

Michaela Ramirez

From: Jonathan Tallman <jonathan@tallman.cx>
Sent: Friday, September 19, 2025 10:54 AM
To: Tamra Mabbott
Cc: Michaela Ramirez; August Peterson
Subject: Re: September Planning Commission

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Hi Tamra,

Thank you for placing my materials in the Planning Commission packet. I just found this email below.

Please include this email in the public record for the September 30, 2025 hearing.

Statement of fact: Key projects affecting my frontage and the BPA Park Blocks/Heritage Trail corridor are not complete and, as of the dates referenced below, not in compliance with the adopted IAMP standards, which is why nothing has proceeded on the ground.

To document that point, I'm attaching an October 26–27, 2022 email thread in which Morrow County Public Works Director Eric Imes states (to City staff, including the Boardman City Planner (Carla McLarn) that while an easement and access permit exist, he is “not sure it will comply to the IAMP,” adding he’s “pretty sure the IAMP has that approach listed as farm/residential and I am neither of those.” This is direct evidence that the necessary access/approach did not meet the required standards, which explains the lack of progress.

Given that the County is an adjacent/affected landowner and these items are being referenced in current planning updates, I respectfully request that the County formally ask the City to provide, for inclusion in the record before any action:

1. The access permit and the City's written IAMP compliance determination for my frontage/approach, including any amendments or conditions.
2. The current design status (percent complete) and adopted standards being applied for the BPA Park Blocks/Heritage Trail corridor where it interfaces with private property (buffers, fencing, lighting, trespass mitigation).
3. The roadway/collector plan and schedule to bring existing parcels to code, not just into a CIP list.
4. The mapping change history (who, when, and why) for the RV site designation that appears on earlier maps but is blurred/omitted in later versions, plus any direction authorizing that change.

My intent is simple: ensure the Commission and the public are looking at a complete, accurate record—so there is no selective presentation of what land is “available” or “serviceable”. I will also speak to these points at the hearing.

Please let me know if you need me to re-send the email thread or any exhibits.

Thank you,

Jonathan Tallman

(208) 570-7589

Below is the email between Carla and Eric Imes:

Eric,

Do you happen to have the application (Carla mentions she sent you) that is listed in the email below and a copy of the access permit?

Thank you so much!

Jonathan Tallman

(208) 570-7589

On Mon, Jun 2, 2025 at 7:22 AM Eric Imes <eimes@morrowcountyor.gov> wrote:

Jonathan,

See below in response to your public records request. Following this correspondence is when I decided to no longer pursue development on this property as the county did not receive an access permit that complies with the IAMP. I figured it would be possible to gain access once the loop roads were built.

Thank You,

Eric Imes

Public Works Director

Morrow County Public Works

eimes@morrowcountyor.gov

541-989-9500



From: Eric Imes

Sent: Friday, October 28, 2022 1:38 PM

To: 'Carla McLane' <mclanec@cityofboardman.com>; Tamra Mabbott <tmabbott@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>; Karen Pettigrew <PettigrewK@cityofboardman.com>; Richard Stokoe <StokoeR@cityofboardman.com>

Subject: RE: land use application

Carla,

I will get Kirsti do dig that up on Monday. We do have an easement and an access permit but I am not sure it will comply to the IAMP. I'm pretty sure the IAMP has that approach listed as farm/residential and I am neither of those ☺

Thank you,

Eric Imes

"Public servanthood is a privilege and should remain

Consistent no matter how good, bad, or ugly our day might be."

Public Works Director

Morrow County Public Works

eimes@co.morrow.or.us

541-989-9500



From: Carla McLane [<mailto:mclanec@cityofboardman.com>]

Sent: Thursday, October 27, 2022 12:24 PM

To: Eric Imes <eimes@co.morrow.or.us>; Tamra Mabbott <tmabbott@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>; Karen Pettigrew <PettigrewK@cityofboardman.com>; Richard Stokoe <StokoeR@cityofboardman.com>

Subject: RE: land use application

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Eric,

Good morning.

