

**From:** [DLCD Plan Amendments](#)  
**To:** [Erin Engman](#)  
**Subject:** Confirmation of PAPA Online submittal to DLCD  
**Date:** Monday, July 8, 2024 11:45:28 AM

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## **Tualatin**

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: PTA/PMA 24-0003: Master Plan Adoptions

DLCD File #: [004-24](#)

Proposal Received: 7/8/2024

First Evidentiary Hearing: 8/12/2024

Submitted by: eengman

If you have any questions about this notice, please reply or send an email to [plan.amendments@dlcd.oregon.gov](mailto:plan.amendments@dlcd.oregon.gov).



## EXHIBIT A

### CITY OF TUALATIN NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Tualatin City Council at 7:00 p.m., Monday, August 12, 2024, at the Tualatin Service Center.

**You are invited to attend and participate in the public hearing.**

PTA/PMA 24-0003: The City of Tualatin is proposing a Plan Text and Map Amendment that would adopt the Stormwater Master Plan and the Basalt Creek Parks and Recreation Plan as a supporting document to the Comprehensive Plan. The proposed amendments would also update Chapter 9 (Public Facilities and Services) and Maps 8-4 and 9-3 of the Comprehensive Plan and Chapter 74 and Map 72-2 of the Development Code, consistent with these documents.

**The public is invited to comment by e-mail, writing or by testifying at the hearing.** Written comments can be made by email to [planning@tualatin.gov](mailto:planning@tualatin.gov) or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either approve, deny, or continue the public hearing. The time of individual testimony may be limited.

For those who would prefer to make verbal comment at the hearing, there are two options:

- **Zoom teleconference.** Instructions on how to provide comment will be provided during the meeting itself.

- Full instructions and a current link are available at: <https://www.tualatinoregon.gov/citycouncil/council-meetings>

- **Attend in person at the Tualatin Service Center** at 10699 SW Herman Road, Tualatin, Oregon

**To view application materials visit:** <https://www.tualatinoregon.gov/planning/ptapma-24-0003-master-plan-adoptions>

A staff report will be available seven days prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

**To grant the amendment,** Council must find the proposal meets the applicable criteria of the Oregon Statewide Planning Goals, Oregon Administrative Rules Chapter 660, Metro Code, and Tualatin Development Code Section 33.070.

CITY OF TUALATIN, OREGON  
Published Jul. 29, 2024. 2635409

**From:** [Erin Engman](#)  
**To:** [Erin Engman](#); [Steve Koper](#)  
**Bcc:** [grluci@gmail.com](#); [JWLuci@gmail.com](#); [dave@ee83.com](#); [MarkVukanovich@gmail.com](#); [rkimmel77@gmail.com](#); [itorres@civicplus.com](#); [marvinmast@gmail.com](#); [andrew.warner.13@gmail.com](#); [kristintaggart@gmail.com](#); [lfox2002@yahoo.com](#); [aalexander@rshughes.com](#); [randy@roamcointl.com](#); [beckie@sterling.net](#); [jimbocci@gmail.com](#); [tcorry4@comcast.net](#); [bachelrooski@yahoo.com](#); [thickok@hotmail.com](#); [chrishoffssc@gmail.com](#); [lakauf@comcast.net](#); [hearingstaff@comcast.net](#); [marinadmitchell@gmail.com](#); [4.roses@frontier.com](#); [busyboni@aol.com](#); [kayla.m.vanhorn@gmail.com](#)  
**Subject:** Notice of Master Plan Adoptions (PTA/PMA 24-0003)  
**Date:** Wednesday, July 10, 2024 10:58:00 AM

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Dear Interested Parties,

We hope this email finds you well. The City of Tualatin is proposing a Plan Text and Map Amendment that would adopt the Stormwater Master Plan and the Basalt Creek Parks and Recreation Plan as a supporting document to the Comprehensive Plan. The proposed amendments would also update Chapter 9 (Public Facilities and Services) and Maps 8-4 and 9-3 of the Comprehensive Plan and Chapter 74 and Map 72-2 of the Development Code, consistent with these documents.

