



# MEMORANDUM CITY OF TUALATIN

**DATE:** August 2, 2024

**TO:** Erin Engman, Senior Planner  
Steve Koper, Assistant Community  
Development Director

**FROM:** Mike McCarthy, PE, City Engineer  
Hayden Ausland, PE, Principal Engineer

**SUBJECT:** Stormwater Master Plan Addendum

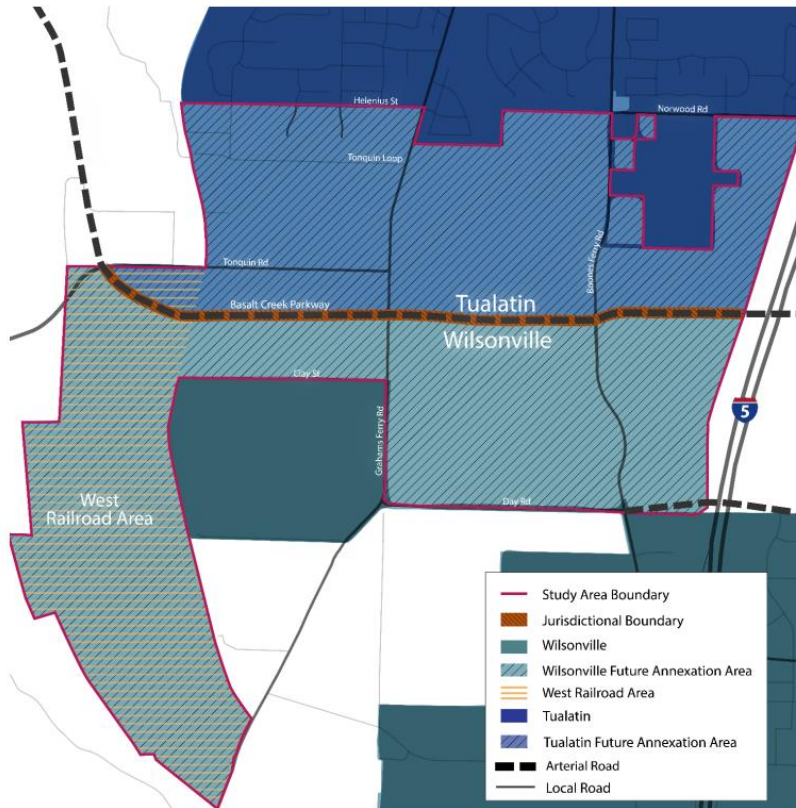


EXPIRES: Dec 31, 2025

## Stormwater Master Plan Addendum

The purpose of this addendum is to provide an analysis of the stormwater basin within the Basalt Creek Planning Area (Figure 1) and to recommend a regulatory approach to stormwater management that would apply to property development in this area.

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



In April of 2022, city staff conducted field observation of two representative properties in the Basalt Creek area (Alvstead and Mast). At both properties, erosion issues were noted adjacent to the Basalt Creek canyon. At the Alvstead property some sedimentation along the creek due to erosion was also observed. The observed conditions were consistent with conditions shown in aerial photography as well as the existing semi-rural development patterns combined with a lack of existing stormwater infrastructure. Further, as noted in the City of Wilsonville’s Stormwater Master Plan, downstream capacity issues exist with the Tapman Creek drainage basin, the upstream portion of which is the Basalt Creek Planning Area. Due to the existing erosion concerns and known downstream capacity issues within the Basalt Creek Planning Area and Tapman Creek drainage basin, city staff have drafted this Stormwater Master Plan Addendum and have proposed a “subbasin” approach for the area.

Therefore, development on all properties in the Basalt Creek Planning Area (Exhibit 1) must meet the following enhanced stormwater management standards:

- Hydromodification, subject to conformance with Clean Water Services’ Design & Construction Standards; and
- Construction of permanent on-site stormwater quantity detention facilities designed to meet the 2-year, 10-year, and 25-year storm events.

Further, these requirements are proposed to be added to Section 3-5-220 of the Tualatin Municipal Code (TMC), excerpted below (deleted language in ~~strike through~~ and added language in **bold underline**).

**TMC 3-5-220 - Criteria for Requiring On-Site Detention to be Constructed.**

[...]

On-site facilities shall be constructed when any of the following conditions exist:

[...]

(3) There is a site within the boundary of the development which would qualify as a regional detention site under criteria or capital plan adopted by **Clean Water Services** ~~the Unified Sewerage Agency~~.

(4) The site is located in the Hedges Creek Subbasin as identified in the Tualatin Drainage **Stormwater Master Plan** and surface water runoff from the site flows directly or indirectly into the Wetland Protected Area (WPA) as defined in TDC 71.020. Properties located within the Wetland Protection District as described in TDC 71.010, or within the portion of the subbasin east of SW Tualatin Road are excepted from the on-site detention facility requirement.

**(5) The site is located in the Basalt Creek Subbasin, as identified in the Tualatin Stormwater Master Plan. Properties located in the Basalt Creek Subbasin must meet hydromodification, subject to conformance with Clean Water Services’ Design & Construction (D&C) Standards and must provide permanent on-site stormwater quantity detention facilities designed to meet the 2-year, 10-year, and 25-year storm events.**