

Tualatin Planning Commission

MINUTES OF May 18, 2023 (UNADOPTED)

TPC MEMBERS PRESENT:

William Beers, Chair
 Janelle Thompson, Vice Chair
 Zach Wimer, Commissioner
 Randall Hledik, Commissioner

STAFF PRESENT:

Steve Koper
 Erin Engman
 Lindsey Hagerman
 Nic Westendorf

TPC MEMBERS ABSENT:

Brittany Valli, Commissioner
 Ursula Kuhn, Commissioner

CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:30 p.m. and roll call was taken.

COMMUNICATION FROM THE PUBLIC

ACTION ITEMS

- 1. The Planning Commission is asked to provide a recommendation to the City Council on a city-initiated proposal to adopt the 2023 Water Master Plan and make corresponding updates to the Tualatin Comprehensive Plan by Plan Text and Map Amendment (PTA 23-0002/PMA 23-0002).**

Erin Engman, Senior Planner, presented an overview of the project. Nic Westendorf, Deputy Public Works Director explained the purpose and background of the water master plan. He noted it is a requirement to update the master plan every twenty years and one of the most important services the city provides. He noted since the last update, Tualatin has seen a lot of change including water needs evolved along with development and Basalt Creek. He noted this change involves updating the Water Master Plan, updating capital needs, and funding requirements. He shared a map of Tualatin's water system and noted the growth and infill of development in the last ten years.

Mr. Westendorf highlighted an overview of Tualatin's water system map. He explained Tualatin receives its water from the Portland water system as its sole source. He noted majority comes from near Mt. Hood, Bull Mountain reservoir through Columbia River about 50 miles of pipe. The City has six storage tanks, one aquifer well, and one pump station. He explained the only pumping that occurs is B to C level, which is at the south end of town. The rest is all gravity fed.

Ms. Engman went over the objective of the meeting which was to ask the Planning Commission to provide a recommendation on the Water Master Plan and the associated amendments to

the City Council. She noted the amendments to Chapter 9 of the Comprehensive Plan to recognize three key values identified in the 2023 Water Master Plan, which are to provide safe water, meet future needs, and provide a resilient water system. She noted that the three values are proposed as Comprehensive Plan Goals. She noted Comp Plan policies are also proposed to be updated to support these identified goals. The Comp Plan would also be amended to reflect population projection demand and water supply strategy.

Ms. Engman highlighted the Plan Map Amendment proposed by sharing the visual differences between the existing and proposed maps. Mr. Westendorf noted the City will be adding an additional future reservoir and pump station at the ASR location south end of town. Ms. Engman shared staff has provided analysis and findings as Exhibit B, which concludes that the proposed amendments comply with applicable statewide planning goals, Oregon Administrative Rules, as well as Chapter 33.070 of the Tualatin Development Code.

Ms. Engman shared the staff recommendation that the Tualatin Planning Commission forward approval of the 2023 Water Master Plan and the proposed amendments. (PTA23-0002/PMA23-0002) to the City Council. She noted this would support infrastructure needs to accommodate the Basalt Creek and SW Industrial Areas as well as existing customers.

Commissioner Bachhuber asked about the new contract with the City of Portland. Mr. Westendorf answered current contract ends in 2026. He explained why they went into a thirty-year contract agreement. Commissioner Bachhuber asked if the new contract would give a committed rate or duration or rates variable. Mr. Westendorf answered it is variable and depends on Portland's costs. Commissioner Bachhuber asked what the current rate is. Mr. Westendorf answered it is going to go up due to Portland's capital project to reduce lead levels in the water. Currently, the rate is a little under \$2 per unit. He noted the added filtration costs over million dollars and will dramatically change the cost. He explained the other potential source would be the Willamette River, which was a challenge due to the current City Charter prohibiting it as a source. Even including the cost of Portland's project, using another source would be roughly the same. He noted Tualatin has one of the lowest rates in the region right now even with anticipated increase and the most affordable water.

Commissioner Bachhuber asked about residential and industrial consumption along with affordable housing requirement by the state capacity and whether the City could supply adequate water. Mr. Westendorf answered that the existing demand is a little less than 50% of the system's capacity. Water use growth is estimated to be 1% rate per year, including new development. He noted that the only constraint on water supply would be the limits of the transmission pipe between Portland and Tualatin but even then the supply far exceeds the demand. Commissioner Bachhuber asked how long the City's emergency storage capacity is. Mr. Westendorf answered two days for normal demand.

