



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Kim McMillan, Community Development Director
Steve Koper, AICP, Assistant Community Development Director
Tabitha Boschetti, AICP, Assistant Planner
Hayden Ausland, Engineering Associate

DATE: February 8, 2021

SUBJECT:

Consideration of Ordinance 1453-21, related to Plan Text Amendment 21-0001, adopting an updated Stormwater Master Plan (2019) for the City of Tualatin and updating Comprehensive Plan policies and relevant Development Code references to reflect the updated plan.

RECOMMENDATION:

The Tualatin Planning Commission has forwarded a unanimous recommendation of approval of the Plan Text Amendment to the City Council. Members of the Planning Commission noted that their recommendation was related to the related Comprehensive Plan changes and that their respective areas of expertise limited insights related to the technical content of the Stormwater Master Plan.

EXECUTIVE SUMMARY:

Current City of Tualatin code reflects the contents of the Tualatin Drainage Plan completed in 1972. While place-specific updates have been implemented, Tualatin has changed quite a bit since the 1970's and there has also been advancement in the field of stormwater management. The Stormwater Master Plan (2019) provides an overview of system improvements that reflect Tualatin's current needs and conditions, proactively addresses improvements needed to manage the impacts of future growth, and addresses a range of water quality, system maintenance, and capacity issues.

The scope of the updated plan includes updated technical analyses, a recommended capital improvement program, programmatic approaches such as pipe repair and replacement and vegetation management, and a set of policy recommendations such as approaches to channel erosion and beaver management. The Stormwater Master Plan outlines capital improvement projects that will improve management for existing development and that is critical to managing future development impacts. The scope also includes smaller projects and programs. Altogether, the efforts would serve the aims of maintaining our stormwater system to:

- Increase capacity;

- Address erosion;
- Increase water quality treatment;
- Address pollutant sources and/or improve treatment functions;
- Make it easier to maintain stormwater systems.

In addition to adopting the updated Stormwater Master Plan as a supporting technical background document to the Tualatin Comprehensive Plan, the scope of PTA 21-0001 includes:

- Updates to policies in Chapter 9 specific to stormwater management practices, reflecting updated recommendations, practices, and partnerships;
- Clarifying language in Tualatin Development Code Chapter 74, more clearly referring to the Tualatin Municipal Code for applicable stormwater standards, and clarifying vague statements to more accurately capture stormwater management expectations at the development stage;
- An updated map of capital projects;
- Updated references to the Stormwater Master Plan in the Comprehensive Plan and Development Code.

Additional note on public testimony:

Staff have received public testimony related to the adequacy of the Stormwater Master Plan to address property-specific concerns in the Basalt Creek Concept Plan area (Attachments 1 and 2). Engineering staff have conducted site visits and held conversations with these community members to better understand their concerns and share information.

The Stormwater Master Plan focuses on general stormwater needs citywide; while specific capital projects are identified in some known locations, they are not identified in the Basalt Creek Concept Plan Area for several reasons, including the fact that the Concept Plan points to infrastructure to be funded and designed by respective developers, and this will require additional information specific to development proposals before a fully adequate and functional design can be identified. Staff understand that community members have a strong interest in seeking details and assurances that future stormwater designs will avoid negative impacts to their home and their property, as well as wetlands and other natural resources. A stormwater design mitigating these impacts will be reviewed at the time of any future development in this vicinity, in accordance with the City’s Intergovernmental Agreement with Clean Water Services, as well as regional and federal regulations related to stormwater management and discharge. Changes to this aspect of development review, other than clarifying language and updated text references, are not included within the scope of this project. As development applications are received, staff will evaluate specific engineering and design proposals along with our partners in Clean Water Services. Additionally, relevant reports and information about proposed infrastructure is made available for public review as part of the City’s standard quasi-judicial land use review procedures.

OUTCOMES OF DECISION:

Adoption of the proposed Plan Text Amendment (File No. PTA 21-0001 and Ordinance No. 1453-21) would adopted the revised Stormwater Master Plan (2019), update the Introduction and Chapter 9 of the Tualatin Comprehensive Plan, modify language in Tualatin Development Code Chapter 74.

ALTERNATIVES TO RECOMMENDATION:

Alternatively, Council may:

- Deny the proposed Plan Text Amendment;
- Propose modifications to the proposed Plan Text Amendment;
- Continue the discussion to a future hearing.

FINANCIAL IMPLICATIONS:

The Stormwater Master Plan includes information on how the stormwater programs will be funded and supported financially, including utility rates and System Development Charges. These funding requirements will be the subject of further City Council discussion.

Ordinance 1453-20

Exhibit 1: Figure 7-1 to Adopt as Map 9-3 of the Comprehensive Plan

Exhibit 2: Findings and Analysis

Exhibit A – Stormwater Master Plan (2019)

Exhibit B – Stormwater Master Plan (2019) Appendices A-D

Exhibit C – Stormwater Master Plan (2019) Appendices E-I

Exhibit D -- Washington County—City of Tualatin Urban Planning Area Agreement (2019)

Exhibit E -- City of Tualatin-Clackamas County Urban Growth Management Agreement (1992)

Staff report

Attachment 1 – Public Comments on Stormwater Master Plan 12-7-20 through 1-10-21

Attachment 2 – Public Comment 1-22-21 to 1-26-21

Attachment 3 – Presentation to City Council for 2-8-21

Attachment 4—Additional Staff Responses to Public Comments (*Added 2-4-21*)