

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

Development Review Board – Panel A  
Minutes–July 10, 2017 6:30 PM

Approved  
September 11, 2017

**I. Call to Order**

**Chair Heberlein** called the meeting to order at 6:30 p.m.

**II. Chairman's Remarks**

The Conduct of Hearing and Statement of Public Notice were read into the record.

**III. Roll Call**

Present for roll call were: Ronald Heberlein, James Frinell, Fred Ruby, Joann Linville and Jennifer Willard.

Staff present: Daniel Pauly, Barbara Jacobson, Mike Ward, Kerry Rappold and Brian Stevenson

**IV. Citizens' Input**

This is an opportunity for visitors to address the Development Review Board (DRB) on items not on the agenda. There were no comments.

**V. Consent Agenda:**

A. Approval of minutes of the November 14, 2016 meeting

**James Frinell moved to approve the November 14, 2016 meeting minutes as presented. Fred Ruby seconded the motion, which passed 3 to 0 to 2 with Joann Linville and Jennifer Willard abstaining.**

B. Approval of minutes of the March 13, 2017 meeting

**Fred Ruby moved to approve the March 13, 2017 meeting minutes as presented. Joann Linville seconded the motion, which passed 4 to 0 to 1 with James Frinell abstaining.**

**VI. Public Hearing:**

**A. Resolution No. 337. Villebois Regional Parks 7 & 8: Polygon Northwest – Applicant.** The applicant is requesting approval of a Final Development Plan with Preliminary Development Plan Refinements and Type C Tree Plan for Regional Parks No. 7 and 8. The properties are located on the eastern edge of Villebois on Tax Lots 102, 192 and 200 of Section 15 and Tax Lots 13300, 13390, 13400, 15100, 29200 and 29290 of Section 15A, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case File: DB17-0011 Final Development Plan and Preliminary

**Chair Heberlein** called the public hearing to order at 6:35 pm and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

**Daniel Pauly, Senior Planner**, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Mr. Pauly** presented the Staff report via PowerPoint, noting the project's location and surrounding features, and reviewing the requested applications with these key comments:

- The only part of the property owned by Metro involved in the application was in the very southwest corner. (Slide 2) The remainder of the development was on land owned either by Polygon, the City, or the City's Urban Renewal agency. Metro had worked closely with Staff on the component that was on their property and was in support of the application. Everywhere from the proposed park over to the new Kinsman Rd was wetland that was either owned or was in the process of being purchased for preservation.
- He described the stages of review in the Villebois planning process, noting the provision for allowing refinements and the background leading to the subject Final Development Plan (FDP). He also described the hierarchy of park types in the Villebois Master Plan, noting the area's pocket parks, linear greens, neighborhood park, and the proposed regional park. (Slide 5)
- Villebois' regional park was comprised of eight separate components. He briefly described the features of Regional Parks 1 through 4, which had been fully built and were already being used. Regional Park 5 included the skate park and restrooms and was currently under construction. The land for Regional Park 6 had not yet become available for development due to ownership issues, so Regional Parks 7 and 8 would be built first.
- Displaying Master Plan Figures 5A and 5B (Slides 5 and 6), as well as the Park Programming Matrix (Slide 7), which showed the amenities approved in the original Master Plan, he noted the amenities proposed for Regional Parks 7 and 8, which were highlighted in the matrix.
  - He explained why the Master Plan's approval dates differed, noting the 2013 revisions occurred when Grande Point at Villebois was approved. He confirmed Regional Parks 7 and 8 were in the original 2003 Master Plan.
  - He noted the Master Plan language describing each park component, noting the Master Plan's goal of providing a lot of activities for a variety of age groups, as well as adequate areas for calm.
- The subdivisions involved in setting aside land specifically for the proposed park were Rutherford Meadows by Lennar Homes, as well as Tonquin Meadows by Polygon. Tonquin Meadows included about 500 homes and was located on the eastern side north of the school. The location and use of the land for the proposed park was approved concurrently with

approval of the subdivision and now everything from the Master Plan was being carried forward and refined a bit for final approval of the design and function of the park.

