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## Norwood Townhouses

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**From** Charlie Jones <charlijo@comcast.net>  
**Date** Sat 2/14/2026 4:09 PM  
**To** Madeleine Nelson <mnelson@tualatin.gov>



### This message needs your attention

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I don't care how much review there was to allow this project which says it will not cause a traffic issue. Those people don't live here!!! I do live here and the traffic is already an issue-a huge issue!

The high school students can't get out of the parking lots now because of the traffic. And people trying to get out onto Boones Feery and Norwood from side streets is like playing wack-a-mole now. With more traffic from this development it WILL BE A MESS!!!!

If the people voting on this project lived around/near this project, they would not have voted yes without traffic controls.

I am appalled by this decision and those voting on its approval without those controls. And, yes, I have expressed these thoughts at public hearings, but all I got was "we can't do anything about this problem because it's already been approved and road issues will probably be looked at, but funds are not available."

This is also a waste of my time, I'm sure, but I represent a lot of people who live in this area and I will say it again -BOONES FERRY ALREADY NEEDS LIGHTS AND TRAFFIC CONTROLS, AND MORE-SO WITH MORE HOUSING!

AND IF THE TRAFFIC ISSUES CANT BE RESOLVED, THEN DON'T PASS THIS PROJECT!

Passing this on without addressing serious traffic issues is poor leadership.

Charlie Jones  
23169 89thAve  
Tualatin, 97062  
charlijo@comcast.net

## Madeleine Nelson

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**From:** Vernon Boergadine <fbfrazerb@gmail.com>  
**Sent:** Tuesday, February 17, 2026 2:50 PM  
**To:** mnelson@tualatin.gov  
**Subject:** SN25-0001:Norwood Townhomes



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Madeline

Can you tell me whether the large fir trees along Norwood Road will be removed? I will submit a letter to the Planning Division Office and/or Land Use Board of Appeals if that would be helpful. Thanks,

Frazer

Frazer Boergadine  
23450 SW Landon Place  
Tualatin

## Madeleine Nelson

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**From:** Kristin Ammerman <kjgammerman@gmail.com>  
**Sent:** Saturday, February 14, 2026 11:49 AM  
**To:** mnelson@tualatin.gov  
**Subject:** Fwd: SB25-0001 Notice of Application

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged



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Hello Madeleine -

I'm writing in regards to the new development listed below. My son wants to ride the bus off of Boones ferry (near high school) but it is very inconsistent. Are we moving forward with more housing developments before we have a public transportation system dialed in?

Thank you,  
Kristin Ammerman

Sent from my iPhone

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**From:** Madeleine Nelson <mnelson@tualatin.gov>  
**Sent:** Wednesday, February 11, 2026 9:49 AM  
**Cc:** tualatincio@gmail.com; Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>  
**Subject:** SB25-0001 Notice of Application



## Notice of Application

AKS Engineering & Forestry, LLC, on behalf of property owners Norwood Horizon Holdings, LLC and Horizon Community Church, requests approval of a 95-lot residential subdivision for attached townhomes. The subject site is 9.29-acres comprised of a 1.0-acre lot and an 8.29-acre lot located in the Medium Low Density Residential (RML) at 9300 SW Norwood Road (TL: 2S135D000108) and 9320 SW Norwood Road (TL: 2S135D000106).

You may view the application materials on our Projects webpage:

<https://www.tualatinoregon.gov/planning/sb25-0001-norwood-townhomes>

**Comments Due:** February 25, 2026, by 5:00 PM

**Individuals wishing to comment** must submit written comments to [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Comments received after the close of the public comment period will not be considered. Issues which may provide the basis for an appeal to the City Council and the Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.

**Criteria:** Tualatin Development Code (TDC) Chapters: 32, 33, 36, 41, 74 and 75

**Decision Making Process:** Subdivisions are a limited land use decision conducted in accordance with TDC 36.120 and other applicable sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Tentative Subdivision Plan. Notice of decision shall be provided to the property owner, applicant, and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless a written request for review (Appeal) of the decision is submitted on a form provided by the City.

Notice of the Subdivision Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office located at 10699 SW Herman Road.

## Madeleine Nelson

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**From:** ROSEMARIE HEYER <heyer4414@comcast.net>  
**Sent:** Wednesday, February 25, 2026 4:11 PM  
**To:** Madeleine Nelson  
**Subject:** Norwood Townhomes SB25-0001



### This message needs your attention

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To Tualatin Planning Division:: Madeleine Nelson,

We have lived in Oregon over 55 years and we love the land and nature here. We are very disappointed, how many more houses they want to put in on Norwood street. It looks like they don't care about nature, only about money. How can they add so many houses and not even a decent adequate green park to walk and sit for all the new people?. All they have is a tiny space which looks like a little dog space. The town houses on Boones Ferry Rd. have all the same color too, how boring. The project did not enhance the area at all. I am also concerned, if there is an emergency about having only one real Exit! I understand we need more housing, but there is no play area for kids and a nice park for all the residents around here.. What do you think?  
Thank you for listening.

Sincerely  
Rosemarie Heyer