

Mark Davis
652 SE Washington Street
McMinnville, OR 97128

May 20, 2005

McMinnville City Council
230 NE Second Street
McMinnville, OR 97128

Dear Mr. Mayor and Members of the Council:

I would like to enter the enclosed comments in the official record for the public hearing scheduled for May 24th on the UGB expansion. I was hoping to get them done in time to go out with the Council packet and still hope that they will arrive in time for you to give them consideration along with the rest of the material for the hearing.

These comments refer strictly to the park land issue, and I would like to reiterate what I have said previously: I support the goals of the Parks and Recreation Master Plan, but I do not believe implementation of that Plan requires the use of 314 acres of expensive buildable land. Parks Director Jay Pearson was kind enough to give me an update on the current status of the Parks Department. While we do not agree on where the parks will eventually be located, I think we both agree that McMinnville needs to move ahead aggressively to fund the City's park needs.

I'd also like to repeat something that I said last year at the LCDC hearing: This process has gone on too long to get any value out of further public hearings. We need some sort of serious negotiation process to settle the differences and move on to implementation of the plan. Maybe negotiations won't work, but I think it would be worth the effort to try.

Thank you for the time you have spent considering these comments. I have a work commitment on the 24th and will be unable to attend the hearing.

Sincerely,



Mark Davis

Comments on Issue #12 – Reduce Buildable Land Need for Parks

By Mark Davis

Component 1 – Siting Parks on Nonbuildable Land

The Department of Land Conservation and Development (DLCD) has recommended that the City reduce the planned need for buildable land for community parks to account for the past record that indicates 52% of these parks were within the 100-year floodplain. City staff continues to recommend that absolutely none of this park land should be located where the historical record would place it and holds that 314 acres of buildable land are needed for parks development over the 20-year planning period. Another 55.02 acres of floodplain ground (Table 23, page B-26, MGMUP Appendices) is required as well as many more acres for the four types of parks the staff memo stresses are not included in the UGB Plan. In essence, the Plan is calling for over 400 acres of parks to be purchased and developed in the 2003-2023 planning period, or a "Discovery Meadows" (the latest community park) every year for 20 years.

Much of the plan to expand the UGB is based upon the historical record and unless strong evidence is offered to the contrary, the plan is generally based on that record, though often adjusted one way or another by compelling evidence. About 30 % of the land to be brought into the UGB is for parks (Table 12, Page B-15, MGMUP Appendices) and no other category of land totally ignores the historical record like this 314 acres of park land.

The staff memo declares that based on "its extensive history of maintaining parkland in the floodplain, that it is fiscally unsound, environmentally irresponsible, and not in the best interests of its citizens" for community parks to include floodplain land. In reverse order, I would argue that "best interests" is rhetorical, not evidence on which to base a decision; that "environmentally irresponsible" is possibly true but if we start applying environmental responsibility to this process the 1538-acre UGB expansion will shrink to zero; and that "fiscally unsound" is offered as an opinion without any supporting evidence in the record. With bare buildable land approaching \$150,000 an acre and floodplain ground a fraction of that (or free as has been the case with past donation offers) it appears at a minimum some sort of present value analysis should be offered before saying floodplain ground is too expensive to maintain. Such analysis should include flood insurance, something very common in the private sector to spread the risk of flood damage over a period of time. Recall that I have never said all parks should be located in the floodplain; rather that some likely will incorporate portions of the floodplain, though obviously the potentially flooded portions should not include structures like restrooms.

The other major argument the staff memo makes is that the floodplain ground is "impractical given the location of future growth." This is rather curious given that hundreds of acres of floodplains are included in the proposed UGB expansion, presumably adjacent to where future growth will occur (see maps on pages C-60, C-76, C-152, C-163, C-174 and C-197, MGMUP Appendices). I agree that ideally community parks should be more centrally located, but this principle should apply even more to high schools and the same argument carried no weight at the May 10th hearing. The City should not confuse the theoretical ideal with practical reality.