- Development agreements regarding the park were already in place between the City and developer. As a major, future city park Regional Parks 7 and 8 were very important project to the City and had been thoroughly reviewed by a multi-disciplinary City Staff team, who also worked closely with the design team to provide feedback to ensure the best park possible.
- The Parks and Recreation Advisory Board unanimously approved forwarding a recommendation to the DRB to approve the park with some specific recommendations regarding the design, which included landscaping the soccer field to stop balls from going into the wetland, featuring the appropriate species of birds, adding safety guidelines signs, ensuring tree plantings would not shade the sundial, consider adding vehicle charging stations in the parking area, and taking measures to ensure the sports field would not generate too much traffic and parking.
- He described the changes proposed from the Master Plan, which included changes from the Specific Area Plan (SAP) and Preliminary Development Plan (PDP), with the following key comments:
- Overall, the proposed changes in the design met the refinement test and could be approvable as not being significant. One key item in terms of the parks and whether or not a change was significant was determining if a feature in question of being removed was otherwise available in the surrounding neighborhood.
- The refinements for Regional Park 7 involved additional amenities that would allow for more function while retaining the areas of calm. The general lawn play area was larger than called for in the Master Plan, and the bird-themed creative play feature, entry plaza, and a number of habitat amenities for birds and bats were added.
- In Regional Park 8, the number of drinking fountains was reduced from three to two. Per the Master Plan, the drinking fountains were next to the basketball court, sports field, and the main shelter and restrooms. In the final design, the basketball court and the sports field ended up being right next to each other, so a single drinking fountain could serve both of those. Also, the drinking fountains were evenly spaced at about a quarter mile apart. The drinking fountains' functionality had been increased as they would also include a bottle fill station.
- The general lawn play in Regional Park 8 had been significantly reduced because an ample amount of lawn play was available at Lowrie Primary School. Lowrie was originally planned to be located in another part of Villebois, but it was now only a block away the park and contained a large lawn play area, providing the amount envisioned for the Master Plan in this neighborhood.
- The removal of a community meeting room was not significant because again, the school was only a couple of blocks away with meeting space. Additionally, the community center and swim center building on Villebois Drive was not a part of the original Master Plan, but added only a couple of years ago after the PDP. The center included indoor space for the homeowners association (HOA) as well as meeting space, so it filled that same function within the neighborhood.

- A maintenance building with a single-stall restroom was added to replace the port-potties as it made sense to have a year-round restroom available.
- While steps were being taken to reduce the traffic generated by the sports fields and amenities on the northern edge of the park, no on-street parking existed on that part of Villebois Dr, so 14 off-street parking spaces were being added and incorporated into the design of the park.
- Traffic and Parking. All of the traffic modeling from the original Master Plan through the SAP and PDP levels was reviewed, including the parks and their different features. Traffic generation was approved at the PDP level, similar to the Stage 2 level with other applications the DRB reviewed, so it was not part of the scope of the subject review.
  - The Code did not require any parking in the parks. The general model throughout Villebois and reflected in the Master Plan was to not have parking on the park side of the streets to ensure vehicles did not block the view into the park.
  - Parking was generally provided on-street across the street from the park. In this case, parking was envisioned all along Coffee Lake Dr, shared with adjacent homes. There would also be the proposed 14 off-street parking spaces.
  - After discussions about how to minimize traffic, a condition of approval was added that neither the City nor HOA, which would manage the park for five years before turning it over to the City, would allow the sports field to be marketed, rented, or otherwise scheduled for games, practices, or tournaments. Use would be limited to first come, first served, as that was what the capacity was designed for. The field would not be where regular league sports games were scheduled every weekend, but, rather, a place where residents could play informally on a level, well-drained surface.
    - He confirmed the condition would continue once the City took over the park and as such, any modification would require a return to the DRB for any changes.
    - The proposal did not address on street parking because all of the adjacent streets were previously approved with the subdivision approval, which included the park. The proposed parking would be located just south of the roundabout along Villebois Dr North (Slide 14). The neighboring homes and park were approved together with the subdivision approval with the idea that they would share parking.
- Tree removal would be fairly limited. The trees being removed were primarily due to the health and condition of the individual tree. The proposal met the guidelines for tree removal in the Code.
- He reviewed some of the concerns raised in public comments and the City's responses that were addressed in the Staff report, noting parking had already been discussed.
  - Wildlife. The City highly valued wildlife as reflected in a lot of policy discussion over the years. The Significant Resource Overlay Zone (SROZ), which was mapped throughout the city, was in place to ensure the preservation of wildlife and habitat areas, including riparian areas, wetlands, and the buffer areas around them, as well as upland forest habitat. In this application, the SROZ was applied all across the Coffee Lake Wetlands, and all the proposed development would be in the more upland areas outside of the SROZ.

- The Master Plan defined the park area as a transition area. A lot of invasive species which would be removed and replanted with native trees and shrubs, which would increase the habitat in a lot of areas.
- There was always a balance to be struck between wildlife habitat and development. Staff found the proposal met both the SROZ regulations and what had been envisioned in the Master Plan to balance development and the preservation of wildlife. Sustainability was a big design component of Villebois, and the preservation of wildlife areas, forest habitat, and wetland areas was included in the Villebois Master Plan.

**Jennifer Willard** asked when the SROZ was defined.

**Kerry Rappold, Natural Resources Manager**, replied the original SROZ designation dated back to 2001 when the program was adopted. The areas were mapped and a program developed to protect them. The SROZ program was put in place about the same time or shortly before the original concept plan for Villebois.

- He confirmed the 25-ft setback to the overlay zone was defined at the same time. The SROZ protected significant wetlands, riparian areas, and upland wildlife habitat. The SROZ boundary was actually a 50-ft buffer outside any significant wetland. Another area, called the Impact Area, extended 25 ft beyond that SROZ boundary. Everything proposed within the development as part of the regional park was entirely outside the impact area, although there might be some slight impacts to that area. The proposed design was 75-ft from the edge of the wetland itself.

