

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: [Erin Engman](#)
Subject: RML Front Setbacks
Date: Wednesday, October 15, 2025 10:38:38 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code in Plan Text Amendment 25-0002. I am opposed to reducing front yard setbacks in the RML zone. It is my understanding that these setbacks would apply to remodels, additions, and tear-downs, in addition to new construction and new developments.

In established neighborhoods, allowing structures to be built closer to the street will not make these neighborhoods more walkable, but it will make them more crowded and less desirable. I live in David's Fox Run in the RML zone, and the feedback I've received from my neighbors so far has been unanimously opposed to a reduction in setbacks.

A code change of this magnitude warrants public notice and much more public input. I would ask for the city to reach out to property owners and residents in the RML neighborhoods before considering a change like this.

If developers want to build at a higher density than RML currently allows, but RMH is too dense, I would suggest that the City consider creating a new Medium Density Residential zone (RM) to meet the needs of these developers. Retroactively changing the setbacks in existing neighborhoods seems like the wrong way to meet the density needs of future development.

Thank you for your consideration,

Brett Hamilton
[REDACTED] SW Kalispell St
Tualatin Oregon 97062

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:05:37 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

From: [REDACTED]
To: [Ext - Parks and Recreation](#); [Ext - Planning](#)
Subject: Driveway Approach Code
Date: Monday, October 13, 2025 1:19:38 PM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Arva & Paul Bartos
[REDACTED] SW Chippewa Trail
Tualatin, OR 97062

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 2:28:18 PM



Dear Tualatin Planning Commission,

I have been very pleased with the grassroots neighborhood response to LAM's proposed exit onto Tualatin Road. I understand the proposed amendment discussed below would have made it so that we neighbors (and Tualatin voters/tax payers) would not have had the chance to comment on this or future driveway changes. Please do not submit this proposed amendment, and remember that Tualatin exists first for its residents, then for its industries.

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code via Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway approach permits
Date: Monday, October 13, 2025 1:21:05 PM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge? How much more industrial impact can Tualatin Road sustain that severely impacts the residents along Tualatin Road.

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Bob Anderson

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: [Sherilyn Lombos](#); [Aquila Hurd-Ravich](#); [Erin Engman](#)
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:42:17 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Brett Hamilton
[REDACTED] SW Kalispell St
Tualatin OR 97062

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:25:32 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

- Carrie Knappenberger

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 12:33:10 PM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Clayton Pugsley

Sent from my iPhone

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 1:31:49 PM

Dear Tualatin Planning Commission,

Your becoming more Trump like every day Stop kissing big business asses. Goes around comes around. Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sent from my iPhone

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 10:53:12 AM



Dear Tualatin Planning Commission,

Please don't allow this! Please listen to the community over big business. We have lived here over 30 years and we welcome Lam. But they need to remember they are joining an established wonderful place. Why do we have to change for them? Putting money over the people will ruin Tualatin.

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits. PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made by city staff without public notice and without a public hearing. Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious.

I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sincerely,

Glen and Wendy Luikart

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 10:45:02 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

EXHIBIT 9

Wire fraud is real. Please contact Western Wood Structures directly via phone to confirm any payment method changes requested by any employee.

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 10:54:29 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sincerely,
Jillian Janssen

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:34:51 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:28:38 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

John C Phillips
Tigard/Tualatin School District.

Sent from my iPhone

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 1:44:10 PM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code via Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.
Respectful, Ka

Sent ka

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 10:49:46 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

EXHIBIT 9

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 12:57:18 PM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 4:22:00 PM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code via Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Louie Olivares

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:12:41 AM



Hello Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious to the community. With *zero public notice*, City staff could allow a large industrial employer to open a previously gated entrance and send as much as a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts to the community, I ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Marius Brisan
[REDACTED] SW 113th Ave
Tualatin, OR 97062

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:51:51 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sent from my iPhone

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:04:37 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Patrice Dugan
[REDACTED] SW Tawasa CT
Tualatin

Sent from my iPad

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:23:53 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Richard Lyons

Richard
[REDACTED]

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach permit
Date: Monday, October 13, 2025 10:39:43 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits. PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made by city staff without public notice and without a public hearing. Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious.

I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Rick Cady
[REDACTED] SW Anderson Ct.
Tualatin, OR. 97062

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 10:54:30 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Robert Dixon
[REDACTED] SW 110th Pl
Tualatin, OR 97062

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:18:44 AM



Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sent from my Verizon, Samsung Galaxy smartphone

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:48:17 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Sheri Esser

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:19:21 AM



Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.



Virus-free. www.avast.com

EXHIBIT 9

From: [REDACTED]
To: [Ext - Planning](#)
Cc: outreach@tualatinroad.org
Subject: Driveway Approach Permits
Date: Monday, October 13, 2025 11:31:45 AM

Dear Tualatin Planning Commission,

Thank you for the opportunity to comment on proposed changes to the Tualatin Development Code Plan Text Amendment 25-0002. I am very concerned about the potential impacts of the "Limited Review" provision for Driveway Approach Permits.

"Driveway approach permits submitted to reconstruct or alter an existing driveway are subject to a Type I Review in accordance with TDC Chapter 32." PTA 25-0002 33.030 (2)(b).

By moving these driveway approach permits from Type II to Type I review, important traffic decisions would be made without public notice and without a public hearing. This would undermine a key goal of the Tualatin Comprehensive Plan 2040: "Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood." (Policy 1.1.3)

Type I decisions "are final at the local level and may only be appealed to Circuit Court" (TDC 32.310) so the consequences of this code change could be serious. With zero public notice, City staff could allow a large industrial employer to open a previously gated entrance and send a thousand cars per day into a neighborhood across from a school. The public might not learn about the driveway approval until after construction had already begun, and the only way that residents could challenge the decision would be to take legal action in Circuit Court. Does the City of Tualatin really want to relinquish local control of traffic patterns and leave these important decisions up to a Circuit Court judge?

In consideration of the potential negative impacts, I would ask the Planning Commission to recommend removal of the "Limited Review" provision from the Planned Text Amendment PTA 25-0002 prior to adoption by the Tualatin City Council.

Thank you for your consideration and attention to this matter.

Wendy Morrell
Tunica St

Sent from Wendy's iPhone