While DLCD appears to be focusing on a simple historical floodplain analysis, I have always argued that parks can be built on other types of land deemed "nonbuildable" by the City. In fact, this is exactly what the City proposes in the staff memo when it identifies the location of one future park in the west hills where some of the land has been designated "topographically constrained," meaning putting a park here would not require using all buildable land. And remember, the City is proposing to having 264.33 acres of community parks (Table 23) by 2020, which means that in addition to the park in the west hills several other community parks will be built, presumably on the land being brought into the City.

This also brings to mind another interesting point regarding Table 22 (page B-25, MGMUP Appendices). This table does not include topographically constrained lands (i.e., steep slopes), so it is not an accurate reflection of the historical use of buildable lands for Greenways and Greenspaces. A stroll through the Tice Property (about a third of the total acreage) will show you that some of the land is clearly too steep to meet the City's "buildable" category. If the City is abandoning the "floodplain standard" for its parks needs as proposed in the staff memo, then the Greenways and Greenspaces number should be adjusted. Given that the City proposes to add 107 acres of buildable land for Greenways and Greenspaces, this is not an immaterial consideration.

Finally, it is worthwhile to step back from all the minutiae of the arguments being made regarding this issue and take a look at the big picture. The 20-year planning period for the Parks Master Plan is about one-third complete, so let's compare what was proposed with what has happened. The UGB park land need is based on the Master Plan recommended standard of 14 acres of parks per 1000 residents. The Plan was drafted in 1998 and adopted in 1999 and it was acknowledged that the standard was not being met, but that the City would move towards meeting it. In Exhibit I have graphed the City's acres of park per 1000 residents since 1998. Despite a 20-year \$9.5 million parks levy passed in 2000, the City is moving away from the standard instead of towards it. Given the other needs of the City (ironically, the proposed and desirable construction of police facilities will eliminate 2.7 acres of land currently in the parks inventory as the Wildflower Area in Table 22) it seems unrealistic that the City will purchase and develop over 300 acres of parks in the next 18 years. The Master Plan estimate 7 years ago exceeded \$52 million for 180 acres (see attached News-Register story from July 20, 1999) and was based on land costing \$50,000 an acre. The City's experience in implementing the Park Master Plan over the past 6 years offers scant evidence that it will purchase and develop even the 176.61 buildable acres that my previous testimony has suggested is justified by the historical record.

I believe this historical record more accurately reflects what is likely to happen. The alternative offered in the staff memo is certainly theoretically possible, but I do not believe a record has been established to show it is very likely. And while the staff alternative is based on the Parks Plan "standard," my previous testimony has included information from the Parks Plan to show that Plan does not preclude the use of floodplain grounds for some of the community park land need.

