
Corridor-Wide Record Submission – January 27, 2026 Actions (County TSP Co-Adoption, Heritage Trail Concept Plan, Park Master Plan Resolution 2026-001) – Request for Findings, Landowner Process, and 7-7-7 Fairness Window

From Jonathan Tallman <1stjohn217llc@gmail.com>

Date Sun 1/25/2026 1:01 PM

To George Shimer <georges@boardmanorprd.gov>; Boardman Marina Park <rvinfo@boardmanorprd.gov>; planning@co.morrow.or.us <planning@co.morrow.or.us>; Michaela Ramirez <mramirez@morrowcountyor.gov>; BrandyW@portofmorrow.com <BrandyW@portofmorrow.com>

Cc The Farmers Cup <thefarmerscup@gmail.com>; Ty K. Wyman <TWyman@dunncarney.com>; brandi.elmer@dlcd.oregon.gov <brandi.elmer@dlcd.oregon.gov>; HERT Dawn * DLCD <Dawn.Hert@dlcd.oregon.gov>; Tamra Mabbott <tmabbott@morrowcountyor.gov>; Derrin Tallman <derrin@tallman.cx>; TARDAEWETHER Kellen * ODOE <Kellen.TARDAEWETHER@energy.oregon.gov>; ESTERSON Sarah * ODOE <Sarah.ESTERSON@energy.oregon.gov>; Brandon Hammond <HammondB@cityofboardman.com>; Carla McLane <mclanec@cityofboardman.com>; Clint Shoemake <cshoemake@morrowcountyor.gov>

 13 attachments (12 MB)

Nita2 12182025.pdf; NITA with Enclosures1292025.pdf; Transparency_Issue_Letter October 7.pdf; 2022 collectors.pdf; BOC CIP morrow county.pdf; Boardman_PRR_9262025_Filled.pdf; IMG_3520.jpeg; IMG_3566.jpeg; IMG_3568.jpeg; IMG_2684.jpeg; IMG_3657.png; IMG_3881.jpeg; IMG_4223.jpeg;

CORRIDOR-WIDE RECORD PRESERVATION FILING for Boardman Park and Rec. with also Morrow County

Request for Inclusion in January 27, 2026 Packets and Official Records having both meetings on the same night.

Dear Chair and Commissioners / Board Members / Agency Record Custodians,

My name is Jonathan Tallman, managing member of 1st John 2:17 LLC, a landowner directly affected by the overlapping transportation, parks, and trail corridor planning actions currently advancing across the City of Boardman, Morrow County, the Boardman Park & Recreation District, and related agencies.

Because multiple bodies are taking action on the same evening (January 27, 2026) — including:

- Morrow County Planning Commission public hearings on:
 - Co-Adoption of the City of Boardman Transportation System Plan (TSP), ATSP-162-26
 - Update to Chapter 9 Recreation Element and adoption of the 2026 Columbia River Heritage Trail Concept Plan
- Boardman Park & Recreation District consideration of:

- Park Master Plan Resolution 2026-001

...I am submitting this comment as a corridor-wide record preservation filing, and I respectfully request that it be:

Included in the official meeting packet AND administrative record for each related adoption, resolution, reliance action, or downstream funding decision.

This submission is also provided for awareness to DLCD (coordination oversight) and to EFSC as part of the affected landowner record regarding corridor segmentation and land control issues.

1. Clarification of Scope, Maps, Alignments, and Affected Properties

Before any corridor plan is adopted, co-adopted, or relied upon, the record must clearly identify:

- The exact map pages, corridor limits, and alignments being advanced
- The specific tax lots and private properties affected
- All documents being incorporated by reference from the City's Parks Master Plan (PMP) and Transportation System Plan (TSP)

If the public cannot determine what land is implicated, meaningful notice and participation are impaired.

