

From: [DLCD Plan Amendments](#)
To: [Erin Engman](#)
Subject: Confirmation of PAPA Online submittal to DLCD
Date: Wednesday, July 26, 2023 12:33:40 PM



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 and PMA 22-0001

DLCD File #: [003-23](#)

Proposal Received: 7/26/2023

First Evidentiary Hearing: 8/28/2023

Submitted by: eengman

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.

From: [EASTMAN Elliott * DLCD](#)
To: [Erin Engman](#)
Cc: [GROSULAK-MCCORD Karen * DLCD](#)
Subject: RE: PAPA_PR Report a Problem
Date: Wednesday, July 26, 2023 2:17:18 PM

Erin,

I am glad that it worked out, I have backdated the submittal to your original attempt of Monday 7/24/23.

Thank you for your time.

Respectfully,



Elliott Eastman

Department Support and Reception | Director's Office
Oregon Department of Land Conservation and Development
635 Capitol Street NE, Suite 150 | Salem, OR 97301-2540
Direct: 503-934-0000 | Cell: 971-600-8861 | Main: 503-373-0050
My Office hours on Mondays & Tuesdays are: 8:00 AM – 3:30 PM
elliott.eastman@dlcd.oregon.gov | www.oregon.gov/LCD

**NOTICE OF HEARING
CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, August 28, 2023, streamed online and accessible at the Tualatin Service Center (10699 SW Herman Road, Tualatin, OR 97062).

You are invited to attend and participate in the public hearing. Under consideration is Plan Text and Plan Map Amendment (PTA/PMA 22-0001). The scope of the amendments include:

- Adoption of Chapter 65 Basalt Creek Employment (BCE) to establish a new zoning district within the Tualatin Development Code;
- Application of BCE zone to land designated Manufacturing Park (MP) in the Basalt Creek Planning Area on Map 10-1; and
- Amendments to Tualatin Comprehensive Plan Chapters 4 and 10, Tualatin Municipal Code Chapter Title 9-10, Tualatin Development Code Chapters 31, 38, 39, 62, 73A, and 73B in support of the Basalt Creek Employment zone.

The purpose of the BCE district is to implement the goals of the Basalt Creek Concept Plan; specifically to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. The zone permits a variety of light manufacturing, office, and incubator space, and encourages a low-rise, flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.

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 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/basalt-creek-employment-zone-project>

A staff report will available seven day 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, Metro Code, and the Tualatin Comprehensive Plan and Development Code, including Tualatin Development Code Section 33.070.

CITY OF TUALATIN, OREGON
Published August 10, 2023.

TT297908

From: [Erin Engman](#)
To: ["planning@sherwoodoregon.gov"](mailto:planning@sherwoodoregon.gov); ["neamtzu@ci.wilsonville.or.us"](mailto:neamtzu@ci.wilsonville.or.us); ["kenken@clackamas.us"](mailto:kenken@clackamas.us); ["naomi_vogel@co.washington.or.us"](mailto:naomi_vogel@co.washington.or.us); ["theresa_chniak@co.washington.or.us"](mailto:theresa_chniak@co.washington.or.us); ["deqinfo@deg.state.or.us"](mailto:deqinfo@deg.state.or.us); ["landusenotifications@oregonmetro.gov"](mailto:landusenotifications@oregonmetro.gov); ["ODOT_R1_DevRev@odot.oregon.gov"](mailto:ODOT_R1_DevRev@odot.oregon.gov); ["baldwinb@trimet.org"](mailto:baldwinb@trimet.org); ["LUCOMMENTS@cleanwaterservices.org"](mailto:LUCOMMENTS@cleanwaterservices.org); ["alex.mccladrey@tvfr.com"](mailto:alex.mccladrey@tvfr.com); ["KHerrod@republicservices.com"](mailto:KHerrod@republicservices.com); ["trose1@ttsd.k12.or.us"](mailto:trose1@ttsd.k12.or.us); ["gbennett@sherwood.k12.or.us"](mailto:gbennett@sherwood.k12.or.us); ["info@theintertwine.org"](mailto:info@theintertwine.org); ["Anneleah@tualatinchamber.com"](mailto:Anneleah@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); ["david.underwood@pgn.com"](mailto:david.underwood@pgn.com); ["richard.girard@nwnatural.com"](mailto:richard.girard@nwnatural.com); ["icrawford@wccca.com"](mailto:icrawford@wccca.com)
Cc: [Ext - Planning](#); [Kim McMillan](#); [Mike McCarthy](#); [Tony Doran](#); [Hayden Ausland](#); [Terrance Leahy](#); [Sherilyn Lombos](#); [Don Hudson](#); [Rich Mueller](#); [Tom Steiger](#); [Martin Loring](#); [Tom Scott](#); [Rachel Sykes](#); [Nic Westendorf](#)
Subject: Notice of Hearing: PTA / PMA 22-0001 Basalt Creek Employment Zone
Date: Monday, August 14, 2023 8:38:00 AM