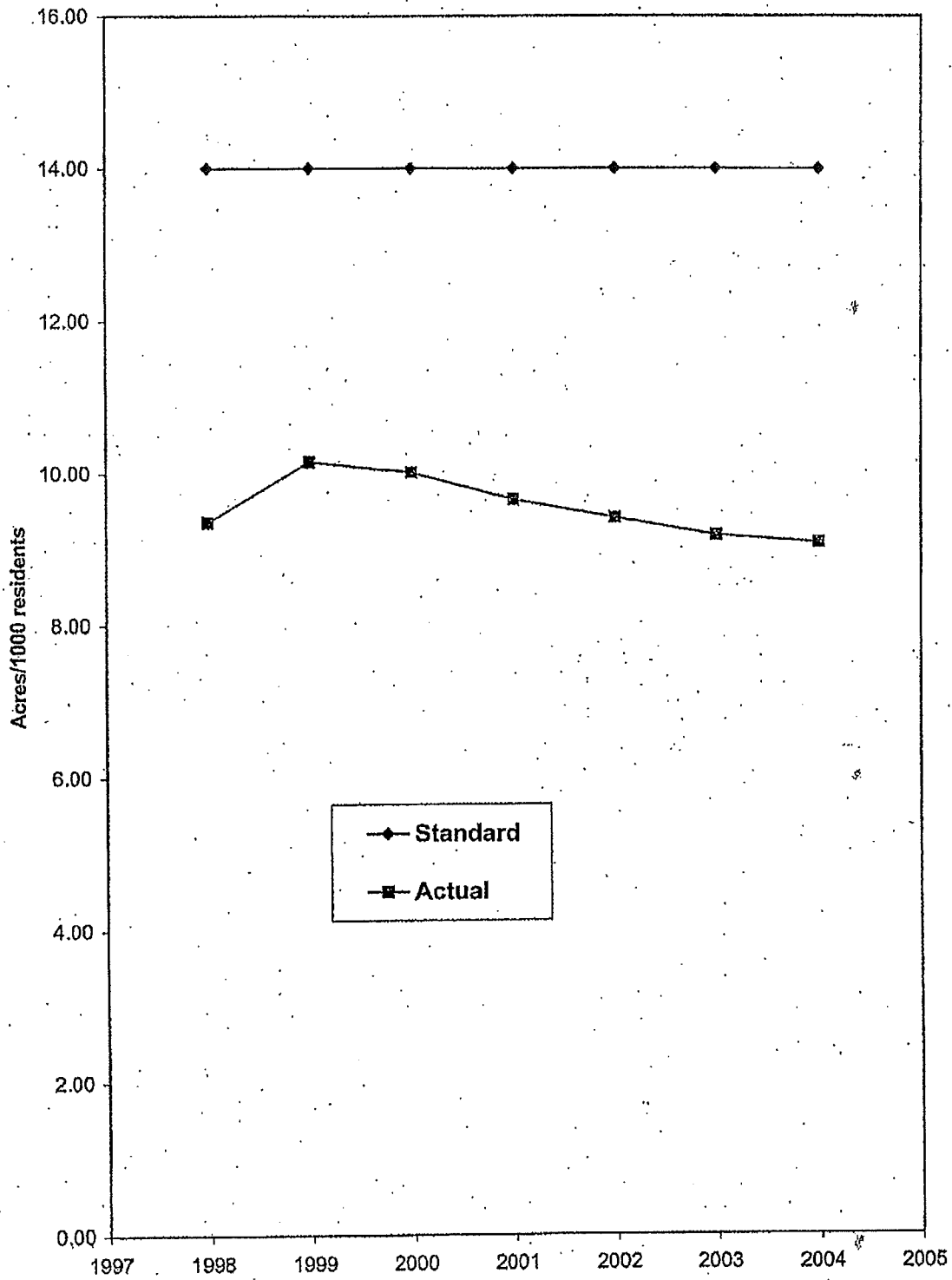
Component 2 – Sharing Park Facilities

The staff memo's response to DLCD's suggestion of reducing the need for park land by sharing facilities with the McMinnville School District and Linfield is rather mystifying. They reach the conclusion that such joint use would not work, but such joint use is taking place right now. The City has an intergovernmental agreement with the McMinnville School District to share facilities and a similar arrangement with Linfield. Attached are three pages from the current Parks and Recreation Brochure that include references to programs taking place on Linfield facilities. In conversation Parks Director Jay Pearson indicated that with 100 youth soccer teams in the community, school facilities are regularly used for team practices.

Not only is this commonsense approach currently being utilized, but it is also overwhelmingly popular with the residents (and taxpayers) of the City. The Parks Master Plan on page 26 indicates that 90 % of surveyed residents support "partnerships with McMinnville Public Schools and Linfield College for joint use of facilities." Perhaps joint ownership or operation of parks is not practical, but the type of sharing that currently takes place clearly reduces the need for the City to add as many playing fields for organized recreation and related practices.

McMinnville residents are also using school grounds for informal recreation during non-school hours. Even if you ignore such use that reduces the numbers in parks, it is clear that the formal recreation program joint use reduces the need for the City constructing further sports playing fields, which are one of the major components of community parks. Table 3 of the Parks Plan contains recommended standards for various recreation facilities such as baseball, softball and soccer fields that would be included in community parks. Since Linfield and McMinnville Schools also construct such facilities (see Table A-3 in the Parks Plan), the City should inventory the effect of the current sharing and project also the potential usage of the additional 96 acres (or 106 acres if you count the high school change) to be added for schools.

Exhibit 1: McMinnville Park Land Standard vs. Actual



City makes park plans for next two decades

Published: July 20, 1999

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"It's a working, living report that gives us a foundation," said Parks and Recreation Director Jay Pearson. "We think this reflects the community's interests."