Commissioner Hledik asked for clarification on Basalt Creek fire flow Figure 7-2 from the packet. He asked if there was a capacity issue for the homes being built in Autumn Sunrise. Mr. Koper answered and explained under Oregon fire code homes larger than 3,500 square feet, exclusive

of garage, adequate water storage or a sprinkler system. Commissioner Hledik asked if that's been built in Tualatin. Mr. Koper answered there have not been any homes built over that size recently. Commissioner Hledik asked about funding for these projects from Figure 8-1 CIP Improvements. Mr. Westendorf noted that SDCs would increase 12% per year for the next eight years in order to fund future capital projects.

Chair Beers asked if this proposed plan is the same water currently and if water from the Columbia well fields was a part of the supply. Mr. Westendorf answered yes same water different purchasing structure and Columbia well fields water is a part of the summer mix of water.

Commissioner Hledik asked for clarification about the mechanism of accounting for water stored in the City aquifer. Mr. Westendorf answered Portland requires the purchase of 4.4 million gallons of water a day and about 5% lost annually in the aquifer. Commissioner Hledik asked about emergency conditions identified in Table 9-2. Mr. Westendorf answered the trucks are regionally available. Commissioner Hledik asked if thought about drilling their own wells like at school. Mr. Westendorf answered wells are very expensive and treatment of the water coming out of the wells would be expensive and a large capital investment. Commissioner Hledik asked if people are worried about Bull Run Watershed, specifically due to the proximity of the Eagle Creek fires. Mr. Westendorf noted that the fires were not close enough for concern.

Chair Beers asked for clarification on the price increase of 12%. Mr. Westendorf answered that would be the total increase each year.

Commissioner Wimer asked what the average water bill. Mr. Westendorf answered that a typical single-family unit uses 8 units, or about 750 gallons, or \$37 per month, which would go up to \$42 a month. This does not include parts of the water bill that go to Clean Water Services, Sewer, Parks, and Roads.

Vice Chair Thompson asked if the City had considered creating a separate system of pipes that could supply water for irrigation separate from drinking water. Mr. Westendorf noted Clean Water Services is looking into the feasibility of using waste water for irrigation, but that it would be costly to expand the system citywide.

Commissioner Hledik asked Mr. Koper what timing of this has on future developments currently for Basalt Creek depend on CIP improvements. Mr. Koper noted it depends on the project and if there's a large water need. He shared there are tradeoffs for system development needs. For example, a developer might construct significant portions of the public system above and beyond their own needs in exchange for SDC credits.

Chair Beers asked if the cost of the current water supply would be similar to a system using the Willamette River as a water source. Mr. Westendorf answered that is correct they are nearly the same cost. He noted how getting water from Portland is also favorable due to the fact that

the infrastructure already exists. He shared the benefits include the fact that the transmission pipes largely go from north to south, making the water system mostly gravity fed and thus power outages largely don't impact the system.

Commissioner Wimer asked about the timeline for the installation of water valves and in an event of earthquake for new developments. Mr. Westendorf answered the installation of these valve was a large project and the timeline was not yet known. In the event of a large earthquake all water valves will be shut down. There would be a large water storage tank installed at the Norwood site along with a permanent backup generator. In the event of an earthquake, the transmission pipes would be damaged and thus water would have to be distributed by trucks with jugs. Commissioner Wimer asked how long the 12% increase would be. Mr. Westendorf answered eight years.

Vice Chair Thompson asked if the City pays for the fire fighters water or do they. Mr. Westendorf answered the fire department pays fees associated with water.

Chair Beers made MOTION for a recommendation to City Council to adopt the Water Master Plan and approve PTA 23-0002/PMA 23-0002. Vice Chair Thompson SECONDED the motion.

5 AYE

0 NAY

THE MOTION PASSED UNANIMOUSLY

CITY STAFF COMMUNICATION

Mr. Koper spoke about Autumn Sunrise development tree buffer was affected by windstorm. He noted the applicant worked with PGE on removal due to safety and provided City staff with a tree and vegetation replacement plan. Chair Beers asked if the street trees are from the approved list. Mr. Koper answered Parks Department worked with the applicant to verify. Vice Chair Thompson asked if the evergreens chosen were large. Mr. Koper shared that the intention was to plant large evergreens pending availability at the time of installation. Mr. Koper shared an image of fence along the east property line that was installed in advance of home construction in Phase 1.

Vice Chair Thompson asked about Browns Ferry trail fence. Ms. Engman noted she will follow back up with the Commissioners.

ADJOURNMENT

A motion to adjourn was made by Chair Beers and seconded by Commissioner Thompson.

5 AYE

0 NAY

THE MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 8:00 p.m.