



CITY OF TUALATIN
Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman AICP, Senior Planner and

DATE: July 17, 2024

SUBJECT:

The Tualatin Planning Commission is asked to provide a recommendation to the City Council on adoption of the Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA 24-0003)

EXECUTIVE SUMMARY:

The City began work to update its Stormwater Master Plan update in 2019 and its Basalt Creek Parks and Recreation Master Plan in 2021.

Stormwater Master Plan

Work on the Stormwater Master Plan, which had not been updated since 1973, began in 2019 and culminated in City Council consideration in 2021 under Ordinance 1453-21. However, Council ultimately repealed their decision through Ordinance 1455-21 in response to public testimony requesting a Basalt Creek Stormwater Management Addendum.

Since that time, staff has worked with consultants to study the existing conditions within the Basalt Creek planning area, finding that existing conditions are substandard. The study resulted in a Master Plan addendum that identifies the Basalt Creek area drainage basin for application of the most stringent stormwater standards (meeting the 25-year storm event and hydro-modification) to all future development. Of note, these standards were applied to recent development applications in the Basalt Creek sub-basin, including the Autumn Sunrise Subdivision and Plambeck Gardens multifamily development.

Basalt Creek Parks and Recreation Master Plan

The Parks and Recreation Master Plan was most recently adopted into the Comprehensive Plan in 2019 under Ordinance 1427-19. This plan identified a need for land acquisition and related park and trail planning in the Basalt Creek planning area.

As a result, the City, after significant engagement and outreach, created the Basalt Creek Parks and Recreation Plan, which analyzed the 367-acre planning area and provides recommendations and concepts for future park land and trails. Subsequently in 2022, Council accepted the work of the Basalt Creek Parks and Recreation plan under Resolution 5593-22. The final step in adoption of the Basalt Creeks Parks and Recreation Plan is to amend the Comprehensive plan to include it as a part of the overall Parks and Recreation Master Plan.

OUTCOMES OF DECISION:

A recommendation of adoption of PTA / PMA 24-0003 to City Council would:

- Adopt the Stormwater Master Plan and Basalt Creek Parks and Recreation Plan as a supporting technical background documents to the Tualatin Comprehensive Plan;
- Update Comprehensive Plan Map 8-4 and Development Code Map 72-2 to include trail alignments identified in the Basalt Creek Parks and Recreation Plan;
- Update policies in Chapter 9 specific to stormwater management practices, reflecting updated recommendations, practices, and partnerships;
- Add Comprehensive Plan Map 9-3 Stormwater capital projects; and
- Update references to the Stormwater Master Plan in the Comprehensive Plan and Development Code.

CLIMATE IMPACTS:

The amendments support a number of Tualatin's Climate Action Plan (CAP) strategies, including:

- **Action 1.1.11** Support Clean Water Services in implementing the strategies included in their Thermal Load Management Plan.
- **Action 1.1.13** Protect and restore the Tualatin River watershed.
- **Action 1.3.3** Evaluate strategies to reduce flooding in floodprone areas.
- **Action 1.3.4** Increase flood capacity on publicly owned lands.
- **Action 1.3.8** Consider constructing large, regional stormwater management facilities to increase stormwater management capacity.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternatively:

- 1) Approval either as proposed or with modifications; or
 - 2) Make a neutral recommendation (neither approval nor denial) on the proposed amendments.
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ATTACHMENTS:

Presentation

Exhibit 1 – PTA/PMA 24-0003 Findings and Analysis

Exhibit 2 – PMA 24-0003 Map Amendment

Exhibit 3 – PTA 24-0003 Text Amendment

Exhibit 4 – Stormwater Master Plan

Exhibit 4a – Stormwater Master Plan Appendices A-D

Exhibit 4b – Stormwater Master Plan Appendices E-I

Exhibit 5 – Basalt Creek Parks and Recreation Plan

Exhibit 5a – Basalt Creek Parks and Recreation Plan Appendices

Exhibit 6 – Clackamas County UGMA

Exhibit 7 – Washington County UPAA

Exhibit 8 – Public Comments