The 63-page report, drafted by the city and the consulting firm Don Gáner & Associates, calls for continued renovation of existing parks and acquisition and development of nearly 180 acres of new parks over the next two decades. The primary funding source would be general obligation bonds and fees charged on new development.

Pearson said the plan is likely to be reviewed every couple of years as growth patterns become clearer and users' interests change.

"It shouldn't be interpreted as absolute," Pearson said. "You shouldn't pick this off the shelf and say, 'Hey, this means you're going to spend \$13 million in my neighborhood by the year 2002.'"

YOUTH SPORTS for SUMMER

For more information please call the
Recreation Office at

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SKYHAWKS SOCCER CAMP

McMinnville Parks and Recreation and SKYHAWKS SPORTS ACADEMY will co-sponsor a Youth Soccer camp. The weeklong camp will take place at Dancer Park from July 18TH to July 22ND. The SKYHAWK SPORTS ACADEMY is highly regarded for its level of instruction, skill development and fun. Ages for this camp are from 6 to 12. The weeklong camp offers 30 HOURS of quality instruction; a free hand stitched soccer ball, a camp T-shirt, and a personal player evaluation. The camp will run from 9:00 am to 3:00 pm each day. Tuition costs are \$101.00 per player. Form and fee must be completed and returned to the Community Center by the deadline of Friday, JULY 15th. Applicants are confirmed upon registration. Campers are also required to provide their own equipment, (shoes, shin guards, shorts, socks, etc.) a sack lunch and water bottle.

SKYHAWKS BASEBALL CAMP

This summer McMinnville Parks and Recreation will also co-sponsor a Youth Baseball/Softball Camp with the Skyhawks Sports Academy. This weeklong camp will take place at the Dancer Park Baseball fields from July 25th to July 29th. The skills camp will take participants from ages 6 to 12. Hours are 9:00 am to 3:00 pm and campers receive quality instruction, camp T-shirt, baseball cards, and a personal player evaluation. Tuition costs are \$101.00 per player. Form and fee must be completed and returned to the Community Center by the Deadline of Friday, JULY 22ND. Applicants are confirmed upon registration. Campers are required to bring their own equipment, (shoes, mitt, caps, sunscreen, snack, etc.)

SKYHAWKS MINI-HAWKS

McMinnville Parks and Recreation will also co-sponsor an especially devised program to introduce young children, ages 4-6 to soccer, baseball and basketball. Mini-Hawks includes introductory skills, orientation to team play and unique games developed by Skyhawks. This camp will take place at Dancer Park with child sized equipment. Mini-Hawks will run from Monday, July 18th to Friday, July 22ND, from 9:00 am to Noon each day. Mini-Hawkers should bring their own snack. All campers are provided with a ball, t-shirt and personal player evaluation. Tuition costs are \$93.00 per player. Form and fee must be completed and returned to the Community Center by Friday, July 15th. Applicants are confirmed upon registration.

SKYHAWKS TINY-HAWK SOCCER

Brand new from the Skyhawks Sports Academy, TINY-HAWK SOCCER, four days with 45 minutes per session as an introduction to soccer. This camp is for ages 3-4 and will take place at Dancer Park from July 18th to July 21st, 1:00 pm to 1:45 pm. Tuition costs are \$27.00 per player. Deadline for registration is Friday, July 15th. Applicants are confirmed upon registration.

MYSA - MCMINNVILLE YOUTH SOCCER ASSOCIATION REGISTRATION & TRYOUTS

McMinnville Youth Soccer Association (MYSa) will have player tryouts on Thursday, May 5th and Saturday, May 7th from 5:00 to 7:00 pm at Dancer Park. This registration/tryout is intended for those players who are interested in trying out for Fall 2005 teams. Checks must be made out to MYSa. First time registrants must bring a copy of their birth certificates.

