



City Council

AGENDA ITEM TYPE: Resolution

Adoption of updated Stormwater Management Manual

Meeting Date: May 20, 2025
Service Area: Watershed and Parks

Staff Member: Torrey Lindbo
Agenda Item Number: E-1

Requested Council Action and Suggested Motion:

Move to approve Resolution No. 3647, a resolution adopting the City of Gresham Stormwater Management Manual and repealing Resolution No. 3328.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The purpose of this project is to update the current stormwater standards to ensure that development within the City meets requirements from Oregon Department of Environmental Quality (DEQ).

The major goals for this project are to ensure that the City meets its permit requirements, protect our local streams and the environment, and clearly communicate requirements to the development community.

The community outcome will be stormwater requirements that are easier to understand and more consistent to design and permit throughout the entire city, and stormwater facilities that are more protective of the environment, better maintained, and more aesthetically pleasing in neighborhoods.

Background:

The City of Gresham has two stormwater permits issued by the DEQ:

1. The National Pollution Discharge Elimination System (NPDES) Municipal Separated Storm Sewer permit is issued under the federal Clean Water Act, and requires the City to control stormwater runoff draining to streams and rivers.
2. The Water Pollution Control Facility (WPCF) permit is issued under the Safe Drinking Water Act and regulates stormwater that infiltrates and could become a future drinking water source.

Both permits require the City to develop and implement a Stormwater Management Program. One of the critical aspects of Gresham's Stormwater Management Program is for the City to have standards in place to regulate the quality and quantity of stormwater leaving developed land during and after construction. The post-construction site runoff requirements in Schedule A.3.e. of the NPDES permit specifically requires that any new

development or redevelopment project creating or replacing 1000 ft² of impervious area must:

- 1) Develop and implement enforceable standards that prioritize onsite retention and minimizes offsite discharge of pollutants using stormwater controls that infiltrate and facilitate evapotranspiration;
- 2) Sites that cannot retain stormwater on-site must require treatment of up to 80% of the average annual runoff. Treated runoff rates must target natural surface or predevelopment hydrology (in terms of rate, duration, and/or volume) to minimize the potential for hydromodification impacts offsite;
- 3) Prioritize Low-Impact Development (LID) and Green Infrastructure (GI) design, planning, and engineering strategies to reduce stormwater volume and the discharge of pollutants.

The proposed changes to the stormwater standards included in the Stormwater Management Manual (SWMM) ensure that the above permit requirements are met. Specifically, the updated SWMM encourages on-site management, while also providing other options for larger development projects and when constraints or site-specific conditions make it infeasible. The SWMM provides a simple sizing method to make it easy for builders and developers to know what size facility is expected to meet this standard when constructed on-site.

The goal for this project is to ensure that stormwater facilities designed using the updated Stormwater Management Manual improve water quality in our local streams, while being maintainable and safe amenities for the local community.

Recommendation and Alternatives:

Recommendation:

Staff recommends that Council approve Resolution No. 3647, which adopts the Stormwater Management Manual and repeals Resolution No. 3328.

Alternatives:

The alternatives to the staff recommendation are to:

1. Adopt the staff recommendation with deletions, additions or modifications.
2. Refer some or all of the proposal back to staff. This would delay enactment of the revisions.
3. Reject the staff recommendation. The existing Stormwater Management Manual would remain in effect

Budget/Financial Impact:

None

Public Involvement:

Public involvement included

- Meetings
 - Three meetings with development community (Sept 18 and 25, 2024 and Feb 26, 2025)
 - Two Urban Forestry Subcommittee meetings (Sept 16, 2024 and March 17, 2025)

- Emails – Development community, watershed councils, neighboring municipalities
- Web site updates of proposed revisions

Attachments:

- A. Draft Resolution No. 3647
- B. 2025 Stormwater Management Manual
- C. Appendix A – Definitions
- D. Appendix B – Residential Guidance
- E. Appendix C – Erosion Control Manual
- F. Appendix D – Sizing Methods
- G. Appendix E – Infiltration Testing
- H. Appendix F – Soil and Mulch Specs
- I. Appendix G – Planting
- J. Appendix H – Typical Details
- K. New and revised details for the Public Works Standards

Reviewed Through:

Steve Fancher, Assistant City Manager
Elizabeth McCann, Director of Budget and Finance
David Ross, Senior Assistant City Attorney
Christina Still, City Recorder