

Carla McLane

From: Jonathan Tallman <1stjohn217llc@gmail.com>
Sent: Thursday, June 18, 2026 8:06 AM
To: Carla McLane
Cc: Brandon Hammond; Stephanie Case; Sam Diaz; Eve Goldman; noahcamuso@gmail.com; Terra King; Nathan Wildfire
Subject: 6/18/2026 planning commission meeting

To the Planning Commission and Planning Staff,

Please include this email and any attachments in the official record for RVW26-000024 and any related transportation, housing, utility, Transportation System Plan (TSP), Infrastructure Area Management Plan (IAMP), System Development Charge (SDC), Capital Improvement Plan (CIP), Comprehensive Plan, Housing Needs Analysis (HNA), Economic Opportunities Analysis (EOA), and growth-management files maintained by the City of Boardman.

I submit the following questions for the record. I understand staff may not answer all questions during the hearing, but I request that the City identify the documents, studies, findings, and planning assumptions relied upon in evaluating this application.

1. What transportation projects identified in the City's Transportation System Plan are expected to serve this development?
2. Has the City evaluated whether this development relies upon future transportation projects that have not yet been constructed?
3. Is the City treating transportation improvements identified in the TSP, Capital Improvement Plan, Main Street IAMP, or other planning documents as infrastructure necessary to accommodate growth associated with this and similar developments?
4. The staff report references transportation impacts, mitigation, future SDCs, and improvements to the Main Street Interchange. What specific adopted plans, studies, or findings support those conclusions?
5. The staff report states that the Main Street Interchange is currently failing and requires improvement. What assumptions regarding future housing, population growth, employment growth, and development activity were used in reaching that conclusion?
6. Is this project being evaluated in conjunction with the City's Housing Needs Analysis, Housing Production Strategy, Economic Opportunities Analysis, Comprehensive Plan update, Transportation System Plan, or other growth-planning efforts?
7. What water, wastewater, utility, and public facility capacity analyses were relied upon to determine that adequate services exist for this development?
8. What existing or planned utility, water, wastewater, transportation, roadway, or infrastructure projects are expected to support this development and other anticipated growth?
9. Does the City consider this development to be consistent with and supportive of the growth assumptions contained within the City's adopted and proposed planning documents?
10. How many housing units, apartment units, or other residential units are currently approved, pending approval, under review, or anticipated within the City that were considered in the City's cumulative planning assumptions?

11. Please identify all transportation studies, traffic analyses, utility studies, SDC studies, infrastructure plans, housing studies, growth forecasts, comprehensive planning documents, and other materials relied upon by staff, consultants, commissions, and decision-makers in evaluating this application.

I respectfully request that this submission be retained as part of the record for this application and related planning files and receipt of it of all the files listed above.

Thank you for your consideration.

Jonathan Tallman
1st John 2:17 LLC
Boardman, Oregon

Please confirm receipt of this email and any attachments, and confirm that they have been preserved and included in the official record for RVW26-000024, as well as any related transportation, housing, utility, Transportation System Plan (TSP), Infrastructure Area Management Plan (IAMP), System Development Charge (SDC), Capital Improvement Plan (CIP), Comprehensive Plan, Housing Needs Analysis (HNA), Economic Opportunities Analysis (EOA), and growth-management files maintained by the City.

If this submission is not being included in any of the above files, please identify which files it will be maintained in and the basis for excluding it from any related planning, transportation, utility, housing, or growth-management records.



[June 18th planning commission packet.pdf](#)