**Ms. Willard** asked if any other biologists had been consulted during the development of the SROZ in 2001.

**Mr. Rappold** responded Staff had worked with a consultant that had a team of wetland scientists and a biologist who helped Staff do the initial mapping inventory and develop the program that went with it. The SROZ program was based on the information that was compiled, assessed, and determined to be the best information possible from those professionals.

**Mr. Pauly** continued his Staff report presentation, addressing certain concerns and design features, with the following key comments:

- There was concern about having too many active areas in a natural area, and explained the proposed amenities reflected the balance between active and passive as originally proposed in the Villebois Master Plan. While the over-development of parks was also an understandable concern, in terms of the adopted policies and the Master Plan, the proposal was consistent with what had been envisioned for a long time for this development.
- Public concerns about the interruption of views, a common concern with additional development, was also understandable; however, nothing had been identified or any specific view corridors of significance that design alternatives would benefit. With the

increased native vegetation in the area, he believed many views would actually be improved.

- Noise from park use would occur, but nothing that would violate the City's noise ordinance or be abnormal from a typical park use.
- Trashcans would be located throughout the park. He was not aware of any complaints over the years of a significant amount of litter accumulating in any of the existing components of the regional park system in Villebois.
- Lighting would be all Dark Sky friendly and similar to the streetlamps in the newer parts of Villebois that were all down-lit with the light focused on where it was needed with no glare.
- The interactive stream feature proposed by the design team had been reviewed by Staff and the Parks Board and there were no concerns. Obviously, there would always be components not everyone would love, but hopefully, there would be something for everybody, and he expected some would love the stream component.
- He entered the following exhibits into the record:
  - Exhibit D4: An additional email received after the cut-off for publication in the Staff report.
  - Exhibit D5: The letter of support from Metro.

**Chair Heberlein** asked about the thought process behind replacing multiple port-o-potties with a single-stall restroom in the maintenance building of Regional Park 8.

**Mr. Pauly** replied the area would generate little use, especially with the limitation on having large organized games and events, so a single stall should be sufficient. The restroom would also be available year-round and co-locating the bathroom with the maintenance building was a benefit because restrooms were expensive to build. From a design and function standpoint, having a permanent restroom was preferable, and since the opportunity was there, the City encouraged it.

**Ms. Linville** noted an email discussing fencing and asked about permanent versus temporary fencing and asked what fencing currently existed and whether any fencing would remain.

**Mr. Pauly** explained there might be some older fencing from past agricultural uses. The 6-ft, chain-link protective fencing was recently put up around the trees during the subdivision development. There was also some black-coated chain link fencing farther up Coffee Lake Dr in the Lennar development to protect a preserved wetland, which was a treatment used in other SROZ areas and throughout the city. If the area east of Coffee Lake Dr was all wetland, that might be an appropriate treatment; however, it was tough to visualize without an aerial, how much non-wetland land there was east of Coffee Lake Dr.

**Ms. Willard** noted the Final Development Plan (FDP) had been updated from the PDP in several areas due to the presence of the elementary school, such as not needing a community room or as many bathrooms. She asked whether the reducing the amount of lawn area had also been addressed due to the close proximity of the school.

**Mr. Pauly** replied the lawn area was the amount the school desired, which was far above and beyond what was ever envisioned in that portion of Villebois.

**Ms. Willard** asked if any consideration had been given to reducing the lawn areas further in Regional Parks 7 and 8.

**Mr. Pauly** answered the lawn area in Regional Park 8 was already substantially small; reduced. it was not a big, expansive area. Regional Park 7 was far enough removed from the school that it was appropriate to still have some lawn play area.

**Chair Heberlein** noted the recreation building had been identified as a justification for not having a meeting area in the regional park. He asked access and ownership perspective if that facility would have the same public access as there would have been to a meeting area in one of the regional parks.

**Mr. Pauly** replied there were two areas to consider. First, under its regulations the school was equally accessible to the public for a reservable meeting space. Second, the recreation center building would have meeting space available for the neighborhood, such as for a small HOA meeting.

**Chair Heberlein** asked if the City had ensured from a design and budget standpoint that the features of the two proposed parks would not cause a significant increase in the overall parks budget required for maintenance.

**Mr. Pauly** answered Park Supervisor Tod Blankenship and Parks and Recreation Director Mike McCarty were heavily involved in the process and maintenance was certainly a key consideration. The play equipment and different creative play features were evaluated for any potential issues. For the landscaping, mowing patterns were considered because a patch of grass that was hard to mow caused significant issues with increased costs due to the extra time required to mow it. For the sports field, Parks Staff met with suppliers and the design team to consider different engineered soil options to ensure they would function and be maintainable. The maintenance and restroom building was similar in design, in terms of structure and ease of maintenance, which has been an issue in other HOA parks. The restroom manufacturer was the as the restroom at Graham Oaks. All of the fixtures were a public use grade, using coatings and stainless metal that were graffiti-resistant, so the restroom would be easy to maintain.