2. County Co-Adoption of the City TSP Requires Independent Written Findings

The County agenda proposes co-adoption of the City TSP within the UGB, citing MCZO Article 8 amendment criteria.

I respectfully request clarification on the record:

- What independent County findings support this co-adoption?
- What specific Article 8 criteria are being satisfied?
- Where are the written findings tying evidence → criteria → decision?

Incorporation by reference without criterion-by-criterion findings is procedurally vulnerable.

3. Required Written Findings (Core LUBA Issue)

Please direct the public to the written findings demonstrating compliance with:

- The County Comprehensive Plan
- MCZO Article 8

- Statewide Planning Goals
- Applicable transportation and recreation standards

Conclusions without written findings are a common basis for remand.

4. Segmentation and Improper Sequencing Across Jurisdictions (DLCD Concern)

The City TSP, City PMP, County Recreation Element update, Heritage Trail concept plan, Port-related trail actions, and Park District planning are advancing in parallel along the same corridor geography.

Each body appears to treat its action as separate or “conceptual,” yet collectively these actions function as a continuous corridor commitment affecting private land.

This raises serious concerns regarding:

- improper segmentation
- premature reliance
- lack of coordinated review
- landowner exclusion from any acquisition pathway

DLCD oversight may be warranted where overlapping actions are moving forward without integrated sequencing clarity.

5. “Concept Plan” That Functions as Corridor Commitment

If any plan identifies corridors, alignments, preferred routes, funding readiness, CIP sequencing, or intended connections, then it functions as a policy commitment affecting property rights.

Any adoption should state explicitly:

- No easement or landowner authorization is created
- Any future acquisition must occur only through lawful ORS 35 processes
- Good-faith negotiation and compensation must precede implementation

Affected landowners should not be left under an indefinite corridor cloud.

6. Reliance on a City TSP Under Dispute or Appeal

Please confirm on the record whether the City’s TSP is subject to any NITA, LUBA appeal, or legal challenge.

The City's TSP adoption ordinance (Ordinance No. 10-2025) is currently under appeal, as reflected in filings submitted by counsel.

County or District reliance on a plan under active dispute creates serious procedural risk.

7. Prior 2022 LUBA Remand: This Corridor Has Already Been Remanded Once

This corridor is not hypothetical. It has already been the subject of litigation and remand.

In 1st John 2:17 LLC and Jonathan Tallman v. City of Boardman (LUBA No. 2022-062), LUBA issued a Final Opinion and Order remanding the City's decision (Oct. 27, 2022).

This history underscores why written findings, sequencing, and lawful process matter now before another reliance structure hardens.

8. Funding Reliance: Morrow County CIP Identifies Major Trail Funding

These actions are not merely "conceptual" when funding is already being positioned.

Morrow County's Capital Improvement Plan materials identify a Heritage Trail project with \$2,000,000 in reserve funding.

Once CIP reliance and budgeting are underway, corridor commitment becomes real for affected landowners.

9. Public Record Statement Regarding Amazon Funding and RV Development

At the City's Parks Master Plan PAC meeting (April 15, 2025), a public statement was made on the record indicating:

Amazon is potentially funding development of an RV park.

That statement matters because it ties these "recreation" corridors to larger growth, workforce housing, and infrastructure reliance assumptions.

The record should not ignore these funding realities.

10. January 13 Packet/Record Defect Must Be Corrected

I also note a serious transparency and record integrity problem:

The January 13 record and packet materials provided to the public did not reflect what was stated online, discussed, or shown at the meeting.

If supporting documents, emails, and corridor impacts are missing from packets, the administrative record becomes artificially "clean," undermining meaningful participation and future appellate review.

11. Request for an Off-Ramp and Landowner Coordination Process

I want to be clear: my goal is not endless conflict.

I respectfully request that the County, City, and Park District identify an off-ramp a lawful process for landowner coordination and negotiated acquisition planning rather than forcing repeated defensive filings by affected property owners.

