why the City would jump the gun on all of the future developments and say that all fields have to be synthetic before any analysis had been done.

- Mr. Beal clarified that was not what the Master Plan was saying; it recommended that the City consider developing synthetic fields after a study and conceptual plans had been done. Wilsonville had a shortage of rectangle fields and synthetic turf was one way to solve that. Otherwise, the City would need five to eight times as much space for natural fields. Other communities had an abundance of grass fields and each field was open for a month and then closed for a month.

Commissioner Heberlein said Objective 1.8 was worded with a firm expectation of the development of synthetic turf fields, not the consideration of synthetic turf fields. If explicit was not the intent, the objective should be reworded.

Mr. McCarty noted the Memorial Park Master Plan, completed 10 years ago, also called for synthetic turf fields.

Commissioner Postma said he believed the language in the objective was fine, but if the Commission wanted to change it, he recommended the objective say consider the use of turf fields. He was not advocating for a change because he believed Wilsonville needed some synthetic fields. He was sensitive to the issues with turf, but was more sympathetic to Wilsonville's unusable fields and the kids who could not get out and play. Getting kids outdoors in the winter competed with Xbox and that battle was difficult to fight. If the fields were mud, he would not win that fight.

Commissioner Mesbah stated he was sympathetic to that problem, but from what he had heard, he was not sure the solution was synthetic turf.

Chair Greenfield suggested the word “consider” be inserted into the language.

Commissioner Hurley believed the Commission had yet again devolved into creating a specific action plan instead of a master plan. The consultants simply said that the City should pursue turf, not that the City must or shall. The Commission was not considering a contract for turf. A contract was years away because the City did not currently have the money for turf. The Commission already knew from a 10-year old Memorial Park Master Plan and testimony from the Commission and others that kids and adults in Wilsonville could not use parks because it rained for nine months out of the year. The Master Plan was simply recommending that the City consider the possibility of synthetic turf. When the City did get the money in another 10 years, synthetic turf could be very different. And when the City got to that point, due diligence would be done to decide whether to take on replacing a turf field every eight years or buy all the land east of Stafford Rd and turn everything under the power lines into 18 natural fields. Discussing the minutia at this point was a fool’s errand.

Commissioner Millan disagreed, adding that as currently written, the objective clearly stated that the City would develop turf fields.

- Mr. McCarty clarified the objective was just a recommendation. The Master Plan did not state the City had to do it.

Chair Greenfield noted the entire Master Plan was a recommendation.

Commissioner Hurley added that none of the recommendations in the Master Plan could be implemented without a budget and Council approval.

Mr. Beal noted the Master Plan recommended the City look at a community center again. The City recently considered one and it was not successful; that did not mean the community did not express a need for a center. The project team heard the community indicate a need for a community center. Whether the City built one or not was a different thing. The team’s job was to tell the City what the community said.

Chair Greenfield suggested inserting the word “consider”.

Commissioner Postma stated he was happy with the language as is.

Commissioner Mesbah said he would prefer the word consider because a master plan is an outline of the decision-making process. He was disturbed that Memorial Park decided to have synthetic turf when he did not hear that it was studied or that cost effectiveness was considered. If a recommendation was included, it usually became a goal for those who did not want to do the appropriate analysis, which was a disservice to citizenry. Options might be available that the City was not considering. The current language came across as saying turf fields were the solution.

Commissioner Millan agreed the recommendation seemed to state turf was the solution. An objective was something the City would make happen. She was not arguing for or against turf. The Master Plan stated the City would use turf, but the City did not have the money or staff to do that right now. She believed the language should indicate a study would be done.

Steve Benson, Chair, Parks and Recreation Advisory Board, stated lower cost recommendations in the Memorial Park Master Plan were currently being implemented. Installing turf would cost over \$2 million, which would require a vote by the citizens. The Commission would have plenty of debate at that time about the appropriateness regarding the safety of the product.

Mr. Blankenship added that the recommendation for synthetic fields came from the 2007 Master Plan. The Meridian Creek Master Plan, completed in 2009 or 2010, also recommended synthetic fields. The Memorial Park Master Plan was vetted through the public process, which indicated a definite need for synthetic fields. He had an

undergraduate degree and a Master's degree in turf grass specialization, so he had been doing this research for 25+ years. There was a tremendous amount of peer review literature on the contrary of what had been said tonight. Costs would be treated like vehicle or equipment replacement costs. When the surface was purchased, a fund would be created for it. Oregon State University recently completed a study comparing natural to synthetic fields. He believed synthetic turf was included as a recommendation based on the Meridian Creek and Memorial Park Master Plans. There was a general consensus among the City and the citizens that synthetic turf fields were expected.

Mr. Neamtzu added the school district was moving in that direction and already had many synthetic fields and would be installing another soon at Wood Middle School.