Been thinking about your request. Attached is our newly minted, not fully implemented Site Design Review Type II Procedure Land Use Application. Please complete it and provide narrative and drawings as outlined on the application form or in the Development Code provisions referenced. It is not yet a fillable form so you will need to print, fill, and PDF.

I also need to ask, because the facility takes access from a County Road, that you provide a copy of the Access Permit that has been issued in compliance with the Port of Morrow Interchange Area Management Plan.

This is a Type II Administrative Decision which does require notice to adjoining property owners prior to the Planning Official issuing the final decision.

Let me know if you have any further questions.

Carla

From: Eric Imes <eimes@co.morrow.or.us>

Sent: Wednesday, October 26, 2022 2:57 PM

To: Carla McLane <mclanec@cityofboardman.com>; Tamra Mabbott <tmabbott@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>

Subject: RE: land use application

Ha Ha!!! I love being a Guinea Pig! And thanks for the direction. Yes, the sand shed is 15' Wide X 36' Long X 12' High. Storing Sand is it's intended use. Storage for the van is temporary. Your explanation makes total sense. I attached the drawings for the sand shed if you are interested.

Thank you,

Eric Imes

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Consistant no matter how good, bad, or ugly our day might be."

Public Works Director

Morrow County Public Works

eimes@co.morrow.or.us

541-989-9500



From: Carla McLane [<mailto:mclanec@cityofboardman.com>]

Sent: Wednesday, October 26, 2022 2:43 PM

To: Eric Imes <eimes@co.morrow.or.us>; Tamra Mabbott <tmabbott@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>

Subject: RE: land use application

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Eric,

Afternoon.

I have been considering this thread and just what type of permit might be applicable or required. Need to share that an accessory use isn't allowed without the primary use. My suggestion would be to apply for the sand shed and then use it for other things until it is needed as a sand shed. Establish the sand shed as the first primary use. Don't call it a carport for the LOOP as the property was identified for the public works office, shop, and other activities. Hope this makes sense.

What is the size of the sand shed? That will determine whether or not this will be a Type II Administrative Review or a Type III Quasi-Judicial Review. Get me that information and I'll send you a brand new, hot off the press, application form. And you all can be my guinea pig to see if it works!

Talk soon,

Carla

From: Eric Imes <eimes@co.morrow.or.us>

Sent: Wednesday, October 26, 2022 12:17 PM

To: Carla McLane <mclanec@cityofboardman.com>; Tamra Mabbott <tmabbott@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>

Subject: RE: land use application

Carla,

Thank you for your quick response. Yes that is the property in question. I had reached out to Glenn this morning and was a bit confused about having to fill out the land use application for the county.

Thank you,

Eric Imes

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Public Works Director

Morrow County Public Works

eimes@co.morrow.or.us

541-989-9500



From: Carla McLane [<mailto:mclanec@cityofboardman.com>]

Sent: Wednesday, October 26, 2022 11:27 AM

To: Tamra Mabbott <tmabbott@co.morrow.or.us>; Eric Imes <eimes@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>

Subject: RE: land use application

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Is this at the county owned property along Laurel Lane? If so, then yes. The land use authorization would come from the City.

Share a bit more and I'll get you the necessary application form.

Carla

From: Tamra Mabbott <tmabbott@co.morrow.or.us>

Sent: Wednesday, October 26, 2022 10:12 AM

To: Eric Imes <eimes@co.morrow.or.us>; Glenn McIntire <mcintireg@cityofboardman.com>; Carla McLane <mclanec@cityofboardman.com>

Cc: Mike Haugen <mikehaugen@co.morrow.or.us>

Subject: RE: land use application

Hello Eric and Glenn –

If the carport is in citylimits the land use (zoning) permit should come from city.

I have included Carla as well to clarify.

These permits can get confusing...