- Because this was the FDP, the construction drawings were only at 30 percent so many more details were expected during the different processes for final construction. At the end of the five-year time period, an inspection would be done to ensure everything functioned properly and worked for maintenance. At that point, anything that did not function properly would have to be corrected before being turned over to the City for long-term maintenance. Many steps were involved both in the design and with inspections after the parks were built to ensure those costs were minimized long-term.

**Chair Heberlein** called for the Applicant's presentation.

**Stacy Connery, Pacific Community Design**, thanked Staff for their hard work on this project and the Staff report. She stated the Applicant accepted the conditions of approval as presented and the design team was present this evening to answer any questions after Ms. Lankford finished her presentation.

**Kerry Lankford, Landscape Architect, Pacific Community Design**, presented the Applicant's proposal via PowerPoint, highlighting the locations and surrounding features of Regional Parks 7 and 8 with the following key comments:

- Regional Park 8 had been broken up into three significant areas with a sports-centered themed area, an overlook with some really great vistas that would showcase the willows in the spring, and the creative play, nature play, and main play features. Starting at the entry plaza, she described the features park visitors would see/experience as they moved along the path through the park with these comments:
  - The first thing park visitors would encounter after the entry plaza would be an interpretive sign about finding 13 birds. Plaques along the path would have a bird's name on it so people could identify the different birds in the area. She had worked with Steve Benson of the Audubon Society who served on the Parks and Rec Board, to ensure all of the birds on the plaques were present and available for people to view.
  - The path also went around the open lawn play area, which had a small table and picnic area. The path also connected to an outer loop, which was where they were trying to develop the bird habitat. The park was right against the wetlands edge and a lot of reed canary grass and invasives would be removed and replaced with native plant material that would be great for the birds.
    - Down woody debris and snag poles would be introduced, as well as a nesting pole for a potential raptor and birdhouses to attract the swifts, tree swallows, and song birds. This part of the park was about birds and the habitat the Applicant could bring in. There would be plenty of water resources and different things that would increase the bird activity that already existed.
  - Crossing SW Villebois Dr North lead into the sports area. From the entry plaza a path would lead to an overlook for the field and then down to the basketball court. A walking trail would also loop all the way around with another overlook featuring benches so people could watch activities on the sports field.
  - The restroom would be centrally located and be close to the gazebo and picnic tables, providing an area for team parties.
  - Continuing on the path, she noted some storm water features would be covered by the boardwalk to prevent damage to them. All of these features would be in view of the willows, open fields, and etc. that were already there.
- Continuing on the path to Regional Park 7, she noted the central outlook would have an interpretive sign explaining how the property was being mitigated and vegetated. The Applicant ensured that the planting design would maintain the views, vistas, and corridors so no views would be blocked as the trees grew in the future.



- Further down the path and through the tree grove would be the large sundial. People would be able to tell the time by standing in the sundial. The sundial would change periodically due to added design elements, such different colors and indicating the solstice, so the sundial would be both educational and fun.
- Another plaza would overlook the wetland and wetland areas.
- The path would then lead to the main play area, which included a full restroom with a maintenance closet in the back and a large shelter with picnic tables.
- Farther down, the path would be the interactive play stream. The idea was to have the stream move from one wetland to the other wetland as well as under the educational deck and stage, which had an amphitheater feel. In this area, school kids could conduct a class, play, or stage an event. There would also be an area where they could look at how and why the water moved, and how it impacted the wetland.
- Next would be some open lawn play and the main play equipment for children aged 2 to 12., and then another gazebo that would help with nature play.
- The nature play area would have dinosaurs, big rocks, and attempt to pull off the Missoula Floods as a nod to the past, all of which would be explained with an interpretive sign. There would be places for kids to climb on large boulders, step on wood steppers, a tunnel room to crawl through, a log jam; essentially, as many interactive, fun, natural play areas they could get.
- Farther down the path would be another storm water facility, and then the end of the park.
- She concluded her presentation with a visual-only video with no audio.
- She clarified the interpretive play stream was meant for children to play in, but it would only have a small amount water. After the storm water was treated, it would go into the stream. She confirmed the play stream would be dry during the summer.

**James Frinell** noted the Parks and Recreation Board’s recommendation that the trees be removed around the sundial, but the drawing presented still showed the trees.

**Ms. Connery** clarified the plans would be updated in the construction documents when submitted for review through the Building Department. She confirmed the Applicant would follow through with the recommendation.

**Chair Heberlein** asked about the elevation change from the overlook view adjacent to the sports field.

**Ms. Connery** answered it was about 10 feet.

**Chair Heberlein** confirmed there was no further questions and called for public testimony in favor of, opposed, and neutral to the application.

