



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, AICP, Assistant Community Development Director
Erin Engman, AICP, Senior Planner

DATE: August 12, 2024

SUBJECT:

Consideration of **Ordinance Nos. 1489-24 and 1490-24**, city-initiated updates to the Tualatin Comprehensive Plan, Municipal Code, and Development Code (File No. PTA/PMA 24-0003).

RECOMMENDATION:

The Planning Commission has unanimously recommended that Council approve Ordinance Nos. 1489-24 and 1490-24 adopting the Stormwater Master Plan and the Basalt Creek Parks and Recreation Plan under PTA/PMA 24-0003.

EXECUTIVE SUMMARY:

The City began work to update its Stormwater Master Plan in 2019 and its Basalt Creek Parks and Recreation Master Plan in 2021. Earlier this year, the Council directed staff to proceed with the legislative process to adopt these Master Plan documents. Doing so completes the City's long range planning efforts in the Basalt Creek Area. Below is some background on each of the master plan efforts.

Stormwater Master Plan

The City's existing Stormwater Master Plan has not been updated since 1972. In 2019, the Council directed staff to begin an update to the Stormwater Master Plan. In 2021, based on this work, the Council voted to adopt an updated Stormwater Master Plan (Ordinance 1453-21). However, in response to public testimony requesting a Basalt Creek Stormwater Management Addendum, Council repealed adoption of the updated Stormwater Master Plan (Ordinance 1455-21) and directed staff to revise the Stormwater Master Plan to include an approach to stormwater management specific to the Basalt Creek Planning Area.

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 the 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. 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 policies in Comprehensive Plan Chapter 9 specific to stormwater management practices, reflecting updated recommendations, practices, and partnerships;
- Add Comprehensive Plan Map 9-3 Stormwater capital projects;
- Update references to the Stormwater Master Plan and agencies in the Municipal Code;
- Update references to the Stormwater Master Plan in the Comprehensive Plan and Development Code; and
- 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.

ALTERNATIVES TO THE RECOMMENDATION:

- Continue the discussion to a later date
- Approve the amendments and adopt the Ordinance(s) with additional changes
- Deny the amendments and decline to adopt the Ordinance(s)

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.

FINANCIAL IMPLICATIONS:

Approval of Ordinance No. 1489-24 and 1490-24 will accept and advance identified capital improvement projects related to stormwater and parks.

ATTACHMENTS:

Ordinance 1489-24

Ordinance 1490-24

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 4c – Basalt Creek Stormwater Management Addendum

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 Noticing

Exhibit 9 – Public Comments