

MEMORANDUM

To: Mayor Keefer and members of the City Council
cc: Brandon Hammond, City Manager
From: Carla McLane, Planning Official
Date: November 10, 2025
RE: Transportation System Plan Update

The City of Boardman Transportation System Plan (TSP) was originally adopted in 1999 with an update in 2001, making it well over 20 years old. With the growth that Boardman has experienced over the past five to eight years it is no longer adequate to guide transportation development and provide the direction needed to how the transportation network should grow to support current development along with anticipated development that will occur in the planning horizon.

To support this planning process the City submitted a request to the Transportation Growth Management grant program having success getting the project funded. Planning staff, the selected consultant team from Kittelson & Associates, Inc., and the Public Advisory Committee have worked over the past year to develop the DRAFT TSP that is before the City Council for adoption. It comes to you with a 'do adopt' recommendation from the Planning Commission based on the Public Hearing they held on October 16, 2025. Included with this memorandum is the **Planning Commission Findings of Fact**, the **DRAFT TSP**, and several attachments that I will summarize here:

- **Hattenhauer Distributing 10152025 Letter to the Planning Commission:** Alex Hattenhauer, owner of Hattenhauer Distributing, retained Jennifer Bragar of Tomasi, Bragar, and DuBay, and Rick Nys of Greenlight Engineering, to provide comment to the Draft TSP. After review by staff and the Consultant team the recommendation to the Planning Commission was to amend Tables 5-1 and 5-2 incorporating the requested change.
- **Response Documents Provided by Staff to the above letter:** Planning staff provided an email from the Consulting team concerning the Hattenhauer Letter, Tables 5-1 and 5-2, and a second email from the Consulting team responding to the included email to the PAC from Heather Baumgartner.
- **Hattenhauer Distributing 10292025 Letter to the City Council:** Planning staff offered Jennifer Bragar, as her client's representative, to review the proposed changes. They submitted a follow up letter from Rick Nys. Staff, in conjunction with the consultant team, made the decision to further amend Tables 5-1 and 5-2 to include the additional request.
- **Response to Emails submitted by Jonathan Tallman:** Prior to and after the Planning Commission public hearing Jonathan Tallman submitted 14 separate emails to the record. This item in your packet is Planning staff response to those

emails. It should be noted that with possibly one exception there is nothing in Mr. Tallman's emails that address the substantive criteria and most of his comments concern other actions (the Parks Master Plan, Economic Opportunities Analysis, and Comprehensive Plan/Development Code Update) not before the City Council.

- **Jonathan Tallman Emails:** Prior to and after the Planning Commission public hearing Jonathan Tallman submitted 14 separate emails to the record. The emails have been compressed, labeled Tallman Emails #1 through #14, and consolidated into a single document with several attachments (Transparency Letter to Mayor Keefer dated October 7 and several screen shots, mostly from the City of Boardman website). Most of them include previous emails and are a lengthy thread as Mr. Tallman, rather than submitting a new email, simply replied. This means that many of the emails have significant duplication resulting in a 342-page document.
- **TSP Appendices:** The Appendices to the TSP house the background work that informs the TSP. The following comprise the Appendices: Community Profile and Trends; Plans and Policy Review; Goals, Objectives, and Evaluation Criteria; Code Assessment Memorandum; Methodology Memorandum; Existing Conditions Inventory and Analysis; Future Conditions Analysis; Proposed Solutions; Implementing Ordinances; and Public Outreach Summary. These documents were provided to the Public Advisory Committee as Technical Memorandums or they were provided as part of the Joint City/County Workshop. At 608 pages it is a warehouse of background information that provides additional detail and information on the various chapters within the TSP. It can also be a cure for insomnia unless you are a transportation policy geek.

There is only one area that Planning staff are further evaluating for augmentation to the Findings of Fact that were reviewed and approved by the Planning Commission and that is the Statewide Planning Goals. While Mr. Tallman raises this issue within his many emails his representation of the applicability is generally erroneous, and he misunderstands the requirements of the Goals.

The City of Boardman Comprehensive Plan and Development Code are both acknowledged by the Oregon Department of Land Conservation and Development (DLCD) and therefore further analysis of the Statewide Planning Goals is not required beyond how the current Development Code lays out the review process for amendments. That was accomplished in the Findings of Fact resulting in the application of Goal 1 Citizen Involvement, Goal 2 Planning, and Goal 3 Transportation. Mr. Tallman argues for these three goals that we have not met the requirements of Goal 1 because the TSP was not available, but it was. It was posted to the Planning Commission meetings page on October 9, 2025, making it available to all interested parties. For Goal 2 Mr. Tallman argues that coordination must occur with both the Water Resources Department and the Department of Environmental Quality but provides no citation where that is a requirement. For Goal 12 he stands on his belief that Volume II which contains the appendices was not available. Again, that is incorrect as those were included in the October 9 posting.

As to the other Statewide Planning Goals most are simply not applicable. Goals 3 and 4, which he incorporates into Goals 16-19, are related to farm and forest lands which are not under review and are not protected by city transportation policy. Goals 5 through 8 deal with natural resources, quality of air, water, and land, natural hazards, and recreation, also not areas protected by city transportation policy. Goal 8 will be applicable to the adoption of the Parks Master Plan. Goals 9 through 11 and 13 through 14 deal with economics, housing, public facilities, energy, and urbanization. All important goals, some of which will be a part of the discussion when we get to the Economic Opportunities Analysis, the Housing Capacity Analysis, various water and wastewater planning projects, and any future expansion of the urban growth boundary. But none of those items are directly related to the adoption of the TSP. And again, Mr. Tallman provides no clear requirement found in Statute where we must address these items as part of the TSP adoption.

Based on the work that the TSP Public Advisory Committee and the Planning Commission have accomplished, Planning staff ask that the City Council act based on the Planning Commission's "do adopt" recommendation and approve the Transportation System Plan and consider action on the adoption Ordinance included on the City Council agenda and declare an emergency.

Please reach out if you have any questions.