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YOUTH GOLF CLINIC at THE BAYOU GOLF CLUB

McMinnville Parks and Recreation and The Bayou Golf Club will host a hands on golf instructional clinic covering basic skills on June 27-28-29-30 from 9:00 am to 11:30 am. Golfers aged 8 to 16 are invited to participate. Larry Bennett, a certified teaching professional and assisted by an experienced girls varsity high school coach, will provide instruction. This clinic will include actual play on the par 3 course. This clinic is limited to the first 35 applicants. Participants should have their own clubs although clubs are available for rental or purchase at the Bayou Pro-Shop. Cost: \$45. Fees include instruction, greens fees, range balls and snacks. Checks must be made payable to: Bayou Golf Club. For more information please call the Bayou at 503-472-4651 or McMinnville Parks and Recreation at 503-434-7310. Those interested may register at the McMinnville Community Center.

Mac YOUTH BASEBALL /SOFTBALL

Deadline for registration for McMinnville Youth Baseball and Youth Softball was March 29th. Very limited roster space remains in our leagues but late arrivals should inquire at the McMinnville Community Center, 600 NE Evans Street, or call 503-434-7310. Our program consists of approximately 900 players, 80 teams participating in Tee-Ball (age 6;), Coach-Pitch (age 7;), Rookie Baseball (age 8-9;), National League Baseball (age 9-10;), American League Baseball (age 10-11;), Major League Baseball (age 11-12;), Girls Under 10 and Girls 12&Under Softball, with seven competitive tournament-play Fastpitch Softball teams with THE WILD ROSE. Season begins on May 14th and ends on July 16th.

MAX BASEBALL

MAX Baseball, McMinnville Area eXcellent Baseball takes the place of Babe Ruth Baseball for 13 and 14 year olds. Registration deadline was April 5th. This countywide program may still have some roster space available. MAX Baseball will play games at Dancer Park, the new SW Community Park and Linfield. The regular season runs from May 14th to July 16th. Please contact the Recreation Office at 503-434-7310 for more information and roster availability.

WILD ROSE FASTPITCH SOFTBALL

The Wild Rose is guided by Head Coach Tom Brewster

and will field seven competitive teams this summer. Age groups: 10 & Under, 12 & Under, 14 & Under, 16 & Under and 18 & Under. These teams participate in numerous ASA tournaments. Very limited roster space is available on these tournament ready teams but inquiries should be made by calling Tom Brewster at 503-472-5736. Many of these teams will make roster adjustments and play in a Fall Ball season as well.

YOUTH RECREATION FALL SOCCER REGISTRATION

For youth soccer players in grades K through 6 in the Fall of 2005, registration begins August 1. Forms will be available at the McMinnville Community Center at that time. The deadline for registration will be SATURDAY, SEPTEMBER 10th. Fees are \$35 for resident K and 1 players; \$42 for non-resident K and 1; \$45 for resident 2-6 grades and \$54 for non-resident 2-6 grades. A \$10 late fee will be charged to those who register following the deadline and late registrants will only be accepted if there are open roster spots. There are no team placement guarantees. A meeting for all coaches and assistants will take place on Thursday, September 15th at the McMinnville Community Center. Uniforms, rules, and guidelines will be distributed. The season will begin on Saturday, September 24th and conclude on November 12th. For more information please call the Recreation Office at 503-434-7310.

TENNIS

PEEWEE TENNIS

Ages: 4 - 6 years
This is a popular and FUN Introduction to the sport of tennis! Tennis helps to develop important skills such as hand-eye coordination, body control and running - all skills that transfer to other sports. Parents are invited to come watch the Pee Wees develop athletic and social skill while having lots of FUN! Racquets are provided for those that do not have one.

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- Times: 10:00 a.m. - 11:30 a.m.
- Fee: \$25.00 resident \$30.00 non-resident
- Location: Linfield Tennis Courts
- Instructor: Amy Dames

TENNIS FUNDAMENTALS

Ages 6+ Beginner - advanced beginners
This beginning class introduces and develops fundamental tennis skills. Emphasis will be on keeping the ball in play and developing proper technique. Activities will include fun group drills, instruction and game play. Racquets are provided for those that do not have one.

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RISING STARS

Bring your tennis game to the next level! This class goes beyond the basics. We will focus on enforcing proper technique, developing good footwork, smart shot selection and strategy. We will play FUN and competitive games while sharpening our tennis skills. Racquets are provided for those that do not have one.

