

EXHIBIT 8

From: [DLCD Plan Amendments](#)
To: [Erin Engman](#)
Subject: Confirmation of PAPA Online submittal to DLCD
Date: Friday, October 17, 2025 4:08:30 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 25-0002

DLCD File #: [002-25](#)

Proposal Received: 10/17/2025

First Evidentiary Hearing: 11/24/2025

Submitted by: eengman

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



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

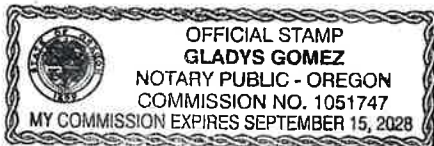
That on the October day of 29, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct 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 October 29 of, 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this

29th day of October, 2025
[Signature]
Notary Public for Oregon



My commission expires: 9/15/28

RE: PTA25-0002 Notice

TLID	OWNER1	OWNERADDR	OWNERCITY	ST	OWNERZIP
2S113DB01000	YE&RUAN CO LLC	16113 SW CATTAIL CT	TIGARD	OR	97223
2S113DB00900	TUALATIN GROUP LLC	201 LIBERTY ST SE	SALEM	OR	97301
2S113DC00300	TUALATIN GROUP LLC	201 LIBERTY ST SE	SALEM	OR	97301
2S113DC00900	TUALATIN GROUP LLC	201 LIBERTY ST SE	SALEM	OR	97301
2S113DB01100	SVAP III BRIDGEPORT LLC	302 DATURA ST STE 100	WEST PALM BEACH	FL	33401
2S113DC01300	SE-EDDYLINE LLC	1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
2S113DC01800	SE-EDDYLINE LLC	1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
2S113DB00500	RECREATIONAL EQUIPMENT INC	PO BOX 1938	SUMNER	WA	98390
2S113DC00200	PPB LLC	16083 SW UPPER BOONES FERRY RD STE 120	TIGARD	OR	97224
2S113DB01102	OREGON DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2S113DB01103	OREGON DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2S113DB01104	OREGON DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2S113DB01500	OREGON STATE OF DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2S113DB01800	IN-N-OUT BURGERS	13502 HAMBURGER LN	BALDWIN PARK	CA	91706
2S113DB00600	G&S WHOLE FOODS TUALATIN LLC	16083 SW UPPER BOONES FERRY RD #120	TIGARD	OR	97224
2S113DB00401	FRONTIER COMMUNICATIONS NORTHWEST INC	PO BOX 619015	DALLAS	TX	75261
2S113DB01600	BV CENTERCAL OWNER LLC	PO BOX 130339	CARLSBAD	CA	92013
2S113DB01700	BV CENTERCAL OWNER LLC	PO BOX 130339	CARLSBAD	CA	92013
2S113DC01000	BF CENTER LLC	16083 SW UPPER BOONES FERRY RD STE 120	TIGARD	OR	97224
2S113DB00400	7420 BRIDGEPORT LLC	7420 SW BRIDGEPORT RD #105	PORTLAND	OR	97224



THIS IS TO NOTIFY YOU that the City of Tualatin has proposed a land use regulation that may affect the permissible uses of your property and other properties.

This land use hearing notice is being sent to you to comply with Oregon Revised Statute (ORS) 227.186 (Measure 56), and requires the following language:

On November 24, 2025, the City of Tualatin will hold a public hearing regarding adoption of Ordinance No. 1454-25. The City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

WHAT DOES THIS MEAN?

The City of Tualatin is proposing legislative amendments to the Tualatin Development Code (TDC) to comply with the Climate Friendly and Equitable Communities (CFEC) Walkable Design Standards adopted under Oregon Administrative Rules (OAR) 660-012-0330. The rules are intended to promote pedestrian-oriented site design, connectivity, and compact development.

Further information can be found at:

<https://www.tualatinoregon.gov/planning/cfec-walkable-design-standards>

WHAT ARE THE HEARING DETAILS?

Monday, November 24, 2025 at 7 pm
Tualatin City Services Building
10699 SW Herman Road

To attend the hearing, there are two options:

- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings
- **Attend in person** at the Tualatin City Services Building.

FOR ADDITIONAL INFORMATION:

Visit <http://www.tualatinoregon.gov/projects> to view all PTA 25-0002 materials.