Tara

From: Eric Imes <eimes@co.morrow.or.us>
Sent: Wednesday, October 26, 2022 10:09 AM
To: Tamra Mabbott <tmabbott@co.morrow.or.us>
Cc: Mike Haugen <mikehaugen@co.morrow.or.us>
Subject: land use application

Good Morning Again,

Attached is a Land Use Application for installing a carport on the Boardman property for a carport to house a Loop Van. It is in the City but Glenn McIntire says I need a zoning permit from the county. Is that common? Also, at which time the Loop Transit Facility is built, the carport will stay on the Road Department property and be used for a sand shed.

Thank you,

Eric Imes

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Consistant no matter how good, bad, or ugly our day might be."

Public Works Director

Morrow County Public Works

eimes@co.morrow.or.us

541-989-9500



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On Fri, Sep 19, 2025 at 10:39 AM Tamra Mabbott <tmabbott@morrowcountyor.gov> wrote:
Thank you Jonathan. We will print this and share with Planning Commission.

From: Jonathan Tallman <jonathan@tallman.cx>
Sent: Wednesday, September 17, 2025 9:23 PM
To: Michaela Ramirez <mramirez@morrowcountyor.gov>; Tamra Mabbott <tmabbott@morrowcountyor.gov>
Cc: August Peterson <apeterson@morrowcountyor.gov>
Subject: Re: September Planning Commission

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Michaela and Tamra,

I am submitting this letter to be placed in the public record for the September 30, 2025 Planning Commission hearing regarding code updates and related matters. I intend to speak on this issue at the hearing as well.

My concern involves the BPA Park Blocks / Heritage Trail corridor, which is currently identified as being only 60% complete in draft form. As an adjacent property owner, and with Morrow County also a direct neighbor, I am requesting that several questions be addressed on the record before this project advances further:

1. Alignment and Boundaries

- Where will the BPA Trail be aligned in relation to my property?
- Will trail easements or buffers cross or affect private parcels, including mine?

2. Access and Connectivity

- What formal access points are being planned, and do any assume connections across my frontage?
- Has the County committed to managing trail access where it intersects with private property?

3. Design at 60% Stage

- What elements of the trail design are still open for input, including fencing, buffers, and surfacing standards? What standards is the city using now?
- How will nuisance impacts such as trespass, lighting, and noise be addressed for adjacent landowners?

4. Legal and Property Impacts

- Will this project establish any new public easements or modify existing BPA easements?
- How does the trail corridor interact with zoning, the Comprehensive Plan, and prior findings in my LUBA (attached) case regarding road standards and access?
- Will adjacent landowners be indemnified against liability arising from trail users?

5. Public Records and Transparency

- I have already submitted a public records request to the City of Boardman for documents related to this project, but have not received a response.

– As you can see from the first map I attached, it clearly shows an RV Park designation, but in later versions this has been blurred out or omitted. How can such a change be made with no public discussion, and no paper trail showing who directed it? Please see attached below maps and Luba decision.

– Will the County itself ask for these documents and require a full explanation of mapping changes for accountability and transparency, especially where they intersect with the BPA trail corridor? Please see attached video of meeting reference of BPA trail and Rv site.

Because the County is a neighboring landowner along this corridor, these questions directly affect both of us. I ask that this letter be incorporated into the hearing record so that my concerns are preserved, and so that they can be addressed transparently as part of the County's review process.

Thank you for your attention to this matter. I look forward to discussing it further at the upcoming hearing as well as have the county find out information for these concerns.