12. 7-7-7 Fairness Window Request

As an affected landowner, I request a basic fairness and record-management structure:

- 7 days for full public access to the complete packet, adopted maps, and criteria
- 7 days to submit written supplemental comments into the official record
- 7 days before any final reliance or implementation assumptions harden

This ensures meaningful participation and prevents premature corridor commitment.

13. Water Rights and OWRD Consultation (Capacity Basis)

Even when framed as "trails" or "recreation," these plans often assume RV occupancy, park amenities, irrigation, restrooms, and expanded service demand.

Please provide the correspondence or coordination record with the Oregon Water Resources Department (OWRD) verifying adequate municipal water rights and capacity exist to support the planning assumptions embedded in these corridor policies.

If this has not occurred, I respectfully request that OWRD's North Central Region Watermaster be formally consulted before any recommendation or adoption that increases service demand.

RECORD AND PACKET INCLUSION REQUEST

Please ensure this submission is:

- Entered into the official administrative record for each January 27, 2026 action
- Included in the publicly distributed meeting packets

- Preserved for any DLCD review, EFSC coordination, LUBA appeal, or circuit court proceedings
-

Thank you for your attention and for including this filing in the official record.

This comment is provided without waiver of any rights, and expressly reserves all procedural, statutory, constitutional, and appellate remedies in any forum, including DLCD review, EFSC proceedings, LUBA appeal, and circuit court.

Respectfully,

Jonathan Tallman

1st John 2:17 LLC

Boardman, Oregon

Even if the packet is already published, confirm in writing that this is entered into the record for Resolution 2026-001 and ATSP-162-26.

Please attached Blanc ROW OFFER WITH city's letter of intent on the property Dated November 18th 2025.

All PMP documentation from the city online that needs to be shown via PRR 9262025 when asked for the record.

<https://www.cityofboardman.com/community-development/page/parks-master-plan>

Links do not represent written documents or NDA's inclusions for the record which is too big to add on this email. Please have all parties be notified with all NDA's for representation by possible other companies.

Please also incorporate Morrow county planning commission meetings from 10/28/205 & 12/02/2025 packets for inclusion in the record.

November 18, 2025

City of Boardman
200 City Center Circle
Boardman, OR 97818

1st John 2:17
706 SW Mt Hood Ave
Boardman, OR 97818

Re: Letter of Intent to Purchase Three Parcels and Associated Personal Property

1st John 2:17:

The City of Boardman ("City") hereby expresses its intent to negotiate the purchase of three tracts of property from 1st John 2:17 ("Seller"), together with all associated personal property, including all tangible items, fixtures, equipment, and other assets located on or used in connection with the property at closing (collectively, the "Property"), for a total purchase price of Two Million Five Hundred Thousand Dollars (\$2,500,000), as requested by Mrs. Tallman in attached letter. The final terms will be set forth in separate Purchase and Sale Agreement.

The tracts are as follows:

Tract I: Parcel 2, of PARTITION PLAT 2018-1, in the County of Morrow and State of Oregon. Tract II: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 4 North, Range 25 East of the Willamette Meridian, Morrow County, Oregon; thence West along the North boundary of said Southwest Quarter of the Southeast Quarter 470.3 feet to the true point of beginning; thence South 1°43' East 544.5 feet; thence South 89°31' West 100 feet to the West line of Southwest Quarter of the Southeast Quarter; thence North 1°43' West 544.5 feet to the Northwest corner of Southwest Quarter of the Southeast Quarter, thence North 89°31' East 800 feet along the North line of Southwest Quarter of Southeast Quarter of the Point of Beginning. EXCEPTING THEREFROM the West 50 feet. Tract III: A tract of land located in Section 10, Township 4 North, Range 25 East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows: All of the Southeast Quarter of the Southeast Quarter of said Section 10 lying North and West of Laurel Lane; and the North 463.10 feet of the East 470.30 feet of the Southwest Quarter of the Southeast Quarter. EXCEPTING THEREFROM that portion conveyed to Morrow County by Roadway Dedication Deed recorded April 20, 1984 as M-23150 Morrow County Microfilm Records.