Commissioner Heberlein stated knowing the City had been looking at peer reviewed research was very important from his engineering background. Regardless of the topic, it was very easy to find the answers one wanted if one look hard enough. He trusted that the City did their homework and believed synthetic turf was a healthy solution.

Chair Greenfield asked if there was a need to change the language.

Commissioner Mesbah stated he would still like to include the word "consider" so that the Park Department's practice to continue research continued. He hoped the Department would present their research in public meetings before hearing citizens' preferences because the research would educate the public.

Commissioner Millan stated if the word consider was not used, the Master Plan should include some statement around recognizing that additional information would be forthcoming about utilizing the best technology available. The Plan needed a qualifier saying due diligence would be done to show turf was the best thing and there would be no harm. Many times, the City states there would be no harm to doing things, and then five years later, the City realizes it was a harmful thing, so, the Plan should say the City would continue to study the options.

Chair Greenfield recommended language about considering development and exercising due diligence regarding the functional, financial, and health implications.

Commissioner Mesbah said just the word "consider" would be adequate.

Mr. Beal reiterated that the Master Plan was making a recommendation.

Commissioner Heberlein said he was okay with the header text of the objective, but suggested adding an action item indicating the development should include consideration of available technology and health implications. He was okay with the idea of turf fields as long as the City did its due diligence when it went through that process.

Chair Greenfield asked if Staff had received clear direction from the Commission.

Commissioner Millan believed the Commission was closer to getting what she wanted in the Master Plan, which was just ensuring that due diligence was done.

Chair Greenfield stated this was more wordsmithing than the Commission should be doing at this point.

Commissioner Hurley reminded that this was a master plan with recommendations by a consultant. If the Commission wanted to go down the rabbit hole on language for synthetic turf, the Commission should also do the same for play structures, tennis courts, backboards on basketball hoops, nets on the tennis courts, etc. The Master Plan provided general direction for the long haul; otherwise, the Commission would be having this discussion for another six months parsing out details.

Chair Greenfield:

- Asked if another verb was originally in front of the word development in the original Master Plan draft. Development was not similar to coordinate and other verbs in the other items. He asked if there was another verb like consider, or promote, or move toward, etc.
  - Mr. McCarty replied he did not recall the language in the original draft, but noted all of the action items were recommendations. The City would not do everything in the Master Plan because it was just a guideline. Other recommendations did say the City should explore, and the Plan could be changed to state that the City should explore the development of synthetic fields.
- Said the question was whether the item should start with a noun or a verb, specifically development as opposed to develop. Development implied that another verb was originally used there. He was one of two Commissioners uncomfortable with the level of direction, but he was willing to retract and say he was okay with starting the item with the word develop, understanding that the City did its due diligence regarding such matters and always did.

Commissioner Millan was not okay with that. She noted most of the other recommendations used words like provide, develop, look at, and work with; however, the subject objective stated the City would develop turf fields, not explore or look at them.

Chair Greenfield suggested that the Master Plan state, “Develop synthetic turf fields exercising due diligence regarding the functional, financial, and health implications of those fields.”

- Mr. Beal stated his firm wrote the recommendation based on what they heard from the community and what they saw in the inventory. Wilsonville did not have enough fields and the best solution was to develop some synthetic fields. Which fields and which brand was not being recommended. Wilsonville did not have enough land available to create more fields, so the City would have to acquire more land or use the available land for turf, which was why the recommendation was a bit firmer than the others. The City had been looking at this recommendation since 2007.
- Mr. McCarty noted that Action Item 1.1.M stated, “Develop a staffing plan”, not “Consider developing a staffing plan”. Another action item stated, “Develop the Frog Pond West Trail Head Park”, not “Consider developing the trail park”, so the same verbiage was used throughout the Master Plan.

Miranda Bateschell, Planning Manager, reminded that the Commission would see this again because the team would be making changes before the August meeting. Several of the objectives included a description that provided more context into the overall rationale and what would happen when the City pursued that objective. She recommended the team add a description to the objective about turf fields as well that captured this conversation and described the process the City would follow to develop the fields. Instead of wordsmithing, this would allow the team to add a sentence or two that would make everyone happy.

Chair Greenfield stated he would be happy with that. He did not believe this was exactly like the other instances of the word develop as used in other plans. In this instance, the Master Plan was a durable document and there was some possibility that this issue could arise in a legal form in the future. He would like the City to have some cover; therefore, he wanted some reference to exercising due diligence in the future as fields were developed. He believed that was the case anyway, but it would not hurt, but actually help to have it stated in the Plan.

Commissioner Millan asked how the sign design and wayfinding signage plan in Action Item 1.6.B would dovetail into the City’s Signage and Wayfinding Plan.