Ordinance No. 1454-25 is available for inspection at no cost at the Tualatin Planning Division located at 10699 SW Herman Road, Tualatin, OR 97062. A copy of Ordinance No. 1454-25 is available for purchase at reasonable cost.

For additional information concerning Ordinance No. 1454-25 you may contact Erin Engman, Senior Planner at eengman@tualatin.gov and 503-691-3024.



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TO COMMENT:

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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 660-012-0330, Metro Code, Tualatin Comprehensive Plan, and Tualatin Development Code Chapters 32 and 33.



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EXHIBIT 8

From: [Erin Engman](#)
To: [cityofdurham@comcast.net](#); [mweston@ci.king-city.or.us](#); [planning@lakeoswego.citymanager@cityofrivergrove.com](#); [planning@sherwoodoregon.gov](#); [schuylerw@tigard-or.gov](#); [bateschell@wilsonvilleoregon.gov](#); [paul@wilsonvilleoregon.gov](#); [kenken@clackamas.us](#); [Dyami_Valentine@washingtoncountyor.gov](#); [theresa_chemiak@co.washington.or.us](#); [deginfo@deg.state.or.us](#); [landusenotifications@oregonmetro.gov](#); [ODOT_R1_DevRev@odot.oregon.gov](#); [baldwinb@trimet.org](#); [LUComments@cleanwaterservices.org](#); [alexander.mcgladrey@tvfr.com](#); [KHerrod@republicservices.com](#); [apulaski@ttsd.k12.or.us](#); [lburton@ttsd.k12.or.us](#); [gbennett@sherwood.k12.or.us](#); [info@theintertwine.org](#); [Anneleah@tualatinchamber.com](#); [OR.METRO.ENGINEERING@ZIPLY.COM](#); [tod.shattuck@pgn.com](#); [brandon.fleming@pgn.com](#); [Kenneth.Spencer@pgn.com](#); [david.underwood@pgn.com](#); [richard.girard@nwnatural.com](#); [icrawford@wccca.com](#)
Cc: [Sherilyn Lombos](#); [Don Hudson](#); [Kevin McConnell](#); [Heather Heidel](#); [Aquila Hurd-Ravich](#); [Mike McCarthy](#); [Tony Doran](#); [Hayden Ausland](#); [Sidaro Sin](#); [Rich Mueller](#); [Tom Steiger](#); [Terrance Leahy](#); [Ernie Castro](#); [Tom Scott](#); [Martin Loring](#); [Lindsey Hagerman](#); [Erin Engman](#); [Keith Leonard](#); [Madeleine Nelson](#); [mgeorge@tualaitn.gov](#); [Betsy Ruef](#); [Quinlan Brunner](#); [Vandeegraaff@gmail.com](#); [claudiaasterling68@gmail.com](#); [fiskelady@hotmail.com](#); [susanchnoack@hotmail.com](#); [skipstanaway@gmail.com](#); [Bart@cobaltbuilt.com](#); [stu@macadamforbes.com](#)
Subject: Notice of Hearing - November 24: PTA 25-0002 CFEC Walkable Design Standards
Date: Monday, November 3, 2025 9:45:00 AM
Attachments: [PTA 25-0002 Notice.pdf](#)
[image001.png](#)
[image002.png](#)



NOTICE OF HEARING - CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Tualatin City Council at 7:00 p.m., Monday, November 24, 2025, at the Tualatin Service Center.

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

The City of Tualatin is proposing a Plan Text Amendment that would amend various chapters of the development code to implement state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Walkable Design Standards under Oregon Administrative Rules (OAR) 660-012-0330. The rules are intended to promote pedestrian-oriented site design, connectivity, and compact development. Local File No. PTA 25-0002.

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

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To view application materials visit: <https://www.tualatinoregon.gov/planning/pta-25-0002-climate-friendly-and-equitable-communities-cfec-walkable-design-standards>

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 660-012-0330, Metro Code, Tualatin Comprehensive Plan, and Tualatin Development Code Chapters 32 and 33.

