



**Wilsonville Planning Commission
Regular Meeting Minutes
October 8, 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 6:02 pm.

Present: Nicole Hendrix, Andrew Karr, Sam Scull, Yana Semenova, and Matt Constantine

Excused: Ron Heberlein and Jennifer Willard

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 September 10, 2025, Planning Commission Minutes
The September 10, 2025, Planning Commission minutes were accepted as presented.

PUBLIC HEARING

2. Climate Action Plan (Rappold)

Chair Hendrix called the public hearing on Resolution LP25-0003 for the Climate Action Plan to order at 6:05 pm. She confirmed that all Commissioners had familiarized themselves with the application and requested presentation of the Staff report.

Natural Resources Manager Rappold, and Maurya Braun, Consultant, Sustainability Solutions Group (SSG), presented the Climate Action Plan via PowerPoint, reviewing the context and components of the Plan, public outreach, actions and implementation measures, and integrating climate work into City work, along with next steps as follows:

- The process of developing the Climate Action Plan had taken about a year-and-a-half and involved a couple Planning Commission worksessions. Creating and implementing the Action Plan provided an opportunity to do something Wilsonville had not done before. He highlighted the presentation's agenda, noting that public engagement, including responses to questionnaires from the community and business sector informed the process, and

explaining that actions were the starting points and the resulting implementation measures defined what the City would do moving forward.

- While the City's Climate Action Plan started as a 2023-2025 City Council Goal, the Plan was also reliant on work at the State level and the State's Executive Order and ambitious goals for reducing greenhouse gases. Achieving these goals would require significant effort and collaboration at the federal, state, local, and private industry levels. (Slides 4 & 5)
 - In constructing the Climate Action Plan, Staff identified three main scenarios:
 - Business-as-usual was what the City was currently doing in terms of existing conditions.
 - Business-as-planned accounts for more State-level actions and how they are implemented locally.
 - The low carbon action scenario was being added and would incorporate the specific Low Carbon actions developed as part of this plan.
 - Five categories of Low Carbon actions were modeled in an extensive exercise that looked at all emissions within the community, including those generated by City facilities like the wastewater and water treatment plants, and all electricity use within the community.
 - Implementation measures detailed the pathways for achieving the actions and were noted in the Plan's appendix. While not comprehensive, the list served as a good starting point as far as how to implement the actions.
 - As an example, a Buildings and Industry category action calls for retrofitting all existing buildings in Wilsonville by 2050 to reduce energy use by 50%. The implementation measures to achieve that goal included creating a Home Retrofit Navigator program to provide resources and information, such as for people to install solar panels on their homes and establishing a PACE program geared toward commercial operations.
 - Verbiage on Slide 5 was corrected to state, "By 2050, retrofit all existing **buildings** in Wilsonville to reduce energy use by 50%."
 - All the actions and implementation measures in the Climate Action Plan were structured that way; when reading the actions, the parallel was what the implementation measures called for.
 - At the prior worksession, the Planning Commission discussed how the climate was expected to change specifically within Wilsonville, as well as the increasing number of hot days, the decreasing number of freezing days and the impact on residents, the mountain snowpack, and the water available throughout the year. (Slide 6)
 - The increase in dry days would also impact the community and broader areas, especially farmers relying more on irrigation, and municipalities with increased demands on freshwater supplies for outdoor uses, such as landscaping and parks, which had all kinds of implications for how the City proactively managed its water resources.
 - A significant majority of community members have indicated over a three-year period that climate change is either "somewhat important or very important" to them, which would be useful when the City brings ideas and projects forward. (Slide 7)

- If the City continues with the business-as-usual scenario, relying on a lot on gas and diesel vehicles, not biking or taking transit, and keeping building energy efficiency levels the same, emissions will rise across all sectors. (Slide 8)
 - Implementing the Low Carbon actions will dramatically drop emissions and get the city very close to the State's targets. The primary remaining emissions in 2050 will come from Transportation, which is difficult to address due to a strong car culture, extensive commuting into Wilsonville, and the timelines for vehicles being ready, especially heavy-duty vehicles.
- Emissions are rising in Wilsonville, so five key categories were identified where actions were necessary to change how the city operates (Slide 9):
 - Buildings and Industry focused on retrofitting existing building stock and increasing the standards for new buildings to improve energy efficiency now and in the future.
 - Transportation promoted increasing active transportation like walking and biking, as well as transit use, and shifting most remaining modes of transportation including vehicles, rail, and light rail, to electric engines.
 - Renewable Energy centered on solar and green electricity procurement, assisting the community in purchasing and supporting zero-emissions electricity generation.
 - Solid Waste involved increasing recycling and fundamentally decreasing waste sent to landfills, thus reducing methane production.
 - Green Infrastructure linked the Climate Action Plan to the City's urban forest management plans and activities to plant more trees and ensure the city's natural areas remain healthy for recreation and to sequester carbon and carbon dioxide. [15:45]
 - The Natural Areas Management Plan, adopted by City Council on Monday, was a critical piece for ensuring natural areas function in a healthy and sustainably way.
- As requested at a prior work session, specific modeling results for Town Center were presented to provide further considerations regarding the plans being developed for Town Center. (Slide 11)
 - The modeling showed Town Center emissions currently made up 20% of Wilsonville's emissions. Implementing the existing business-as-planned (BAP) would reduce Town Center emissions by about 15% compared to the business-as-usual (BAU) scenario. Adding the Low Carbon (LC) actions would reduce emissions by approximately 60% without relying on State's goal of a clean electricity grid. However, if the State reaches its goal of zero emissions by 2040, the reduction in Town Center emissions would approach 70% by 2050 in the LC scenario and even the BAP scenario results in a significant reduction as well.
- Integrating the climate work into the City's work relied heavily on continued support and direction from the State, whether through legislation, funding, and/or ensuring a greener grid in the future by working with power companies, as well as potential federal support which could be helpful in the future. While a lot could be done at the local level, the City needed support at the federal and state level. (Slide 13)
 - Locally, efforts would focus implementation on high-impact areas like Town Center and on working on ways to incentivize and educate homeowners associations (HOAs), the

