
Dear Mayor, Council members,

My name is **Jonathan Tallman**, owner of **1st John 2:17 LLC**, the property directly affected by the proposed Transportation System Plan (TSP) alignment and related right-of-way impacts.

I am submitting this statement **into the official record** and respectfully requesting that:

1. **The record remain open**
2. **A complete written copy of all documents, maps, attachments, and materials be provided** so I can compare them with my own documentation
3. The City address the procedural defects described below before taking final action

★ **1. NOTICE OF PROCEDURAL DEFECT — ORS 35 & GOAL 2**

Before the City votes on a final alignment that designates my property as “necessary,” Oregon law requires:

- **Goal 2 coordination** with affected property owners
- **Goal 1 public involvement** with a complete and accessible record
- **Good-faith negotiation under ORS 35.235** *before* any determination of necessity

To date:

- No written good-faith offer has been made to 1st John 2:17 LLC
- No appraisal or valuation materials have been provided
- No good-faith negotiation has occurred
- No coordination meeting has been held
- Significant documents, maps, and email chains I previously submitted are **missing** or incomplete in the City’s file
- County staff have confirmed the County has **not** initiated the formal legislative process
- DLCD staff stated on November 20 that the TSP draft does **not** move the work forward and will require additional work

Adoption at this stage would create **predetermined necessity**, which is inconsistent with Goal 2 and not compliant with ORS 35.

These concerns are procedural, not personal.

★ 2. REQUEST FOR COMPLETE WRITTEN COPIES OF THE RECORD

For accuracy and transparency, I respectfully request:

✓ A full written copy—printed or PDF—

of all documents, maps, attachments, staff reports, presentations, emails, and materials referenced or presented tonight, including:

- Planning Commission packet
- Council packet
- Exhibits
- Staff memos
- Updated maps
- DLCD comments
- County correspondence
- Public submissions
- Any new materials provided during the meeting

I need to compare these with my **own printed records**, because many items I previously submitted are **not included, not complete, or not visible** in the City's online record.

This written set must be added to the **official record** and made available before any final adoption.

★ 3. FORMAL REQUEST TO KEEP THE RECORD OPEN

Given the:

- new statements made tonight,
- new materials introduced,
- DLCD's November 20 findings,
- County's non-participation,
- and the absence of ORS 35 good-faith negotiation,

I respectfully request that the **record remain open for a minimum of 14 days** to allow:

- review of all materials presented tonight,
- submission of corrections or clarifications,

- additional coordination with the County,
- and the opportunity to supplement the record as required by Goal 1.

This is necessary to ensure an accurate, transparent, and complete record before any action is taken.

4. NOTICE TO CITY, COUNTY, & DLCD

If the City proceeds with adoption **before** completing good-faith negotiation and proper coordination, this action must be treated as **provisional only**. It should not be relied on for:

- condemnation authority,
- state acknowledgment,
- ODOT funding,
- or County co-adoption.

I am prepared to participate in **proper negotiation and coordination** when the legal process is followed in the correct sequence.

Thank you for including this statement in the official record.

Sincerely,
Jonathan Tallman
1st John 2:17 LLC