**Nik Stice, 28461 SW Coffee Lake Dr,** stated his home would be adjacent to the overlook that would look over the field. He appreciated the spirit of what the project was trying to

accomplish as far as creating connectivity in the community, all of the work that had gone into it, and he understood a lot of time had been spent on the process. He understood this because he was a graduate of the University of Oregon with a degree in Planning Public Policy and Management and part of his degree was to build out a 39-acre parcel in the heart of Eugene for a private corporation that included 14 acres of wetlands. Part of that process was a series of focus groups that included all of the key stakeholders, such as business owners and residents that surrounded the property. He asked if there had been any public input during the design process of the proposed planned park.

**Mr. Pauly** answered yes, during the Master Plan process.

**Mr. Stice** asked if it would be appropriate to include the opinion of surrounding property owners that had not been there during the Master Plan phase. He clarified he meant outside the public hearing, such as in a focus group

**Mr. Pauly** responded any comments would certainly be considered and noted the entire subdivision, including the parks, went through a public hearing in 2012. It was unique that the design of this park was approved concurrently with the subdivision.

**Mr. Stice** responded when he purchased his home, Polygon provided him a residential layout that contained the proposed lots and wetlands area, but the sales materials did not include any future proposed park. He realized that was a Polygon issue, but felt it was important that the residents, who were unaware that the parks would be proposed, be included in the design element process. He believed the residents sitting behind him might have some very charged emotions about this and asked that the Board consider greatly the feedback that would come from this meeting and realize that was probably why there were more people than normal sitting in the room this evening.

**Chair Heberlein** suggested Mr. Stice's diagram be added to the record.

**Mr. Pauly** agreed and made a copy of Polygon's proposed lot layout, which was later entered into the record as Exhibit D6.

**Zach Weigel, 10318 SW Lisbon Street**, declared that while he worked for the City of Wilsonville in the Engineering Department, he was testifying as a resident of Villebois. He stated his family had been patiently waiting for this park to be built near his house since moving to Villebois five years ago and they were very excited to see the park finally start to get built. He noted that although Lowrie had a basketball court, it was built on a hillside that resulted in it being 8 ft on one side of the hoop and 12 ft on the other, so it was uneven and difficult to play on. Therefore, another basketball court was needed in this area.

**Ms. Willard** asked if Mr. Weigel was aware the park would be built when he purchased the home or because of his position with the City.

**Mr. Weigel** responded he had purchased his home prior to being employed by the City. However, he had done a lot of his own research studying the master plans before purchasing his home, and one main reason for his choice was the proximity to this future planned park.

**Adam Reiner, 28441 SW Coffee Lake Dr.**, said he lived right on Villebois Dr. North and Coffee Lake Dr. He was very concerned about parking and knew it had been reviewed before. He had contacted Mr. Pauly originally when he had purchased his home and was notified that there was a park, but that was only out of concern that there was pavement going down there. But he did not receive any specifics of the park or any detailed plans. He had done a lot of research but could not find any information when he was looking a year ago. Tonight was the first time he had seen any details of a soccer field or basketball court. He had big concerns that these features would detract from the area in which he lived.

- He had specifically chosen his home because of the wetland area in front of it and paid extra because of it. He understood a lot of work had been done on the park and he appreciated some of the southwest side activities; however, the sports field would really detract and having a bathroom, having physical stuff there, would only encourage additional people to go there.
- If active areas were needed, he would rather see something besides a sports field, such as a dirt track, exercise fixtures, rock climbing, to minimize the number of people going there. He was concerned that a soccer field would attract a very large crowd. Typically, a soccer game would bring in 25 people or so who would need parking spaces. He understood parking was not being considered tonight, but he wanted to note that issue.
- He was also concerned about flood risk. He knew a lot of research had been done around that, but he grew up in Beaverton where a lot of work had been as well and many of the fields still flooded. And while many of the fields might not actually flood, they got very muddy, were not used in the winter, and turned into a giant mess and a very large expense. He did not want to see that happen.
- During his research, he had found the following statement in the Wilsonville Planning and Land Development Section 4.125 Village Zone, Section J, "Sustain the comfort, health, tranquility, and containment of residents and attract new residents." He stated if the park went in, he would move.
- He also noted if a wooden boardwalk were built, it would get slick in the winter. If there were non-slick conditions that did not grow mold, it would be a much better sidewalk.

**Jamie Campbell, 28441 SW Coffee Lake Dr**, stated her house would be directly in front of the soccer field, basketball court, entry plaza, and restroom. She had lived up the street from where Villebois was located her entire life and frankly, felt it was an eyesore. She only purchased her home for the property value of being located in front of a wetland area. It was beautiful. There were tons of birds, including a local pheasant that would crow at people. There was tons of wildlife right in the area in which they wanted to put the soccer field. Once the soccer field went in that would all disappear. It would devalue their homes, be noisy, and there was not enough parking. She saw no benefit when the Lowrie Primary School was right up the street. She did not want to pay extra HOA fees or extra taxes. Any tax money used should be on the roads. Furthermore, there should not be a roundabout going in because it was

destroying all the other roads in Wilsonville which had giant potholes, were difficult to drive on, and created traffic congestion. The wetlands should be left as a nature area; however if it had to be developed, there should be dog-friendly nature trails since the nature park on the other side did not have many dog-friendly trails.