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TOURNAMENTS for SUMMER

** THE 32nd ANNUAL MAC OPEN TENNIS TOURNAMENT **

Tentatively scheduled for July 30-31. Entry forms will be available at the McMinnville Community Center by mid June. For more information please call the Recreation Office at 503-434-7310.

TURKEY-RAMA JOE CONLEY MEMORIAL ADULT SOFTBALL TOURNAMENT

The Turkey-Rama Softball tournament will be played on July 9-10 at Dancer Park. This is a qualified USSSA berthing tournament for the USSSA STATE Tournament, and the Silver Bullet Series Qualifier. This is a 'D'/E' Slowpitch tournament with entry fees TBA per team, double elimination with a four game guarantee. For more information on deadlines and fees please contact tournament director Benjie Hedgecock at 503-559-5398.

ADULT SPORTS for SUMMER

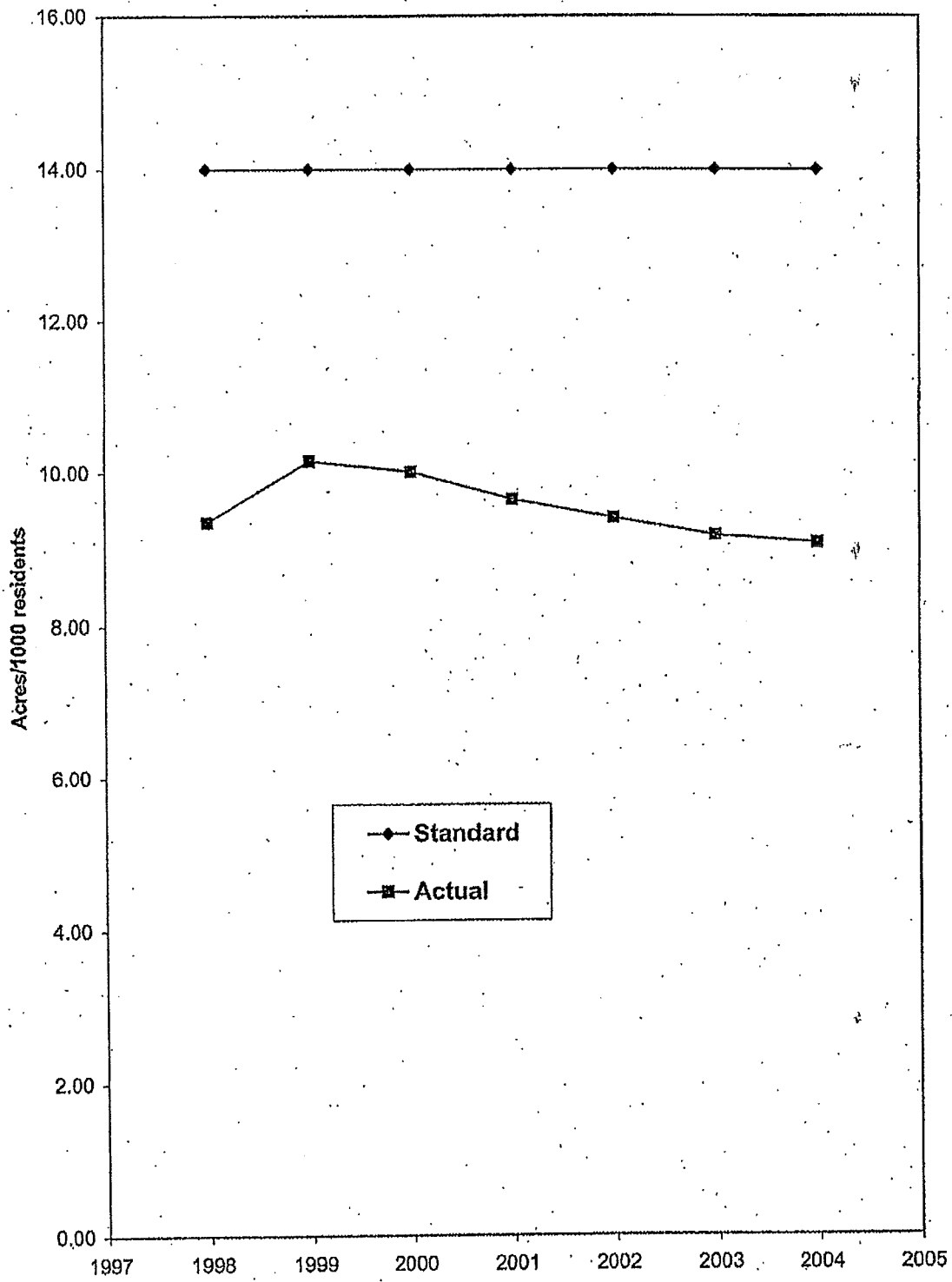
MEN'S AND COED ADULT SOFTBALL

Twenty-eight teams currently make up the Player's Choice Men's and COED Slowpitch Softball Leagues. Regular season games are scheduled from June 6th to August 28th with games played Monday through Wednesday evenings at Dancer Park for the Men and on Sundays for Coed teams. Teams may add players until the end of the first round, July 18th, and some roster space is available. Please come to the McMinnville Community Center to check on those rosters. No new teams can be currently admitted into the league. Please call 503-434-7310 for information.

ADULT GOLF CLINIC AT THE BAYOU GOLF CLUB

McMinnville Parks and Recreation and The Bayou Golf Club will host a golf instructional clinic for adults on the evenings of July 13, 20, & 27 at 6:00 pm. Larry Bennett, a certified teaching professional will provide instruction. This clinic consists of three one-hour lessons including the basics of grip, stance, swing, chipping and putting. Participants should have their own clubs although clubs are available for rental or purchase at the Bayou Pro-Shop. Cost: \$70. Fees include instruction and one free round after the 3rd lesson. Checks must be made payable to: Bayou Golf Club. For more information please call the Bayou at 503-472-4651 or McMinnville Parks and Recreation at 503-434-7310. Those interested may register at the McMinnville Community Center. Private lessons are also available by appointment.

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Times: 1:00 p.m. - 2:00 p.m.