Sincerely,

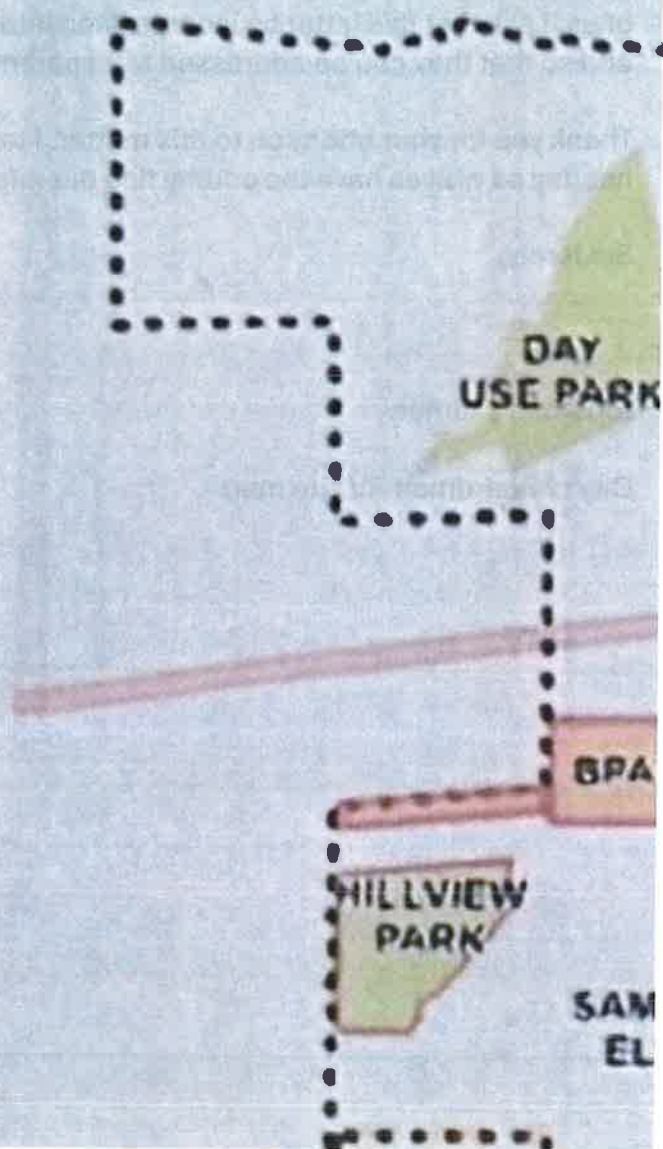
Jonathan Tallman

City of Boardman RV site map

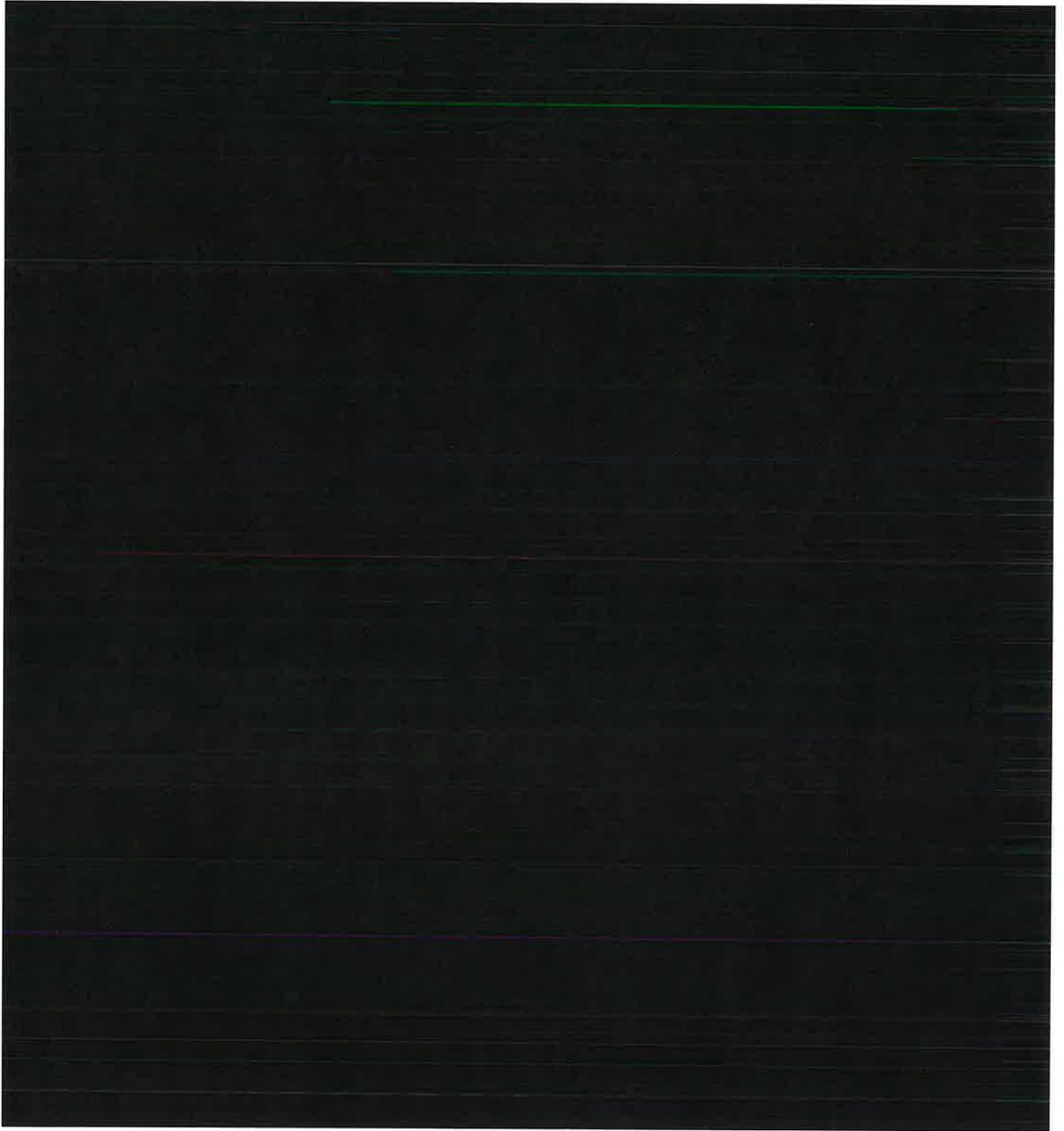
4 miles)
Cross Marina
Crosswalk on

nts
ay Use Park

gl Park



Blur out omission and changes to BPA easement and trail.



Planning commission meeting:

<https://www.youtube.com/watch?v=CDuqhyTX7RI>

Listen at about 1:51 mark talking about my families property and Amazon paying for it. 3 to 4 minutes from there.