Many of you may have provided comments or participated in the City's past consideration of the Stormwater Master Plan in 2021. Since that time, staff has worked with consultants to study the existing conditions within the Basalt Creek planning area. The study concluded that Clean Water Services stringent stormwater standards must be applied to future development within the Basalt Creek planning area. If you would like to provide comments on the Master Plan Adoption project, please follow these instructions:

1. **Review the Proposal:** Take the time to review the proposed changes to the Comprehensive Plan and Development Code. You can access the full text of the proposal and accompanying documents on the [City of Tualatin's official website](#).
2. **Prepare Your Comments:** Consider how the proposed changes may impact your property and the surrounding area. Clearly identify which approval criterion or criteria your comments are addressing.
3. **Submit Your Feedback:** There are several ways to submit your comments:
  - **Email:** Send an email to [eengman@tualatin.gov](mailto:eengman@tualatin.gov) with the subject line "Master Plan Adoptions". Please include your name, contact information, and property address in your email.
  - **Written Letter:** Mail your comments to City of Tualatin c/o Erin Engman, 10699 SW Herman Road, Tualatin, OR 97062. Ensure that your letter reaches us before August 1, 2024.
  - **Public Hearing:** Voice your comments directly to the decision-makers by attending the following meetings. These meetings are held in a hybrid format and provide flexibility to attend in-person at 10699 SW Herman Road or virtually using Zoom. Meeting packets include virtual instruction and are posted seven days prior to the meeting date.
    - Planning Commission on [July 17](#) at 6:30 pm
    - City Council on [August 12](#) at 7 pm

Your participation in this process is valuable, and we thank you in advance for your contributions in shaping the future of Tualatin. Should you have any questions or require further assistance, please

do not hesitate to contact me.

Sincerely,

**Erin Engman, AICP**

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** [Erin Engman](#)  
**To:** [cityofdurham@comcast.net](mailto:cityofdurham@comcast.net); [rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us); [planning@lakeoswego.city.manager@cityofrivergrove.com](mailto:planning@lakeoswego.city.manager@cityofrivergrove.com); [planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov); [TomM@tigard-or.gov](mailto:TomM@tigard-or.gov); [bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us); [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us); [naomi\\_vogel@co.washington.or.us](mailto:naomi_vogel@co.washington.or.us); [theresa\\_cherniak@co.washington.or.us](mailto:theresa_cherniak@co.washington.or.us); [deqinfo@deq.state.or.us](mailto:deqinfo@deq.state.or.us); [landusenotifications@oregonmetro.gov](mailto:landusenotifications@oregonmetro.gov); [ODOT\\_R1\\_DevRev@odot.state.or.us](mailto:ODOT_R1_DevRev@odot.state.or.us); [baldwinb@trimet.org](mailto:baldwinb@trimet.org); [LUCOMMENTS@cleanwaterservices.org](mailto:LUCOMMENTS@cleanwaterservices.org); [alexander.mcgladrey@tvfr.com](mailto:alexander.mcgladrey@tvfr.com); [kherrod@republicservices.com](mailto:kherrod@republicservices.com); [info@theintertwine.org](mailto:info@theintertwine.org); [Caitlyn@tualatinchamber.com](mailto:Caitlyn@tualatinchamber.com); [OR.METRO.ENGINEERING@ZIPLY.COM](mailto:OR.METRO.ENGINEERING@ZIPLY.COM); [tod.shattuck@pgn.com](mailto:tod.shattuck@pgn.com); [brandon.fleming@pgn.com](mailto:brandon.fleming@pgn.com); [kenneth.spencer@pgn.com](mailto:kenneth.spencer@pgn.com); [Steven.Monier@nwnatural.com](mailto:Steven.Monier@nwnatural.com); [icrawford@wccca.com](mailto:icrawford@wccca.com)  
**Subject:** Notice of Hearing: PTA/PMA 24-0003 Master Plan Adoptions  
**Date:** Friday, July 26, 2024 10:05:00 AM

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## NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Tualatin City Council at 7:00 p.m., Monday August 12, 2024, at the Tualatin Service Center.

**You are invited to attend and participate in the public hearing.** PTA/PMA 24-0003: The City of Tualatin is proposing a Plan Text and Map Amendment that would adopt the Stormwater Master Plan and the Basalt Creek Parks and Recreation Plan as a supporting document to the Comprehensive Plan. The proposed amendments would also update Chapter 9 (Public Facilities and Services) and Maps 8-4 and 9-3 of the Comprehensive Plan, various chapters of the Municipal and Development Codes, and Map 72-2 of the Development Code, consistent with these documents.

**The public is invited to comment by e-mail, writing or by testifying at the hearing.** Written comments can be made by email to [planning@tualatin.gov](mailto:planning@tualatin.gov) or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either *approve*, *deny*, or *continue* the public hearing. The time of individual testimony may be limited.

For those who would prefer to make verbal comment at the hearing, there are two options:

- **Attend in person at the Tualatin Service Center** at 10699 SW Herman Road, Tualatin, Oregon
- **Zoom teleconference.** Instructions on how to provide comment will be provided during the meeting itself.
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**To grant the amendment,** Council must find the proposal meets the applicable criteria of the Oregon Statewide Planning Goals, Oregon Administrative Rules Chapter 660, Metro Code, and Tualatin Development Code Section 33.070.