**Chair Heberlein** stated Corbin Bowen had submitted a testimony card noting his was in opposition and confirmed he did not wish to testify.

**Lisa Chang, 10971 SW Verdun Lp,** stated that she lived pretty close to proposed Regional Park 8, the bird area. Her main issue was that some time ago, the area had been kind of paved for weed control, and a lot of the wildlife did not come back. A blue heron was there when she first moved in and she had not seen him for a year. She did not believe the bird area would accomplish the goal to bring in animals and increase the habitat and wildlife. There were also a lot of ducks in the area, as well as quail, and if the park was built, she did not believe she would see any quail.

- She had also been promised by Polygon that the area would not be developed at all; it was protected wildlife. She would not have bought her house if she knew all this would be developed.
- The notice she received in the mail stated residents could not say they did not like it just because they did not like it, but must have a specific reason. She was frustrated that the 2003 Master Plan kept residents from saying anything. She believed that those who purchased their homes recently should have a say in what was built since it was so close to their homes. A new master plan should be made with the residents that lived there now because the homes were brand new, some were still being built, and she felt a lot of people would not have bought their homes if they knew the proposed facilities were going to be built. It was a huge over-build in Villebois. The nature area should be kept as it is. If something had to be built, she also liked the idea of a dog-friendly trail, but all of this, especially the parking lot, was ridiculous, completely unnecessary, and a waste of the City's money.
- She noted Mr. Pauly had said the proposed open area for learning was small and commented that if it was going to be that small, there was no need to develop it. Let nature be as it is, and let the birds live in their natural habitats. If there was worry about invasive species, the City could take out the blackberries, etc., but it did not need to be developed to stop invasive species from coming in.

**Adam Hill** stated his address was on the testimony card as submitted. He explained his house was located between proposed Regional Park 7 and 8, right on the corner. The side of his house would overlook the bird exhibit, but he did not believe there would be any birds left once the lawn was installed. His front yard would overlook the parking lot and a grass desert. He reiterated that the area was incredibly unique. Villebois was placed between two amazing, very rare places in the region. The area had an amazing opportunity for tourism, as he knew the City was trying to bring in more. Eventually, this would connect to a trail that went 23 to 26 miles or so, as well as a whole other bird sanctuary in Sherwood. They get thousands of people daily that buy coffee in their neighborhoods and stop at the local stores. He knew a

future downtown, a village, was being created. The wetlands were a great addition to the area, a jewel in this region.

- He did not think this was mentioned, but the area where proposed Regional Park 7 would go flooded every year, of which he had photos. It overflowed onto the street and down into the drainage along the side. About ten months out of the year that area of the park would be an unwalkable, muddy mess. He believed it only recently dried out due to the hot weather. The blue heron referenced earlier, which his family had called Harry the Heron, used to come around. He noted if people would sit and wait for a while, they would see some really amazing things. Now that the road was closed, he suggested the Board members go out and have a look as it was really, really special.
- His mother always said, "If you're going to do something, do it right." He believed the developers were trying to put too much into an area that could not handle it, a soccer field into an area that was not designed for a soccer field. It was a 100-year flood plain and the area did get marshy.
- Canary grass was an invasive species, but instead of soccer field, butterfly and bird sanctuaries should be built, or an area where people were surrounded by butterflies when walking down a path, instead of hearing the sounds of kids playing soccer, mid-mows mowing, landscapers blowing, and scaring wildlife looking for a place to be, but cannot be there because there was a mower or blower, or a soccer ball flying passed them.
- He implored the Board to not decimate the area because it was really, really special.

**Meike Bradley, 10421 SW Lisbon St**, stated she had only intended to observe the hearing, but the testimony was very one-sided and she wanted to give her input. She worked in real estate and being in Portland or all over town every day, she specifically chose to live in Villebois and in close proximity to the proposed park. Like Mr. Weigel, she was very excited for the park. When she purchased her home, she was aware of the plans for the future park. She had printed out the plans and always showed them to visitors due to her excitement. While she had heard all of the complaints, and could not speak for Polygon, she felt that the park was public knowledge and had been for a while. She trusted in Wilsonville. Of all the neighborhoods of Portland, and suburbs, she believed Wilsonville put a lot of thought into creating, building, and maintaining the city.

**Chair Heberlein** called for the Applicant's rebuttal.

**Pam Verdadero, Polygon Homes**, thanked everyone for their honest opinions and for taking time to express their feelings about the proposed park. This was a joint effort with the City of Wilsonville. She had been a salesperson with Polygon for a very long time, and one of the most proud things one could say was that "There will be no development across the street from you," meaning it would be as is, or left as a park, wetland, or nature area; so, she could understand if residents did not feel they were given the full picture, or more than a one line sentence, about an area being left natural. She was unsure how the City felt about taking more time to look at the plan, but she believed Polygon was open to that.

