

To: Planning Commissioners

From: Ken Koblitz, Infrastructure Development Services Manager

Memo Date: February 27, 2026

Meeting Date: March 9, 2026

Subject: Work Session on Stormwater Facilities in Resource Areas

Attachment: None

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This work session's purpose is to introduce the topic of stormwater facility placement in resource areas. Stormwater facilities are required to be built to manage water quality and the volume of surface water runoff in order to maintain the health of our waterways. Stormwater master plans, especially in the Pleasant Valley and Springwater urban growth boundary expansion areas, required regional stormwater facilities to be constructed in master planned locations, and virtually all those locations were wholly or partially within resource areas, then referred to as Environmentally Sensitive Resource/Restoration Areas (ESRA).

In 2017, stormwater requirements and master plans changed to eliminate the requirement for regional stormwater facilities and instead required smaller facilities to be created as each development occurred. In 2020, the Environmental Overlay project included a restriction on the placement of stormwater facilities in Resource Areas. In the intervening years between when facilities were required to be in resource areas and were later precluded from those areas, three facilities were built in resource areas. Those facilities have been found to perform their intended function well and to provide habitat for wildlife. Accordingly, the staff is revisiting the existing restriction to see if a more flexible alternative is viable.

Amending the existing restriction will require a Type IV Comprehensive Plan Amendment to the Development Code. Planning Commission will consider the amendment and make a recommendation to City Council in a Public Hearing. Then, City Council will make a decision at a subsequent Public Hearing. Due to the subject matter and staff capacity, the City's Development Engineering Department is taking the lead on this effort with support from Planning staff and Natural Resources staff. City Council previously initiated a project to amend the Environmental Overlay regulations in the Development Code. Therefore, this (very narrow) amendment would be "part 1" of the initiated project. It is anticipated that the Planning Commission will hold a Public Hearing on proposed amendments in April 2026.

The March 9, 2026 work session is the opportunity for staff to explain the topic and have an open dialogue with the Planning Commission on any questions, or matters of concern.

