



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, AICP, Senior Planner
Nic Westendorf, Deputy Public Works Director

DATE: May 18, 2023

SUBJECT:

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).

EXECUTIVE SUMMARY:

The current Water Master Plan was adopted in January 2013. Since then, Tualatin has seen continued infill development, as well as the addition of the Basalt Creek Plan Area. The increased development, paired with increased water use, prompted the need for an updated master plan to ensure Tualatin can continue to provide water that meets both current and future needs. The proposed adoption of the 2023 Master Plan would address infrastructure needs to accommodate the Basalt Creek and SW Industrial Areas in addition to existing customers.

The Master Plan also includes a Water Supply Strategy which explored the various regional water sources and recommends Tualatin continue to purchase water from the City of Portland. That strategy, found as Appendix B to the Master Plan, helped guide the decision to negotiate a 30-year contract to continue purchasing water from Portland.

In addition to the adoption of the 2023 Water Master Plan, amendments to the City Comprehensive Plan and Development Code (PTA 23-0002/PMA 23-0002) are proposed. These amendments would incorporate the 2023 Water Master Plan as a supporting document to the Comprehensive Plan and update several goals and policies of Plan Chapter 9 (Public Facilities & Services) and Plan Map 9-1 to be consistent with the Master Plan, as well as Chapter 74 of the Development Code. The Water Master Plan, Comprehensive Plan Chapter 9, and Map 9-1: Water Plan identify and detail existing and future water infrastructure, recommended water supply, and associated standards and requirements needed to serve the existing and future population and economy of the City of Tualatin.

OUTCOMES OF DECISION:

A recommendation of adoption of the 2023 Water Master Plan and approval of the proposed Plan Amendments (PTA 23-0002/PMA 23-0002) to the City Council would support infrastructure needs to accommodate the Basalt Creek and SW Industrial Areas in addition to existing customers.

The upcoming City Council hearing is scheduled for July 10, 2023.

ALTERNATIVES TO THE RECOMMENDATION:

The Planning Commission may alternatively:

- Recommend approval of the proposed amendments (PTA 23-0002/PMA 23-0002) to the City Council with further amendments.
- Recommend denial of the proposed amendments (PTA 23-0002/PMA 23-0002) to the City Council.
- Make a neutral recommendation (neither approval nor denial) on the proposed amendments.

ATTACHMENTS:

- Exhibit A: Presentation
- Exhibit B: Findings and Analysis
- Exhibit C: Proposed Comprehensive Plan Text
- Exhibit D: Proposed Comprehensive Plan Map 9-1
- Exhibit E: 2023 Water Master Plan