This proposed purchase is expressly contingent upon: (1) the City obtaining grant funding; and (2) Seller providing a title to the real property to the City, free and clear of all monetary liens and encumbrances.

This Letter of Intent is a non-binding expression of interest and does not create any enforceable obligation on either party. Any binding obligations shall arise only upon full execution of an Agreement approved by the appropriate governing bodies of the City of Boardman.

Sincerely,



Brandon Hammond
City Manager
City of Boardman
hammondb@cityofboardman.com

April 6, 2021

7:22 PM

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April 5, 2021

Mr. and Mrs. Terry Tallman
706 SE Mt. Hood Ave.
Boardman, OR 97818

RE: City of Boardman
Loop Road Right-of-Way

Dear Mr. and Mrs. Terry Tallman:

I represent the City of Boardman, who has asked that I write to you about obtaining the necessary right-of-way to construct a loop road on the west and east sides of Laurel Lane.

First, enclosed you will find a letter to Karen Pettigrew from Matt Scrivner, Morrow County Public Works Director, dated March 25, 2021. Please be advised Morrow County has provided notice that it will be closing and removing the unpermitted access within 30 days of March 25, 2021 if an approved approach permit and safety concerns have not been met. To comply and prevent closure, the City is required to finalize its plans to construct the loop road as shown on the map provided by the City to you with the letter dated March 1, 2021.

Second, the City has asked that I respond to your letter to Karen Pettigrew, dated March 17, 2021. In your letter you asked if the City had any objections to using the west 10 acres for residential housing. The property is zoned Service Center. The property must be used as allowed for that zone pursuant to the Boardman Development Code, unless a zone change is requested. The City cannot advise you on whether you should retain a lawyer or have your son, Jonathan, handle negotiations. If you choose to retain a lawyer, this letter should be delivered to that individual.

Third, with the deadline of the County to close the unpermitted access, action needs to be taken as soon as possible to resolve this issue. As an offer of compromise, the City is offering to

pay the sum of \$30,000 for the necessary right-of-way. I need to hear from you on or before April 16, 2021. In the event this offer is not accepted by April 16, 2021, the City will have no choice but to proceed to the next step.



BPA EASEMENT EAST



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BPA) transmission corridors is subject to BPA review coordinated with BPA early in design to confirm the Park Blocks corridor contains 500 kV lines with the contains 230 kV lines with somewhat more flexibility.

es such as trails, signage, site furnishings, and t to BPA confirmation.