On Wed, Sep 17, 2025 at 12:19 PM Michaela Ramirez <mramirez@morrowcountyor.gov> wrote:

Hello,

Attached is the 09302025 Planning Commission packet.

This month's meeting will be in the Upper Floor Conference Room at the Bartholomew Building in Heppner at 6 pm sharp!

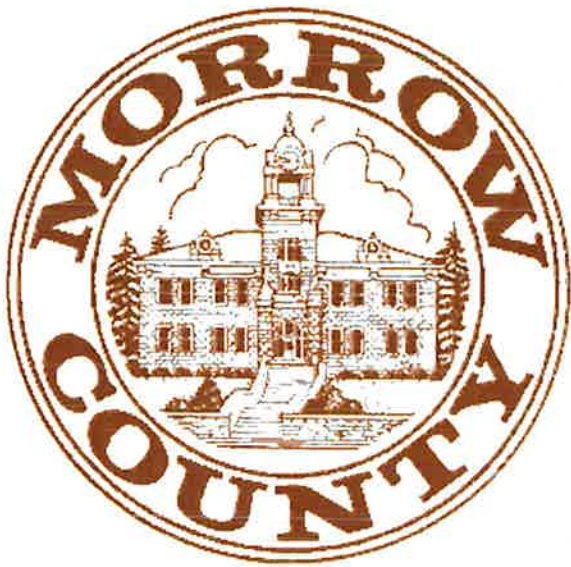
😊 Have a great day!

Michaela Ramirez, Administrative Asst.

PO Box 40

Irrigon, OR 97844

541-922-4624



NEW EMAIL ADDRESS*** mramirez@morrowcountyor.gov