

From: [Jonathan Tallman](#)
To: [JOHNSON Denise * DLCD](#); [DLCD Housing * DLCD](#); [STUCKMAYER Ethan * DLCD](#); [COUTINHO Becky * DLCD](#); [BATEMAN Brenda O * DLCD](#); [GREENE Kirstin * DLCD](#)
Subject: Fwd: Public Comment Period Extended for Middle Housing Oregon Homes Rulemaking
Date: Thursday, July 30, 2026 5:40:15 PM
Attachments: [Transparency Issue Letter October 7.pdf](#)

Some people who received this message don't often get email from jonathan@tallman.cx. [Learn why this is important](#)

Subject: Public Comment – Middle Housing Oregon Homes Rulemaking

Chair Lazo and Members of the Land Conservation and Development Commission,

My name is Jonathan Tallman. I am a Boardman landowner, business owner, and lifelong Oregon resident. Thank you for extending the public comment period. I believe that decision reflects an important principle: better public participation leads to better planning decisions.

Over the past year, I have spent countless hours participating in Oregon's land use process and currently have multiple cases pending before the Land Use Board of Appeals involving planning decisions made by my local government. I am **not** asking this Commission to decide those cases. Those issues properly belong before LUBA.

Instead, I offer my experience as an example of why the procedural safeguards discussed during your July 29 meeting are so important.

As early as **October 7, 2025**, I documented concerns that I was encouraged by City officials to attend planning meetings and participate, yet when I attended and attempted to speak, I was told I could not. I asked only for clarity, consistency, and transparency because meaningful public participation cannot exist when written invitations to participate differ from what occurs in practice. Those inconsistencies created confusion, undermined public trust, and ultimately contributed to disputes that are now being resolved through Oregon's land use appeal and DLCD processes. Attached below.

My experience has reinforced several lessons that I believe are relevant to this rulemaking.

When agencies clearly communicate public participation opportunities, build complete administrative records before making decisions, and remain within the authority granted by the Legislature, public confidence increases and disputes are less likely. When those safeguards break down, citizens often feel they have no choice but to seek review through LUBA. Strong statewide guidance can help local governments avoid those outcomes.

As you finalize these rules, I respectfully ask the Commission to continue emphasizing:

- Meaningful and clearly communicated public participation;
- Complete and transparent administrative records before significant planning decisions are made;
- Clear adherence to legislative authority and Oregon's land use statutes; and
- Planning processes that improve public trust and reduce unnecessary appeals.

My hope is that no Oregon landowner, business owner, or local government has to spend months or years in litigation simply because the planning process lacked transparency,

consistency, or a complete record. Strong procedural safeguards benefit everyone local governments, applicants, property owners, and the public.

Thank you for your consideration and for your commitment to strengthening Oregon's land use planning system.

Respectfully,

Jonathan Tallman
Boardman, Oregon

----- Forwarded message -----

From: **DLCD Housing** <DLCD_Housing@public.govdelivery.com>

Date: Thu, Jul 30, 2026 at 10:51 AM

Subject: Public Comment Period Extended for Middle Housing Oregon Homes Rulemaking

To: <jonathan@tallman.cx>

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July 31, 2026

Public Comment Period Extended for Middle Housing Oregon Homes Rulemaking

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The Land Conservation and Development Commission (commission) met Wednesday, July 29, and held a public hearing for the Middle Housing Oregon Homes (MHOR) Rulemaking project. The commission, after reviewing verbal and written public comment, decided to continue the public comment period until the close of their next hearing on August 27,

2026.

The commission's next business meeting will be August 27 to 28, 2026. After a morning site visit, lunch, and executive session on August 27, this agenda item is scheduled first during the afternoon business meeting, to begin at 3:15 p.m. The meeting will be held in the basement hearing room at [635 Capitol St., Salem, Oregon 97301](#). The meeting agenda will be posted to the [Commission Meetings webpage](#) by August 13, 2026. Interested individuals can [sign up to provide verbal comment](#) at the meeting.

Key Public Comment Guidelines:

- Comments received by 5 p.m. on Friday August 7 will be considered by staff in the next rule draft and addressed in the August staff report.
- The overall comment period will remain open until the close of the hearing on August 27.
- All comments received during the public comment period will be shared with the commission.
- Written comments can be [submitted online](#) or by emailing housing.dlcd@dlcd.oregon.gov or by mailing c/o The Land Conservation and Development Commission, [635 Capitol St., Suite 150, Salem, Oregon 97301](#).

More information is available on the department's [Rulemaking webpage](#).

Staff Contacts: Ethan Stuckmayer at ethan.stuckmayer@dlcd.oregon.gov or Becky Coutinho at becky.coutinho@dlcd.oregon.gov

To ensure the meeting is accessible, the department will make reasonable accommodations upon request. Please contact Denise Johnson at 971-375-1864 or denise.johnson@dlcd.oregon.gov, or by TTY: Oregon Relay Services (800) 735-2900.

[Submit Comments Online](#)

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