

Carla McLane

From: Jonathan Tallman <1stjohn217llc@gmail.com>
Sent: Thursday, January 15, 2026 2:46 AM
To: Amanda Mickles; Carla McLane
Cc: Ty K. Wyman; Derrin Tallman; George Shimer; brandi.elmer@dlcd.oregon.gov; Tamra Mabbott; HERT Dawn * DLCD; Brandon Hammond; Clint Shoemake; Matthew Jensen; Paul Keefer; The Farmers Cup; Dsykes@morrowcountyor.gov; August Peterson; jwenholz@morrowcountyor.gov
Subject: Written Public Comment for January 15, 2026 Planning Commission – Record Clarification and Coordination

Dear Carla and Planning Commissioners,

My name is Jonathan Tallman, managing member of 1st John 2:17 LLC. I am submitting this correspondence as written public comment for inclusion in the official record of the January 15, 2026 Planning Commission meeting.

I want to be clear at the outset that I am not challenging any plan, reopening prior decisions, or requesting action by the Commission tonight. This submission is solely intended to preserve the record regarding timing, reliance, and intergovernmental coordination.

As reflected in recent City Council proceedings and in correspondence already submitted to the City, Morrow County, the Boardman Park & Recreation District, and the Oregon Department of Land Conservation and Development (DLCD), the same corridor assumptions appearing in City planning materials are also being advanced through Park & Recreation District planning and are now before the County in connection with the Heritage Trail and related capital planning.

I am raising this now, before further reliance, implementation, or grant activity occurs, so coordination can take place before assumptions become fixed across agencies. This comment is intended to document that reliance concerns were raised prior to implementation, not after.

This request does not seek a County decision on corridor location at this time, but rather clarification of intergovernmental reliance and a coordinated process before further implementation occurs.

Clarifying corridor authority and reliance at this stage also reduces the risk that future grant applications or capital expenditures could be delayed or challenged due to unresolved property coordination.

This correspondence is intended to ensure the County's record accurately reflects the source, status, and reliance of corridor assumptions prior to any PAPA adoption or DLCD review.

I also want to flag a point of record clarity that appears unresolved across jurisdictions.

In Appendix B.5 of the Planning Commission packet, the Morrow County Planning Department's October 9, 2025 letter to the City states that the County reviewed a draft City Park Master Plan and found it generally aligned with the County's Columbia River Heritage Trail concept. At the same time,

City materials and prior discussions suggest that the Heritage Trail corridor originated through the County/PAPA process and was later reflected in City planning documents.

For purposes of transparency, notice, and reliance by affected landowners, I respectfully request clarification on the record as to whether the corridor shown through or adjacent to my property is being carried forward as a City-initiated concept, a County Heritage Trail concept, or a jointly coordinated alignment — and which body is asserting planning authority over its location at this stage.

I also note for the record that the County Planning Commission hearing on the Heritage Trail and the Boardman Park & Recreation District meeting are currently scheduled for the same evening. Because both proceedings address the same corridor and affect the same properties, this concurrent scheduling further underscores the need for clear coordination and record clarity before additional reliance or implementation occurs.

From a landowner perspective, my goal is not to delay projects, but to identify a procedural off-ramp that avoids escalation and protects timelines for everyone involved. From my side, that off-ramp would ideally be anchored in either:

- a short, limited Memorandum of Understanding (MoU), or
- clear ORS 35–style coordination guidelines,

so expectations around corridor reliance, timing, and coordination are documented consistently across agencies before Park & Recreation District or County implementation occurs.

Because the affected property is occupied and operated by a tenant, any such coordination would also need to include The Farmer’s Cup (TFC) as the on-site business directly impacted by access, circulation, and construction timing. Including the tenant in written coordination at the outset helps avoid downstream conflicts and ensures that implementation assumptions reflect actual on-the-ground operations.

Because the Planning Commission’s work informs and is relied upon by other agencies, I am submitting this clarification in writing to ensure the record accurately reflects that coordination concerns were timely raised.

I also note for the record that the County Planning Commission agenda and packet for the January 27, 2026 hearing have not yet been issued as of the City Planning Commission’s January 15, 2026 meeting. As a result, affected landowners and participants are unable to meaningfully review or respond to the materials the County will rely upon while related City and District actions are already proceeding. I raise this solely to preserve record clarity and to request that participation opportunities align with the availability of operative materials.

Record Placement Request

I respectfully request that this correspondence be entered into the official record for the January 15, 2026 Planning Commission meeting as written public comment, and that it be included in the meeting file and any subsequent compilation of the administrative record associated with this agenda item, including all staff reports, exhibits, testimony, and materials relied upon by the Commission.

This submission is intended to be associated with any agenda item addressing corridor planning, transportation facilities, parks facilities, or intergovernmental coordination discussed at the January 15, 2026 meeting.

Thank you for including this clarification in the record.

Sincerely,
Jonathan Tallman
1st John 2:17 LLC

Copied to the City of Boardman, Morrow County, the Boardman Park & Recreation District, and DLCD for transparency and record continuity only.