
Subject: August 4, 2026 Workshop Comment — Relationship of Code Amendments to Pending Planning Matters

From Jonathan Tallman <1stjohn217llc@gmail.com>

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To Brandon Hammond <HammondB@cityofboardman.com>

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Subject: Public Comment for August 4, 2026 Workshop – Municipal Code Amendments, Permitting, and Enforcement

Mayor, Council, and Staff:

Please include this email in the record for the August 4, 2026 City Council workshop.

The workshop packet states that the City is beginning amendments to Municipal Code Titles 5, 8, and 10, proposing a new Title 14 for fences and signs, and considering relocating provisions from the Development Code into the Municipal Code. The packet also explains that this effort follows the recent adoption of new enforcement procedures and is intended to establish clearer permitting, administration, and enforcement processes.

Although The Farmer's Cup's appeal of the City Transportation System Plan is no longer pending, the County's co-adoption of the City TSP and the City Parks Master Plan remain before LUBA. Accordingly, I respectfully request clarification regarding whether any of these proposed code amendments are intended to implement, facilitate, rely upon, or advance provisions contained within those planning documents.

This issue is not merely academic for The Farmer's Cup and 1st John 2:17, LLC. Earlier this year, the City initiated sign-enforcement proceedings concerning our property, directed that permit applications be submitted, and advised that citations and continuing violations could result if the City determined compliance had not been achieved.

At the same time, The Farmer's Cup has requested clarification regarding permitting requirements, enforcement procedures, and the applicable review process. Those questions have not yet been fully answered. Because the City is now proposing to reorganize these same permitting and enforcement provisions, it is important to understand whether existing matters will be affected by these proposed changes.

In addition, The Farmer's Cup has pending public records requests seeking information regarding the City's enforcement practices, occupancy issues, and related records. Until those records are produced, it is difficult to fully evaluate whether permitting and enforcement have been administered consistently. That lack of information raises concerns about whether similarly situated properties and

businesses are being treated equally under the City's code. I therefore request that the City clearly explain how these proposed code amendments will promote consistent and uniform administration of the code and avoid any appearance of selective enforcement.

Accordingly, I respectfully request that the City identify:

1. Every provision proposed to be relocated from the Development Code into the Municipal Code.
2. Whether any proposed amendment changes the substance of the current sign, fence, business, parking, traffic, or enforcement regulations, or merely reorganizes existing provisions.
3. Whether any proposed amendment affects transportation access, parking, circulation, rights-of-way, roads, trails, parks, signs, fences, business operations, or development approvals.
4. Whether any amendment is intended to implement, facilitate, rely upon, or advance any policy, roadway, trail, access-management measure, or recommendation contained within:
 - the County's co-adoption of the City Transportation System Plan currently under LUBA review;
 - the City Parks Master Plan currently under LUBA review; or
 - any related implementation document.
5. Whether the City considers each amendment to be:
 - a nonsubstantive code reorganization;
 - a substantive municipal regulation;
 - a land-use regulation;
 - a post-acknowledgment plan amendment; or
 - an implementation measure associated with another adopted planning document.
6. How pending permit applications, unresolved enforcement matters, and existing code-compliance cases will be handled while these amendments are under consideration.
7. Whether existing businesses with pending permitting or enforcement matters will receive any transition or grace period similar to the grace period proposed for existing mobile food vendors as these new regulations are developed.

I am not asserting that this workshop itself adopts or implements the County's co-adoption of the City TSP or the City Parks Master Plan. Rather, I am requesting transparency regarding the relationship, if any, between these proposed code amendments and those pending land use matters before additional regulations are drafted or enforced.

Please also provide notice when the proposed ordinance language, redlined drafts, staff reports, findings, and hearing schedule become available. I reserve the right to submit additional comments and objections after reviewing the proposed language, the supporting findings, and the records responsive to the pending public records requests.

Thank you for including this correspondence in the public record.

Jonathan Tallman