community, and businesses. Leadership and next steps to ensure the Climate Action Plan would be implemented were other key factors.

- Significant State funding was available and increasing to help achieve the targets set by the State. Recently, several million dollars was provided to help utilities move the greening of their energy stock forward. (Slides 15-17)
 - For local governments and residents, the State provides a number of resources, which include not only funding but guidance and consultancy services to create feasibility plans or identify the best services for existing conditions, as well as Community Renewable Energy Grants to support the purchase and installation of renewable energy; solar and energy storage rebates; home efficiency, electrification, and appliance rebates, which aid building retrofit actions to help make homes be much more energy efficient, and even a program for schools.
 - Energy Trust programs provide a diverse array of funding and guidance, from assistance around hydropower, even from the smallest waterflow sources, multi-family residential retrofits, which can be challenging unless coordinated across all the residences.
 - The Oregon Community Solar Program supports residential and low-income subscriptions, enabling those who could not install solar panels on their home subscribe to purchase green electricity, directing the money to a utility to make the grid greener, as well as specific guidance for developers.
 - Additionally federal grants were also available, including those for geothermal heating which were expected to continue.
 - A recent NPR broadcast discussed how the State of Oregon is expected to be one of the leaders in geothermal research and was currently doing research near the Newberry crater to test ways of accessing geothermal from “hot rocks” which could significantly contribute to the state. Iceland’s use of geothermal was impressive.
- The Climate Action Plan provided a wonderful framework for how the City could move forward as well as a starting point, especially in terms of the implantation measures. However, further steps were required, including creating leadership or governance, which would involve the community, potentially creating a task force to lead the Plan’s implementation. Other key steps would be to perform a deeper dive into the financial needs of the implementation measures and identifying any additional measures necessary to move the actions forward. Examining policy and strategy alignment regarding how the City’s mechanisms could move the Plan forward and determining who would be responsible specifically for the Plan’s implementation, whether one department or individual would take the lead, or would that responsibility be spread among the City’s departments. (Slide 19)
- The Climate Action Plan was very ambitious, covers a long timeframe, and requires the City to remain adaptable to changes at the federal and state levels, as well as in the marketplace.

Commissioner Scull:

- Appreciated the information on Town Center and asked how the 20% Town Center emissions figure was derived.

- **Ms. Braun** explained the methodology involved analyzing buildings within the Town Center zone, including the building types and types of activity occurring within the buildings, identifying the number of residents living in the area, the number of commercial opportunities, and the average energy consumption for each building archetype, as well as the regional transportation patterns passing through Town Center streets. Water use and the waste generated within buildings were also used; however the significant transportation in and through Town Center was likely the reason for the higher emissions than other parts of the city.
- Questioned whether potential federal actions could make the business-as-usual curve worse. (Slide 11)
 - **Ms. Braun** noted the federal government was working on dismantling the CAFE standards, which require annual improvements in vehicle fuel efficiency, and although a fundamental standard built into the business-as-usual scenario, eliminating that mandate was one action that could negatively affect the baseline scenario.
- Affirmed the Climate Action Plan's quality and suggested the City quantify the "cost of doing nothing" which likely exceeds the cost of implementation. Not spending money or investing in implementation now would ultimately be much more expensive in the future.