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 28, 2023, at the Tualatin Service Center.

You are invited to attend and participate in the public hearing. Under consideration is Plan Text and Plan Map Amendment (PTA/PMA 22-0001). The scope of the amendments include:

- Adoption of Chapter 65 Basalt Creek Employment (BCE) to establish a new zoning district within the Tualatin Development Code;
- Application of BCE zone to land designated Manufacturing Park (MP) in the Basalt Creek Planning Area on Map 10-1; and
- Amendments to Tualatin Comprehensive Plan Chapters 4 and 10, Tualatin Municipal Code Chapter Title 9-10, Tualatin Development Code Chapters 31, 38, 39, 62, 73A, and 73B in support of the Basalt Creek Employment zone.

The purpose of the BCE district is to implement the goals of the Basalt Creek Concept Plan, to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property to protect public health, safety and general welfare. The emphasis of the zone is on providing a variety of manufacturing, office, and incubator space for established and emerging businesses, typically in a flex-space development pattern. Commercial uses are allowed but limited in intensity to maintain adequate employment development opportunities.

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 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.

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To view application materials visit: <https://www.tualatinoregon.gov/planning/basalt-creek-employment-zone-project>. A staff report will be available seven days prior to the public hearing and published at: www.tualatinoregon.gov/meetings. 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, Metro Code, and the Tualatin Comprehensive Plan and Development Code, including Tualatin Development Code Section 33.070.

Erin Engman, AICP

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: [Erin Engman](#)
To: riverparkcio@gmail.com; jasuwi7@gmail.com; christine@newmountaingroup.com; dan@danhardyproperties.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; daniel@bachhuber.co; cio.east.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; mcrowell248@comcast.net; tualatinmidwestcio@gmail.com; dikkusan@live.com; tmpgarden@comcast.net; snoelluwcwle@yahoo.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; ClaudiaSterling68@gmail.com; abuschert@gmail.com; roydloop@gmail.com; Tualatinibachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; rwcleanrooms@gmail.com; byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; kapaluapro@aol.com; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; robertekellogg@yahoo.com; christine@newmountaingroup.com; sonyanybergrygh@gmail.com
Cc: Megan George; tualatincio@gmail.com; Steve Koper
Subject: Notice of Hearing: PTA / PMA 22-0001 Basalt Creek Employment Zone
Date: Monday, August 14, 2023 8:47:00 AM



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Erin Engman, AICP

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: [Erin Engman](#)
To: rhys@macadamforbes.com; bcandau@phelandevco.com; marissa@houlbergdevelopment.com; RyanS@SchnitzerProperties.com; MimiD@aks-eng.com; stu@macadamforbes.com; susancnoack@hotmail.com; chris.mcreynolds1@gmail.com; joelaugee@gmail.com; whohasthecarkeys@gmail.com; skparr1@frontier.com; mistykjemperud@gmail.com
Cc: [Steve Koper](#)
Subject: Notice of Hearing: PTA / PMA 22-0001 Basalt Creek Employment Zone
Date: Monday, August 14, 2023 8:44:00 AM



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

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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.