- She also appreciated those who came out to express their interest in living across the street from the proposed park. She believed most people would think a park would not be a bad

thing to live across the street from, but whether people had lived across the street from the wetlands for a long time or short time, they had been able to observe and appreciate what it was all about.

- She reiterated that Polygon was open to further discussions and possible focus groups to talk about this area in more detail. Not to undo the work that had been done, as this had been in the Plan for several years. Polygon had not been one of the first developers in the neighborhood, but took on development later on. This was not Polygon's concept to begin with, but it was certainly a part of what they were about to finish in the neighborhood.

**Ms. Connery** offered some historical perspective on the project. She had been a part of the parks master planning process to define the components that would be a part of the parks system throughout Villebois. It was a very extensive process that happened from 2003 to 2006 that involved basically every Board that the City had, as well as all of the developers involved in the project at the time and their consultants. They went through a very extensive process of trying to identify what 2,500 future residents of Villebois might need to fully enjoy the community and all of the natural resources that existed within and around it.

- One of the stellar components to the project was the greenway system, which connected the trails from Graham Oaks Natural Area all the way around the project and would ultimately connect to the north through the Tonquin Trail. The idea was to have different sorts of activities that people could participate in along that trail system, features that could entertain a wide variety of different age groups; some being more passive and some more active.
- The subject area was actually pretty large. While narrow and thin along the roadway, the upland area between the development and the resource was envisioned to be a long trail system with little activity nodes that people could participate in. That followed in line with the vision that was established when the whole project was started. She noted the project engineer could speak to some of the comments regarding flooding and drainage concerns.

**Patrick Espinosa, Project Manager, Pacific Community Design**, responded to concerns about flooding in the bird park of proposed Regional Park 7. When the Villebois Drive road extension was originally built, first with the City project that created the Boeckman Rd roundabout, and then later with the development, the Regional Park 7 area was unintentionally detached from the rest of the flood plain that extended east out into the wetland. As part of the proposed project, the Applicant would be reconnecting those two flood plains and providing drainage under the road to drain that area of the park, which would allow for some areas to be relatively more wet to provide more bird habitat, but also to drain the areas where lawn play was anticipated.

**Ms. Linville** asked if the sports field and the soccer field in particular, was a concept in the initial Master Plan that had been brought forward or was it just part of the design feature.

**Ms. Connery** answered that a sports field, which was envisioned as a soccer field, was originally part of the Master Plan concept. In stepping through the design process, it had become more of a neighborhood type of sports field. It would not be programmed through any

organization, but would be available for the neighborhood children to use. It was not intended to draw people to it. It was intended to be a part of the neighborhood.

**Fred Ruby** asked if the soccer field would be specifically excluded from organized sports programs, how important was the sports field and, maybe even the basketball court component, to the vitality of the park. It seemed from the testimony heard today that a nature corridor concept could not only complement the very large area of the Coffee Creek Wetlands Area that would remain, but it could enhance it similar to how that the trails in the Graham Oaks Nature Park enhanced the access. Based on tonight's testimony, the sports field/sports activity component of this proposed park seemed out of character with the effort to blend in and complement the vast natural area. Since the field would not be used for organized play, and the big, green field was now available at Lowrie Primary School, he questioned how much the proposed sports field would really be needed. Changing the sports field to a more complementary nature trail type concept might help the neighbors' concerns in terms of the changing character of usage of that area.

**Ms. Connery** responded that was an interesting point because it was a part of the Master Plan when the Parks Master Plan was originally adopted, and at that time the elementary school was not on the east side. It was in SAP North, so that change could influence this proposal.

**Ms. Verdadero** agreed that some dialogue could occur based on that alone.

**Mr. Ruby** asked if there would be other uses for the large sports field area that would be more complementary to the natural features of the Coffee Creek Wetlands Area; perhaps there could be a viewing area or a raised boardwalk. Was there a way the land committed to the sports field could be used differently that would enhance more of a nature trail or nature facility type of development?

**Ms. Connery** responded she was sure the Applicant could explore alternatives, though it would take a bit of design effort to work through some of that. She asked Mr. Pauly what parameters they would have to work within at this point.

**Mr. Pauly** stated that from all the discussion, no one had contemplated not having the sports field. Throughout the design of Villebois, getting a large, grassy, level open area in Villebois had been a challenge. Besides Lowrie Primary, the only other really flat area that could be used in a similar fashion was in Palermo Park, which was the recessed area that did get really wet because it was designed as storm water detention. The sports field would be a fairly unique feature in Villebois in that it would be a well-drained, flat, play area that could be used for a variety of activities, especially during the school day or when the school fields were otherwise unavailable.