ctures (e.g., play features, poles, or lighting that

4 miles)
 Cross Marina
 crosswalk on

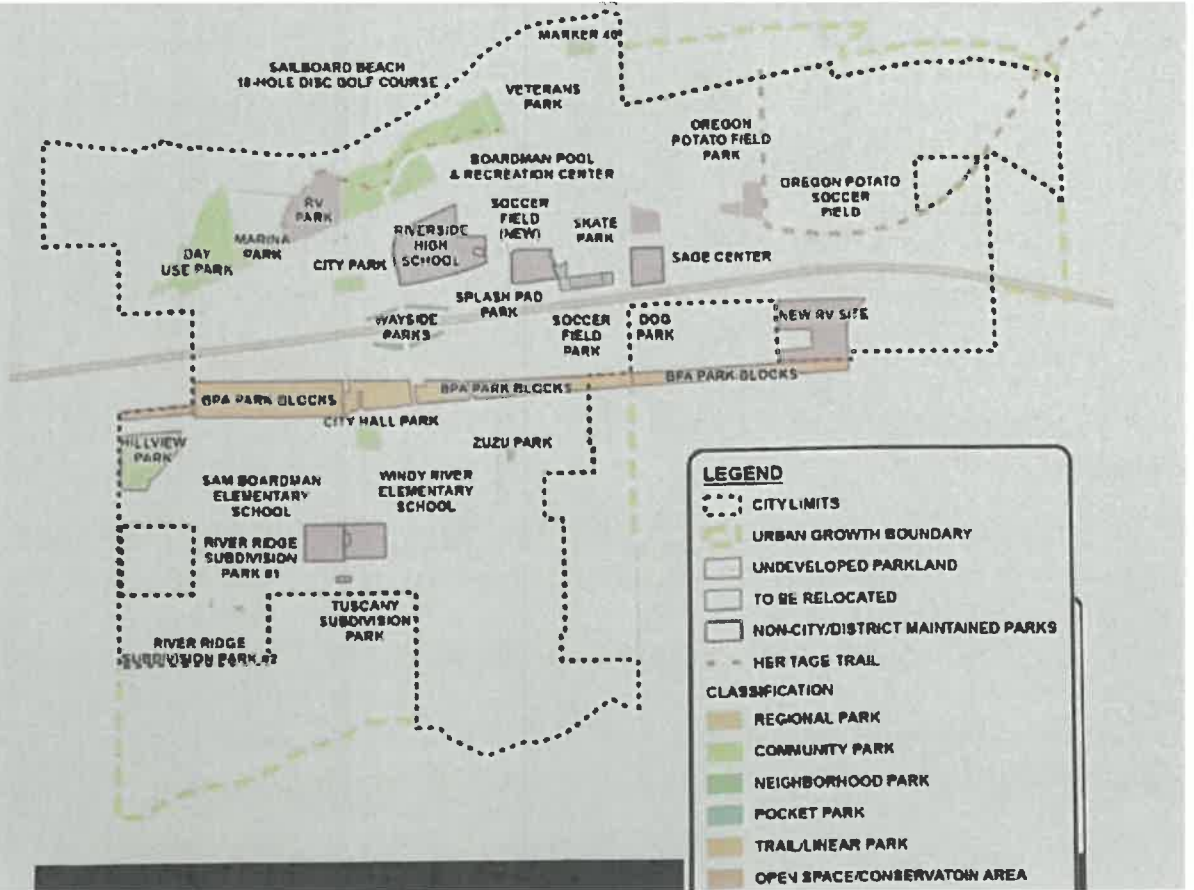
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with future
 with sidewalk
 planned along
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County