- Mr. Neamtzu responded the park signage was included in the city-wide Signage and Wayfinding Plan, which would brand the all of City’s buildings and monuments with specific signage, and then each park would also have its own unique sign.

Chair Greenfield:

- Said he was concerned about the absence of any arts in the parks in the Master Plan. He raised this issue at the last meeting. Wilsonville would be remiss in not having some kind of public arts council responsible at the City level for taking account of the need for public art. A Parks Master Plan was one place where such an

account could be taken, and he would be more comfortable if that was inserted before the Plan was approved.

- Commissioner Millan agreed, noting that one of the objectives did mention art as an afterthought, despite art being mentioned several times in the public input and surveys.
- Added that the inventory identified which parks have public art, including Town Center Park. He confirmed that he was referring to environmental and landscape art, not art events.
  - Mr. McCarty noted that Action Item 1.6.A stated explore opportunities to add restrooms, drinking fountains, water filling stations, shade, storage, public art, seating, etc. appropriately at existing facilities.
- Commented that the mention of art along with seating and restrooms was not glamorous. He was looking for something more high profile; a more specific and inclusive mention in the next draft where ever it fit best. Art should have some notice in the Parks Master Plan for the next 10 years.

Commissioner Mesbah added some existing art pieces in the city been obscured and they created opportunities for parklets that give those pieces more prominence.

Chair Greenfield believed art should be included not only in the Parks and Recreation Master Plan, but also in other development plans in the city. He regretted that art had receded from the Commissions attention in the Frog Pond and Coffee Creek Master Plans, but there was still time to include art in the Basalt Creek Plan. Wilsonville can and should provide for this public need in its ongoing development.

Commissioner Hurley:

- Asked if Wilsonville ever had an arts commission.
  - Mr. Neamtzu stated Council had directed some work on that through a City Council goal.
  - Mr. McCarty confirmed the City had hired Taylor and Associates about four months ago to conduct stakeholder meetings and interviews to determine what people want. They had not yet reported to Council.
- Said he was not sure arts should be in the Parks Master Plan because a standalone board or entity would decide on placing and funding art work. A park might be one of those locations, but he did not believe it was appropriate for a Parks Master Plan.

Chair Greenfield clarified the need for the parks to accommodate public art should be mentioned, but not along with seating and restrooms. He would love to see a separate objective under Goal 1.

- Mr. McCarty responded the project team could easily research and look at doing that.

The following exhibits were entered into the record:

- Exhibit 1: Parks & Recreation Master Plan
- Exhibit 2: Two-page handout submitted by Mary Closson, comparing Real Grass, Synthetic Turf, and Plant-Based Infill Athletic Fields.
- Exhibit 3: Eleven-page handout including email and attachments from Kristal Fisher dated May 9, 2018.

Mr. Neamtzu confirmed Commissioner Springall's testimony had been read into the record.

**Commissioner Postma moved to continue the hearing to August 8, 2018 date certain, keeping the record open for additional testimony. Commissioner Millan seconded the motion, which passed unanimously.**

### III. INFORMATIONAL

- A. City Council Action Minutes (April 2 & 16)
- B. 2018 Planning Commission Work Program

Chris Neamtzu reviewed the 2018 Work Program, noting Basalt Creek and the SMART Program Enhancement Strategy would be discussed during a work session in June.

The following Informational item was added to the agenda.

C. SB 1051: Accessory Dwelling Unit Requirements

Amanda Guile-Hinman, Assistant City Attorney, noted the memorandum provided a short description of Senate Bill 1051 passed during the 2017 State Legislative Session requiring that all cities allow Accessory Dwelling Unit (ADUs) within all zones that also allow detached, single-family dwelling units. She and Ms. Bateschell attended a Metro seminar to review the City's Code and determine whether changes needed to be made to comply with State Statutes. Staff did find some deficiencies, so Code changes would be discussed during a work session in June and the public hearing would be scheduled for July.

Chair Greenfield said he recalled seeing in the consultant's report a figure of about 100 new dwelling units in Wilsonville last year and all but two were row houses.

- Staff clarified that the 2017 Housing Report indicated all new units were single-family, and that about 40 percent of those were attached single-family. There was also one ADU.

Commissioner Hurley confirmed that HOA rules would not be subverted by the Senate Bill and that HOAs could prohibit ADUs.

Commissioner Heberlein asked if the Senate Bill would impact required setbacks and those types of things.

- Ms. Bateschell said that would be discussed at the work session because the City must clarify clear and objective standards. Additionally, while the City must specifically allow ADUs, the City was also prohibited from having provisions that made it difficult to add an ADU to a property. The City may or may not need to move some of the setbacks, which would be discussed next month.

#### IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 8:17 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for  
Tami Bergeron, Administrative Assistant-Planning