**Erin Engman, AICP**

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** [Erin Engman](mailto:Erin.Engman@cityoftualatin.gov)  
**To:** [Riverparkcio@gmail.com](mailto:Riverparkcio@gmail.com); [jasuwi7@gmail.com](mailto:jasuwi7@gmail.com); [christine@newmountaingroup.com](mailto:christine@newmountaingroup.com); [rockybixby@hotmail.com](mailto:rockybixby@hotmail.com); [katepinamonti@hotmail.com](mailto:katepinamonti@hotmail.com); [cynmartz12@gmail.com](mailto:cynmartz12@gmail.com); [daniel@bachhuber.co](mailto:daniel@bachhuber.co); [cio.East.west@gmail.com](mailto:cio.East.west@gmail.com); [doug\\_ulmer@comcast.net](mailto:doug_ulmer@comcast.net); [keenanwoods7@gmail.com](mailto:keenanwoods7@gmail.com); [keenanwoods7@gmail.com](mailto:keenanwoods7@gmail.com); [dana476@gmail.com](mailto:dana476@gmail.com); [crowell248@gmail.com](mailto:crowell248@gmail.com); [tualatinmidwestcio@gmail.com](mailto:tualatinmidwestcio@gmail.com); [tmpgarden@comcast.net](mailto:tmpgarden@comcast.net); [sixgill@comcast.net](mailto:sixgill@comcast.net); [jdrsr80@gmail.com](mailto:jdrsr80@gmail.com); [snoelluwcwle@yahoo.com](mailto:snoelluwcwle@yahoo.com); [danytyrell@gmail.com](mailto:danytyrell@gmail.com); [MartinazziWoodsCIO@gmail.com](mailto:MartinazziWoodsCIO@gmail.com); [solson.1827@gmail.com](mailto:solson.1827@gmail.com); [delmoore@frontier.com](mailto:delmoore@frontier.com); [jamison.l.shields@gmail.com](mailto:jamison.l.shields@gmail.com); [ClaudiaSterling68@gmail.com](mailto:ClaudiaSterling68@gmail.com); [abuschert@gmail.com](mailto:abuschert@gmail.com); [roydloop@gmail.com](mailto:roydloop@gmail.com); [TualatinIbachcio@gmail.com](mailto:TualatinIbachcio@gmail.com); [Parsons.Patricia@outlook.com](mailto:Parsons.Patricia@outlook.com); [afbohn@gmail.com](mailto:afbohn@gmail.com); [edkcnw@comcast.net](mailto:edkcnw@comcast.net); [fiskelady@hotmail.com](mailto:fiskelady@hotmail.com); [clinefelters@outlook.com](mailto:clinefelters@outlook.com); [Byromcio@gmail.com](mailto:Byromcio@gmail.com); [timneary@gmail.com](mailto:timneary@gmail.com); [jujuheir@aol.com](mailto:jujuheir@aol.com); [dtcme99@comcast.net](mailto:dtcme99@comcast.net); [katzmari22@gmail.com](mailto:katzmari22@gmail.com); [mwestenhaver@hotmail.com](mailto:mwestenhaver@hotmail.com); [tualatincommercialcio@gmail.com](mailto:tualatincommercialcio@gmail.com); [tualatincommercialcio@gmail.com](mailto:tualatincommercialcio@gmail.com); [scottm@capacitycommercial.com](mailto:scottm@capacitycommercial.com); [scottm@capacitycommercial.com](mailto:scottm@capacitycommercial.com); [ksdrangsholt@yahoo.com](mailto:ksdrangsholt@yahoo.com); [christine@newmountaingroup.com](mailto:christine@newmountaingroup.com); [robertekellogg@yahoo.com](mailto:robertekellogg@yahoo.com); [sonvanybergrygh@gmail.com](mailto:sonvanybergrygh@gmail.com)  
**Cc:** [tualatincommercialcio@gmail.com](mailto:tualatincommercialcio@gmail.com); [Megan George](mailto:Megan.George@cityoftualatin.gov); [Betsy Ruef](mailto:Betsy.Ruef@cityoftualatin.gov)  
**Subject:** Notice of Hearing: PTA/PMA 24-0003 Master Plan Adoptions  
**Date:** Friday, July 26, 2024 10:07:00 AM

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**Erin Engman, AICP**

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**From:** [Erin Engman](#)  
**To:** [Ext - Planning](#); [Kim McMillan](#); [Mike McCarthy](#); [Tony Doran](#); [Hayden Ausland](#); [Terrance Leahy](#); [Sherilyn Lombos](#); [Don Hudson](#); [Heather Heidel](#); [Kevin McConnell](#); [Rich Mueller](#); [Tom Steiger](#); [Martin Loring](#); [Tom Scott](#); [Kira Hein](#)  
**Subject:** Notice of Hearing: PTA/PMA 24-0003 Master Plan Adoptions  
**Date:** Friday, July 26, 2024 9:55:00 AM

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