Commissioner Karr:

- Liked the Plan, noting the State's goal was aggressive, adding success seemed dependent on a clean grid, which was the largest delta in most of the graphs and about which the City has no control. He expressed concern that the City would be held accountable for achieving the State's aggressive goals without the State helping to achieve clean grid targets, even if the City was taking action and making a great effort.
 - **Mr. Rappold** noted that certain State mandates, like revised parking standards or Building Code changes, must be followed regardless, but the City has limited ability to force the grid to clean up. He expected the State to recognize every community would be impacted if the State did not achieve its goals regarding a clean grid, so there would be no expectation for the cities to do anything beyond that. [33:55] Cities were not responsible for any specific reduction targets.
- **Ms. Braun** added the fact that the City was so reliant on the grid becoming clean emphasized the municipality's role to advocate and pressure utilities and the State to stick to those grid targets, especially as data centers become more present in all kinds of communities. A data center's demand on electricity was about 40 times that of a commercial building, straining a utility's ability to reach renewable targets.
 - She emphasized that managing demand on the grid was impacted by reducing electricity demands within the cities. Making Wilsonville's buildings more energy-efficient was the only way to avoid overstressing the grid. Changes had to be made within the communities so the provided electricity would be sufficient when electrifying communities.
- Asked if the business-as-usual scenario accounted for the data centers the City wanted to attract to areas like Basalt Creek.

- **Ms. Braun** confirmed data centers were not reflected in the current modeling due to a lack of specific demand data. She agreed integrating that analysis was important and something to pay attention to.
- **Mr. Rappold** added especially moving forward with a deeper analysis for implementing the measures identified in the Plan and during the policy/strategy discussions to determine how that would impact industrial areas coming into the city.
- Asked if this policy would be taken into account when looking at building permits and what is allowed to be built in the city's growing industrial areas. [36:35]
 - **Ms. Braun** believed that would be addressed within the policy alignment step to determine what changes the City wanted to make to its policies to incorporate all the new information from the Climate Action Plan.
- Added perhaps the City would change its industrial section to be energy heavy.

Chair Hendrix noted the competing climate and economic priorities and the various attempts to balance or offset the climate impacts with economic needs. [37:50]

Commissioner Constantine appreciated the work and the additional information separating Town Center, which was interesting knowledge to have looking toward the future. He agreed the Climate Action Plan should not just be put on a shelf, but used in the City's decision making going forward, including when planning and issuing building permits. [38:49]

Commissioner Semenova:

- Noted PGE was not listed as a stakeholder, although Energy Trust was listed, adding she encouraged the City and businesses to use that resource in partnering with the programs available because the organization was working hard to reach the State's goals and the community did have influence in how they vote and its decision making as a way to achieve a clean grid.
- Stated it was disheartening to see the recent changes made regarding the grants, which impacted the goals, adding she appreciated the Climate Action Plan and hoped to reach the State's goal for a better future. It was important for the City to always be a leader to show what could be done.

Chair Hendrix called for public testimony.

Mitch Besser, Wilsonville resident, noted his comments had been submitted via email and that SMART did not seem to have meeting for the public. He explained that he preferred using his bicycle and SMART for his transportation needs, noting he would likely get an electric bicycle to assist with mobility issues as he aged. Electric bicycles were becoming more popular, as it was difficult to get to other cities by bus and younger people could not afford cars. However, the bike racks on SMART buses could not support electric bicycles so they were not currently allowed. He believed upgraded bike racks would be an inexpensive but effective improvement.

Mr. Rappold confirmed that Mr. Besser's comments had been shared with SMART and that Director Brashear would provide a response.

Chair Hendrix confirmed there was no further public testimony and that all testimony provided, including via email was already included in the record. She called for Commission discussion and deliberation. Hearing none, she closed the public hearing at 6:48 pm.

Commissioner Karr moved to adopt Resolution LP25-0003, recommending that City Council approve the Climate Action Plan. Commissioner Constantine seconded the motion, which passed by a vote of 5 to 0. (Ayes: Hendrix, Karr, Scull, Semenova, and Constantine. Nays: None)

Chair Hendrix commented that approving the Climate Action Plan was exciting as it was the first comprehensive plan by the City, noting the feedback received from the surveys confirmed climate was impacting residents' lives. She also liked how some actions in the Plan helped support other City goals, like housing.

INFORMATIONAL

3. City Council Action Minutes (September 4, 15, & 25, 2025) (No staff presentation)
4. 2025 PC Work Program (No staff presentation)

Planning Director Bateschell announced that Planning Manager Pauly had submitted his resignation, as he would be moving out of state. She reflected on his tenure with the City, noting his roles, his involvement with key development projects, planning guidance he provided to the City, as well as the leadership and support he provided to Staff, commending his work style, expertise, and skills.

Administrative Assistant Simmons also shared a slide show featuring Planning Staff's Halloween costumes, featuring Mr. Pauly.

Commissioners and Staff shared parting comments, thanking and commending Planning Manager Pauly for his work, wishing him the best, and congratulating him on a new adventure.

Planning Manager Pauly confirmed his last day would be October 31, 2025. He spoke about working with Commissioners and Board Members, expressing appreciation for the relationships he developed, how Wilsonville had changed over the years, and how the Staff, elected officials, and volunteers made the city special.

ADJOURN

The meeting was adjourned at 7:06 p.m.