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Erin Engman, AICP

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

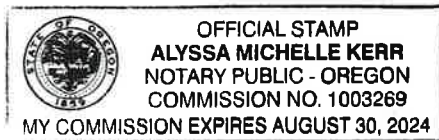
That on the 14 day of August, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 14 of, August 2023

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this

August 14th 2023



Alyssa Kerr
Notary Public for Oregon

My commission expires:

8/30/24

RE: PTA AND PMA 22-0001

WOODBURN INDUSTRIAL CAPITAL GROUP
LLC
PO BOX 1060
WOODBURN,OR 97071

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LLC
PO BOX 1060
WOODBURN,OR 97071

WOODBURN INDUSTRIAL CAPITAL GROUP
LLC
PO BOX 1060
WOODBURN,OR 97071

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR 97123

WASHINGTON COUNTY
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HILLSBORO,OR 97123

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR 97123

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR 97123

WALDO RONALD M TRUST
10965 SW TONQUIN LOOP
SHERWOOD,OR 97140

VANAUSTEN PATRICIA MARIE &
VANAUSTEN CARL VICTOR
16100 SW HIGHPOINT DR
SHERWOOD,OR 97140

UNITED STATES OF AMERICA
1002 NE HOLLADAY ST
PORTLAND,OR 97232

UNITED STATES OF AMERICA
1002 NE HOLLADAY ST
PORTLAND,OR 97232

TYLER MONIQUE J & BUTLER AUDREY B
REV TRUST
PO BOX 242
TUALATIN,OR 97062

SHERWOOD GRAHAMS FERRY INVESTORS
LLC
22400 SALAMO RD STE #106
WEST LINN,OR 97068

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST FL 5TH STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST FL 5TH STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST FL 5TH STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST FL 5TH STE 500
PORTLAND,OR 97205