Fee: \$25.00 resident \$30.00 non-resident
Location: Linfield Tennis Courts
Instructor: Amy Dames

TOURNAMENTS for SUMMER**** THE 32nd ANNUAL MAC OPEN TENNIS TOURNAMENT ****

Tentatively scheduled for July 30-31. Entry forms will be available at the McMinnville Community Center by mid June. For more information please call the Recreation Office at 503-434-7310.

TURKEY-RAMA JOE CONLEY MEMORIAL ADULT SOFTBALL TOURNAMENT

The Turkey-Rama Softball tournament will be played on July 9-10 at Dancer Park. This is a qualified USSSA berthing tournament for the USSSA STATE Tournament, and the Silver Bullet Series Qualifier. This is a 'D'/E' Slowpitch tournament with entry fees TBA per team, double elimination with a four game guarantee. For more information on deadlines and fees please contact tournament director: Benjie Hedgecock at 503-559-5398.

ADULT SPORTS for SUMMER**MEN'S AND COED ADULT SOFTBALL**

Twenty-eight teams currently make up the Player's Choice Men's and COED Slowpitch Softball Leagues. Regular season games are scheduled from June 6th to August 28th with games played Monday through Wednesday evenings at Dancer Park for the Men and on Sundays for Coed teams. Teams may add players until the end of the first round, July 18th, and some roster space is available. Please come to the McMinnville Community Center to check on those rosters. No new teams can be currently admitted into the league. Please call 503-434-7310 for information.

ADULT GOLF CLINIC AT THE BAYOU GOLF CLUB

McMinnville Parks and Recreation and The Bayou Golf Club will host a golf instructional clinic for adults on the evenings of July 13, 20, & 27 at 6:00 pm. Larry Bennett, a certified teaching professional will provide instruction. This clinic consists of three one-hour lessons including the basics of grip, stance, swing, chipping and putting. Participants should have their own clubs although clubs are available for rental or purchase at the Bayou Pro-Shop. Cost: \$70. Fees include instruction and one free round after the 3rd lesson. Checks must be made payable to: Bayou Golf Club. For more information please call the Bayou at 503-472-4651 or McMinnville Parks and Recreation at 503-434-7310. Those interested may register at the McMinnville Community Center. Private lessons are also available by appointment.