



*City of Tualatin*

**CITY OF TUALATIN**  
**Staff Report**

**TO:** Tualatin Planning Commissioners

**THROUGH:** Steve Koper, AICP, Planning Manager

**FROM:** Tabitha Boschetti, AICP, Assistant Planner and  
Hayden Ausland, Engineering Associate

**DATE:** January 21, 2021

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**SUBJECT:**

The Tualatin Planning Commission is asked to provide a recommendation to the City Council on adopting an updated Stormwater Master Plan for the City of Tualatin and updating Comprehensive Plan policies and relevant Development Code references to reflect the updated plan (Plan Text Amendment PTA 21-0001).

**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;
- An updated map of capital projects;
- Updated references to the Stormwater Master Plan in the Comp Plan and Development Code.

**PUBLIC COMMENT RECEIVED:**

A Virtual Open House and public comment period was held in December 2020. Many of the concerns relate to aspects of area-specific stormwater management and environmental resource code implementation that are more specifically addressed during development review, particularly the Environmental Review process and design and construction standards implemented by Clean Water Services, and are not within the additional scope of a Master Plan. Staff are in communication with individuals who have submitted comments are working to gather additional information.

**RELEVANT CRITERIA:**

- TDC 33.070;
- Metro Urban Growth Functional Plan;
- Applicable state land use goals
- Oregon Administrative Rules.

**TUALATIN PLANNING COMMISSION OPTIONS:**

The Planning Commission is asked to make a recommendation to City Council on the proposed Plan Text Amendment (PTA 21-0001). The TPC may:

- 1) Recommend approval either as proposed or with modifications;
- 2) Recommend denial; or
- 3) Recommend neither approval nor denial (i.e. a “neutral” recommendation).

**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.

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**ATTACHMENTS:**

- Exhibit 1 – Stormwater Master Plan Summary
- Exhibit 2 – Proposed Text Amendment
- Exhibit 3 – Proposed Stormwater Master Plan
- Exhibit 4 – Draft Findings
- Exhibit 5 – Public Comments on Stormwater Master Plan 12-7-20 through 1-10-21