SCHNITZER PROPERTIES LLC
1121 SW SALMON ST FL 5TH STE 500
PORTLAND,OR 97205

PARR STEVEN M & PARR KATHRYN E
10650 SW TONQUIN LOOP
SHERWOOD,OR 97140

OREGON STATE OF DEPT OF
TRANSPORTATION
4040 FAIRVIEW INDUSTRIAL DR SE MS #2
SALEM,OR 97302

OLSON DALE G
11330 SW TONQUIN LOOP
SHERWOOD,OR 97140

OLSON DALE G
11330 SW TONQUIN LOOP
SHERWOOD,OR 97140

OAKES LARRY M
732 N S LOW RD
SEAL ROCK,OR 97376

MCLEOD ESTELLA L
13400 NW FIRCREST RD
CARLTON,OR 97111

MCLEOD ESTELLA L
13400 NW FIRCREST RD
CARLTON,OR 97111

MCGUIRE BROS LLC
947 SE MARKET ST
PORTLAND,OR 97214

LITERA JIRI
9287 SW SWEET DR
TUALATIN,OR 97062

LITERA JIRI
9287 SW SWEET DR
TUALATIN,OR 97062

LEITGEB SHERMAN W & LEITGEB LARK L
23200 SW GRAHAMS FERRY RD
SHERWOOD,OR 97140

LEGGETT ALBERT SCOT
11150 SW TONQUIN LOOP
SHERWOOD,OR 97140

KCV PROPERTIES LLC
4825 SW EVANS ST
PORTLAND,OR 97219

ICE JAMES NEAL & ICE CHRISTINE MARIE
11348 SW TONQUIN LOOP
SHERWOOD,OR 97140

ICE JAMES NEAL
11348 SW TONQUIN LOOP
SHERWOOD,OR 97140

ICE JAMES NEAL
11348 SW TONQUIN LOOP
SHERWOOD,OR 97140

HOUSTON HOWARD W JR FAMILY TRUST
PO BOX 343
ODELL,OR 97044

GERTTULA DEBRA KAY & GERTTULA
SUZANNE & GREENWAIT JUDY ET AL
770 AVENUE S
SEASIDE,OR 97138

FOX LOIS C REV TRUST
23550 SW GRAHAMS FERRY RD
SHERWOOD,OR 97140

FELLERS RICHARD R & FELLERS MICHELLE E
15065 S KIRK RD
OREGON CITY,OR 97045

CHILDS THOMAS L & CHILDS HANNAH J &
POWELL SCOTT D ET AL
23470 SW GRAHAMS FERRY RD
SHERWOOD,OR 97140

BOWEN EDWARD A
640 SEA SPRAY PL
BULLHEAD CITY,AZ 86442

BOWEN EDWARD A
640 SEA SPRAY PL
BULLHEAD CITY,AZ 86442

BEWLEY ROY W JR & BEWLEY KELLEY J
11290 SW TONQUIN LOOP
SHERWOOD,OR 97140

BASALT INDUSTRIAL LLC & A R VIAL
ASSOCIATES PC
13170 SW WALL ST
PORTLAND,OR 97223

ANDERSON STEPHEN & ANDERSON
BORGNY
8590 SW MIAMI ST
WILSONVILLE,OR 97070

ANDERSON STEPHEN & BORGNY FAM
TRUST
8590 SW MIAMI ST
WILSONVILLE,OR 97070

ANDERSON STEPHEN FRANK & ANDERSON
BORGNY ANN
8590 SW MIAMI ST
WILSONVILLE,OR 97070

ANDERSON STEPHEN & BORGNY FAM
TRUST
8590 SW MIAMI ST
WILSONVILLE,OR 97070

ANDERSON STEPHEN & ANDERSON
BORGNY
8590 SW MIAMI ST
WILSONVILLE,OR 97070



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT
CASE FILE: PTA and PMA 22-0001— Basalt Creek Employment Zone (BCE)

NOTICE IS HEREBY GIVEN that a public hearing for Plan Text and Plan Map Amendment (PTA and PMA) 22-0001 will be heard by Tualatin City Council on:

Monday, August 28, 2023 at 7 pm

Location: Tualatin Service Center
 10699 SW Herman Road, Tualatin, OR 97062

PTA and PMA 22-0001
Basalt Creek Employment Zone

The City of Tualatin proposes amendments to the Tualatin Comprehensive Plan and Development Code to establish a new zoning district- Basalt Creek Employment (BCE). This zone will be applied to land designated Manufacturing Park (MP) in the Basalt Creek Planning Area.

To view the application materials, visit:

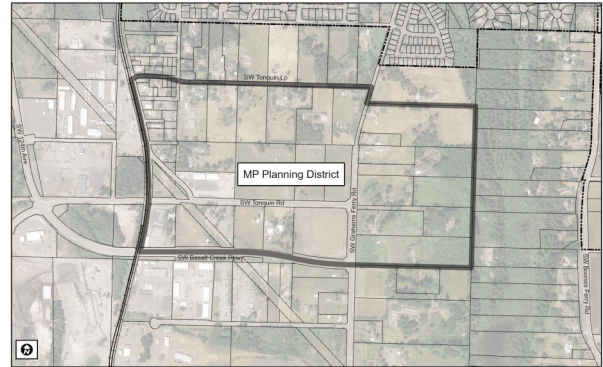
www.tualatinoregon.gov/planning/basalt-creek-employment-zone-project

Comments and questions may be submitted to:

eenqman@tualatin.gov

Planning Division
 Attn: Erin Engman

The purpose of the BCE zoning district: is to implement the goals of the Basalt Creek Concept Plan; specifically to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. The zone permits a variety of manufacturing, office, and incubator space use, typically in a flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.



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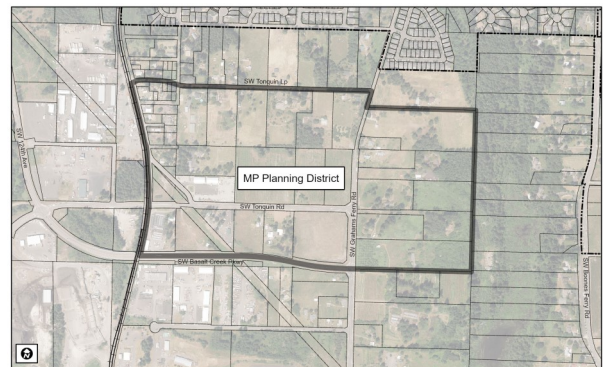
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 Attn: Erin Engman

The purpose of the BCE zoning district: is to implement the goals of the Basalt Creek Concept Plan; specifically to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. The zone permits a variety of manufacturing, office, and incubator space use, typically in a flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.



- **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 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.** City staff will be in attendance and available to answer any questions.
- **A copy of the staff report and findings** will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.
- **To grant the amendment,** Council must find the proposal meets the applicable criteria of the Oregon Statewide Planning Goals, Oregon Administrative Rules, Metro Code, and the Tualatin Comprehensive Plan and Development Code, including Tualatin Development Code Section 33.070.

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