

**From:** [DANIELSON Marah B](#)  
**To:** [Tabitha Boschetti](#)  
**Cc:** [TAYAR Abraham \\* Avi](#); [Tony Doran](#); [Steve Koper](#); [Kim McMillan](#)  
**Subject:** RE: Basalt-Norwood Annexation and text amendment  
**Date:** Tuesday, July 21, 2020 4:50:19 PM

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Thanks for explaining that the text amendment would not change the maximum residential density so traffic impacts would be similar to what is currently allowed under the existing zoning. Based on this information, I was not planning to send ODOT comments. Please let me know if you would like formal ODOT comments for the record on this case.

Marah

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**From:** Tabitha Boschetti <[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)>  
**Sent:** Tuesday, July 21, 2020 2:43 PM  
**To:** DANIELSON Marah B <[Marah.B.DANIELSON@odot.state.or.us](mailto:Marah.B.DANIELSON@odot.state.or.us)>  
**Cc:** TAYAR Abraham \* Avi <[Abraham.TAYAR@odot.state.or.us](mailto:Abraham.TAYAR@odot.state.or.us)>; Tony Doran <[TDORAN@tualatin.gov](mailto:TDORAN@tualatin.gov)>; Steve Koper <[skoper@tualatin.gov](mailto:skoper@tualatin.gov)>; Kim McMillan <[kmcmillan@tualatin.gov](mailto:kmcmillan@tualatin.gov)>  
**Subject:** RE: Basalt-Norwood Annexation and text amendment

Marah,

Thank you for writing. There has not been any kind of trip analysis on either land use case; I am interested in hearing more from ODOT's perspective.

The assumption with the Plan Text Amendment (PTA 20-0003) has been that since the applicant is not proposing a change to the maximum residential density, transportation impacts of future development would be similar to what is allowed by the zone now. The subject zone as currently written allows attached and multi-family housing at 10 units per acre, with single-family subdivision development allowed only through Conditional Use Permit. The applicant is asking for this zone to newly allow detached single-family development as a permitted use at the same density of 10 units per acre, along with some different lot sizes. Transportation impacts would be evaluated at the time of a future Subdivision application.

Likewise, with the proposed annexation of the parcel west of I-5 at SW Norwood Road (ANN 20-0003), we would be anticipating evaluation of the specific transportation impacts at the time of development. Tualatin's annexation process applies the land use designation previously established through concept planning. Please let me know if you have more concerns with that.

Thank you,

**Tabitha Boschetti, AICP**  
503.691.3029 | [tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)

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**From:** Tony Doran <[TDORAN@tualatin.gov](mailto:TDORAN@tualatin.gov)>

**Sent:** Tuesday, July 21, 2020 2:12 PM

**To:** DANIELSON Marah B <[Marah.B.DANIELSON@odot.state.or.us](mailto:Marah.B.DANIELSON@odot.state.or.us)>; Tabitha Boschetti <[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)>

**Cc:** TAYAR Abraham \* Avi <[Abraham.TAYAR@odot.state.or.us](mailto:Abraham.TAYAR@odot.state.or.us)>

**Subject:** RE: Basalt-Norwood Annexation and text amendment

Tabitha,

Would you help Marah?

Tony Doran

Engineering Associate

(503) 691-3035 | [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov)

Engineering Division | Public Works

City of Tualatin

18880 SW Martinazzi Avenue

Tualatin, OR 97062

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**From:** DANIELSON Marah B <[Marah.B.DANIELSON@odot.state.or.us](mailto:Marah.B.DANIELSON@odot.state.or.us)>

**Sent:** Tuesday, July 21, 2020 10:46 AM

**To:** Tony Doran <[TDORAN@tualatin.gov](mailto:TDORAN@tualatin.gov)>

**Cc:** TAYAR Abraham \* Avi <[Abraham.TAYAR@odot.state.or.us](mailto:Abraham.TAYAR@odot.state.or.us)>

**Subject:** Basalt-Norwood Annexation and text amendment

Hi Tony,

We received the Tualatin Land Use Notice for the Basalt-Norwood Annexation and Text Amendment. The text amendment to allow medium-low density residential uses outright in the single family detached housing zone could impact I-5. Has a trip generation/trip distribution analysis been done to analyze whether there will be impacts to the transportation system?

Thanks,

Marah

**From:** [kate.w.hawkins@odot.state.or.us](mailto:kate.w.hawkins@odot.state.or.us) <[kate.w.hawkins@odot.state.or.us](mailto:kate.w.hawkins@odot.state.or.us)>

**Sent:** Monday, July 20, 2020 2:40 PM

**To:** DANIELSON Marah B <[Marah.B.DANIELSON@odot.state.or.us](mailto:Marah.B.DANIELSON@odot.state.or.us)>; TAYAR Abraham \* Avi

<[Abraham.TAYAR@odot.state.or.us](mailto:Abraham.TAYAR@odot.state.or.us)>; RODRIGUEZ Myriam \* Marcela

<[Marcela.RODRIGUEZ@odot.state.or.us](mailto:Marcela.RODRIGUEZ@odot.state.or.us)>; RUSSELL John <[John.RUSSELL@odot.state.or.us](mailto:John.RUSSELL@odot.state.or.us)>

**Subject:** ODOT Case # 10540 Basalt-Norwood Annexation

I've uploaded application materials for the proposed annexation and text amendment at Norwood Road in the City of Tualatin. The proposal includes annexation of 23.93 acres and a quasi-judicial amendment to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area.

Comments are due to the City of Tualatin by July 27th.