away from what's

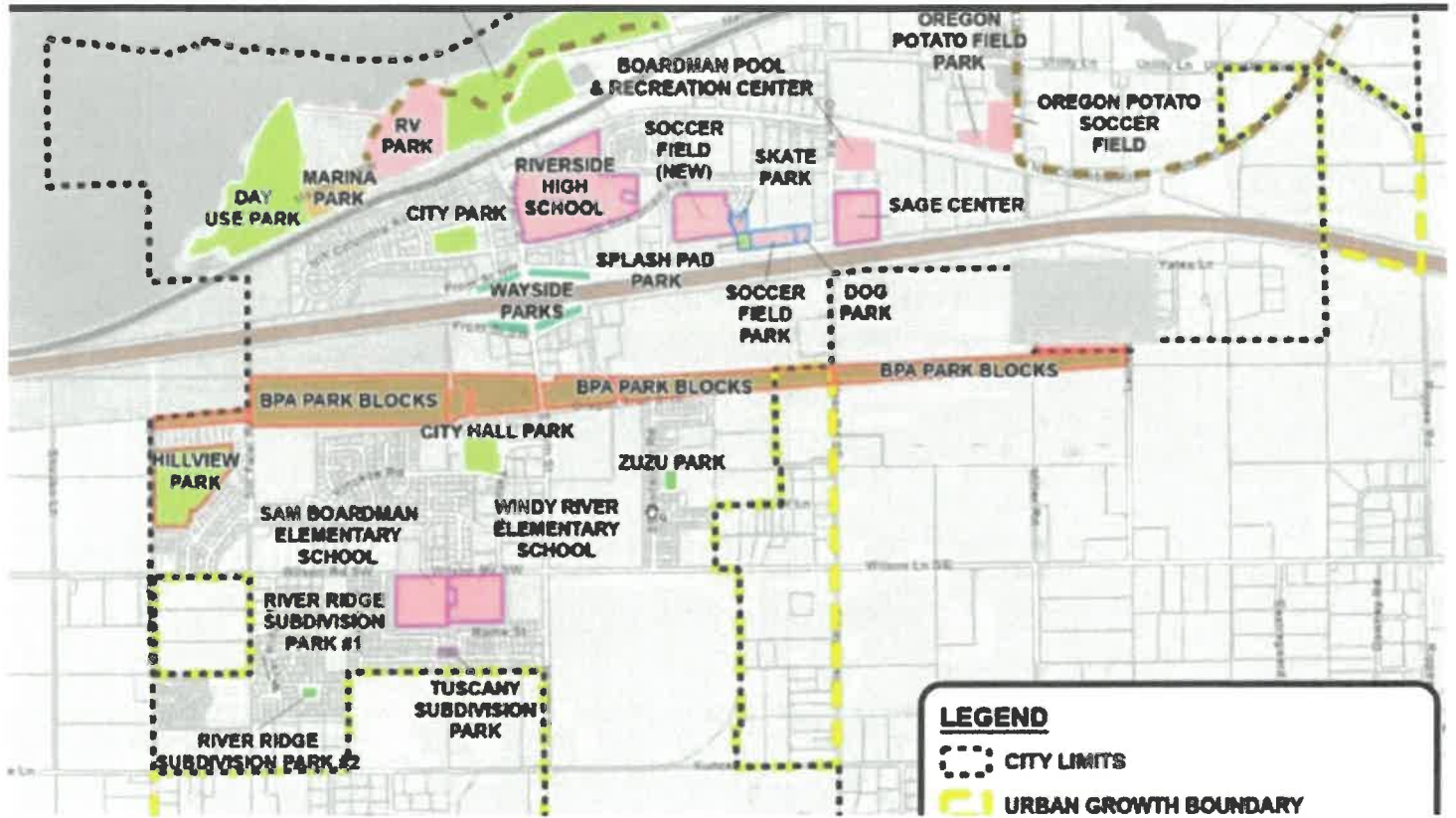
1:52:43 his name? Is it Did I hear a a rumor that he sold that? There's Amazon. No,

1:52:51 **this this Oh, well, so Amazon is potentially funding um the development**

1:52:57 of an RV park. Yeah. Not for a data center. I didn't mean that way, but for that Yes. Oh, wait. Don't That's where

1:53:04 that sun that cafe or that coffee shop is at the port exit.

1:53:10 Farmers somewhere in there What's What was J's name? Terry Tolman. Yeah



DAY USE PARK
 MARINA PARK
 RV PARK
 CITY PARK
 RIVERSIDE HIGH SCHOOL
 BOARDMAN POOL & RECREATION CENTER
 SOCCER FIELD (NEW)
 SKATE PARK
 OREGON POTATO FIELD PARK
 OREGON POTATO SOCCER FIELD
 SAGE CENTER
 SPLASH PAD PARK
 WAYSIDE PARKS
 SOCCER FIELD PARK
 DOG PARK
 BPA PARK BLOCKS
 HILLVIEW PARK
 CITY HALL PARK
 ZUZU PARK
 SAM BOARDMAN ELEMENTARY SCHOOL
 WINDY RIVER ELEMENTARY SCHOOL
 RIVER RIDGE SUBDIVISION PARK #1
 TUSCANY SUBDIVISION PARK
 RIVER RIDGE SUBDIVISION PARK #2