CITY OF TUALATIN, OREGON



Erin Engman, AICP

Senior Planner

Phone: 503.691.3024

[tualatinoregon.gov](https://www.tualatinoregon.gov)

EXHIBIT 8

From: [Erin Engman](#)
To: ["Riverparkcio@gmail.com"](#); ["jasuwi7@gmail.com"](#); ["christine@newmountaingroup.com"](#); ["rockybixby@hotmail.com"](#); ["katepinamonti@hotmail.com"](#); ["cynmartz12@gmail.com"](#); ["cio.East.west@gmail.com"](#); ["doug_ulmer@comcast.net"](#); ["keenanwoods7@gmail.com"](#); ["keenanwoods7@gmail.com"](#); ["dana476@gmail.com"](#); ["ivanetten59@gmail.com"](#); ["tualatinmidwestcio@gmail.com"](#); ["tmpgarden@comcast.net"](#); ["sixgill@comcast.net"](#); ["jdrsr80@gmail.com"](#); ["snoelluwicwle@yahoo.com"](#); ["theawood48@gmail.com"](#); ["MartinazziWoodsCIO@gmail.com"](#); ["lisacat831@frontier.com"](#); ["abuenzli_pdx@hotmail.com"](#); ["shuggins6@gmail.com"](#); ["ClaudiaSterling68@gmail.com"](#); ["kimberlypoole1@aol.com"](#); ["solson.1827@gmail.com"](#); ["TualatinIbachcio@gmail.com"](#); ["Parsons.Patricia@outlook.com"](#); ["afbohn@gmail.com"](#); ["edkcnw@comcast.net"](#); ["clinefelters@outlook.com"](#); ["Byromcio@gmail.com"](#); ["timneary@gmail.com"](#); ["jujuheir@aol.com"](#); ["dtcme99@comcast.net"](#); ["katzmari22@gmail.com"](#); ["tualatincommercialcio@gmail.com"](#); ["tualatincommercialcio@gmail.com"](#); ["scottm@capacitycommercial.com"](#); ["scottm@capacitycommercial.com"](#); ["ksdrangsholt@yahoo.com"](#); ["christine@newmountaingroup.com"](#); ["robertekellogg@yahoo.com"](#); ["sonyanybergrygh@gmail.com"](#); ["gottothetonezwellness@gmail.com"](#); ["Parsons.Patricia@outlook.com"](#)
Cc: [Megan George](#); [Betsy Ruef](#); [Erin Engman](#)
Subject: Notice of Hearing - November 24: PTA 25-0002 CFEC Walkable Design Standards
Date: Monday, November 3, 2025 9:46:00 AM
Attachments: [PTA 25-0002 Notice.pdf](#)
[image001.png](#)
[image002.png](#)



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CITY OF TUALATIN, OREGON



Erin Engman, AICP

Senior Planner

Phone: 503.691.3024

[tualatinoregon.gov](https://www.tualatinoregon.gov)

From: [Erin Engman](#)
To: [Erin Engman](#)
Bcc: ["brett@simple.be"](#); ["mdaman5455@gmail.com"](#); ["Sheri_Esser@outlook.com"](#); ["jimkayaks@comcast.net"](#); ["imluvnlife2@gmail.com"](#); ["jphillips4994@icloud.com"](#); ["carrie.knappenberger1@gmail.com"](#); ["Richard.Lyons15@gmail.com"](#); ["tbsj@comcast.net"](#); ["scott-janet-hamilton@frontier.com"](#); ["marlid16@frontier.com"](#); ["130.amy@gmail.com"](#); ["duganfamily4@gmail.com"](#); ["rwdixon@pacbell.net"](#); ["jillankjanssen@gmail.com"](#); ["kickitin2016@gmail.com"](#); ["kvigil@kellersupply.com"](#); ["hazenh@westernwoodstructures.com"](#); ["rcadycvelo@gmail.com"](#); ["aiellok54@gmail.com"](#); ["hockey535353@outlook.com"](#); ["banderson12@gmail.com"](#); ["arva41@gmail.com"](#); ["kcastrid50@gmail.com"](#); ["cpugsley12@gmail.com"](#); ["bethsethi@gmail.com"](#); ["louieolivares@gmail.com"](#)
Subject: Notice of Hearing - November 24: PTA 25-0002 CFEC Walkable Design Standards
Date: Monday, November 3, 2025 9:47:00 AM
Attachments: [PTA 25-0002 Notice.pdf](#)
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CITY OF TUALATIN, OREGON

Published November 7, 2025.

TT372662