**Chair Heberlein** asked if it was going to be a full-sized soccer field.

**Ms. Lankford** answered it would be just under a standard, adult-sized soccer field.

**Mr. Pauly** clarified that the Master Plan called for a full-sized, adult field.

**Chair Heberlein** agreed with Mr. Ruby that a compromise could exist in looking at the design further. He was not sure what Staff's opinion was given all of the testimony from citizens.

**Mr. Pauly** confirmed with Ms. Connery that logistically, nothing would get done this construction season anyway even if it was approved tonight; adding only very preliminary grading had been done. He noted there were some specific deadlines in the development agreement that might need to be met.

**Ms. Jacobson** said she was not certain where they were with the deadlines, but if there was mutual agreement between Polygon and the City, and it sounded like Polygon was open to that, those deadlines could be amended if they were problematic.

**Mr. Pauly** added that due to deadlines, the review process could not be extended indefinitely, but because the application was deemed complete, the City had 120 days to review and render a decision, which included time for City Council if it were appealed. The 120-day deadline for this project was October 14<sup>th</sup>, so there was ample time to render a decision and allow for an appeal, even if it were continued to a September Panel A hearing.

**Ms. Linville** said she heard two issues during the testimony, one was in support and one was in opposition. While the City had offered an opportunity for public testimony tonight, she did not know if what the Board had heard was representative of the entire community. If Polygon was willing to do some of that, that would inform the Board. She believed there was some real validity to the concerns voiced tonight.

**Ms. Willard** added that she had driven by the site and it felt abrupt how the neighborhood hit the natural area. Therefore, she believed it would benefit from some blurring of the lines. Villebois was already quite polarizing; people either really liked or disliked it. If there was some kind of margin that was more at one with nature and introduced people to nature, it would be much better for all of the residents. Also, since proposed parks were on the furthest extents of Villebois, she believed the neighbors directly adjacent to them would have the most likely use and the Board would want to hear their points.

**Chair Heberlein** believed the Board should continue until the September DRB meeting to allow Staff and Polygon to have some more time to take citizen feedback into account.

**Ms. Jacobson** stated the Board could have further discussion, but at some point a motion would be needed to continue the hearing and leave the record open until a certain date.

**Mr. Pauly** explained continuing to August would be too soon as more time was needed to get public input, have the designs turned around, and to complete the reports and necessary noticing. The September meeting seemed to be a safe date, but if more time was needed the



hearing could be extended further into September; however, Polygon would probably need to put it in writing that they would toll the 120-day land use clock.

**Ms. Jacobson** asked if the Applicant had any more comments or suggestions.

**Ms. Verdadero** answered no. She believed some good points had been made about the open sports field, if that could be made more passive or compromised upon since it was now being looked at in a different way with Lowrie Primary School having been moved. It was also possible that many people who were favor of the park were not in attendance. She agreed those that faced the park were the most affected, and were presently getting the most quiet enjoyment from subject area at this time.

**Mr. Frinell** agreed with Mr. Ruby that the active components of the proposed design were not compatible with the nature of the whole reserve area. He would like to see the sports field, basketball court, and parking all eliminated.

**Ms. Willard** agreed.

**Mr. Frinell** added everyone had an opportunity to attend tonight's hearing and those who wished to be heard had attended and spoke this evening.

**Joann Linville moved to continue the public hearing for Resolution No. 337 to the September 11, 2017 DRB Panel A meeting to allow for further testimony. Fred Ruby seconded the motion which passed unanimously.**

## **VII. Board Member Communications**

- A. Results of the May 22, 2017 DRB Panel B meeting
- B. Results of the June 26, 2017 DRB Panel B meeting

**Dan Pauly, Senior Planner**, briefly summarized the DRB Panel B hearings on the digital readerboards for the middle school and high school, both of which were approved. There was a lot of good discussion and some Code amendments could be coming because the Code currently prohibited digital readerboards unless approved by the DRB. Approving signs that were listed as prohibited was a bit confusing. In most cases, digital signs were prohibited unless very specific criteria in terms of brightness and hold time were met. Because that was more of a conditional allowance than a prohibition, editing the Code to perhaps make a section for conditionally-approved signs was being considered.

- The library also expressed interest in having a digital sign.
- He explained that there had been some commercial interest in using digital signs but nobody had gone forward yet.

- C. Recent City Council Action Minutes

**Joann Linville** understood City Council had moved forward with the red light camera and asked if that was correct.

**Ms. Jacobson** replied Council voted to approve a traffic school diversion program and asked Staff to do some more research on red light cameras, such as looking for vendors, determining costs, etc., so the issue would come forward again. It was interesting to note that this last session, the legislature approved the use of the cameras for both speeders and red light runners, so there would be two things that could be done with those cameras if the City chose to use them.

#### **VIII. Staff Communications:**

**Dan Pauly, Senior Planner**, announced the Charbonneau Range Subdivision was under Final Plat Review and that houses could be expected to be built soon.

#### **IX. Adjournment**

The meeting adjourned at 8:36 pm.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Shelley White, Planning Administrative Assistant