

Mark Davis
652 SE Washington Street
McMinnville, OR 97128

September 7, 2023

McMinnville Planning Commission
231 NE Fifth Street
McMinnville, OR 97128

RE: G 3-20 Park Land Need, Part 2

Dear Chair Winfield and Planning Commission Members:

There is an additional factor in the calculation of park land need that I did not address in my previous testimony that further reduces the need for park land. The 2020 UGB expansion was based on a 2023 population of 44,055¹. The current HNA/EOA population projection for 2041 is 47,498. The difference is 3,443 residents for whom we need park land.

At 14 acres/thousand population we would need to add 48 acres (14 x 3.443). Figure 3 in Appendix E of the EOA (page 342 of your packet) puts that total at 138 acres. Using that document's assumptions (which I don't agree with as noted in my earlier testimony), park land need is overstated by 90 acres for the period ending in 2041.

This is caused by two assumptions in the park land calculation by the City that were incorporated into the findings for the 2020 UGB approval: an LCDC order to include 60 acres of existing park land at Joe Dancer Park² and a 34% reduction of buildable land used for greenspaces/greenways³. Nothing in the current record says these two items are no longer valid.

If instead of using 14 acres/thousand of buildable land you used the Comprehensive Plan policy of 8 acres/thousand there would be no need for additional buildable land for parks in either the period ending in 2041 or in 2067. Thank you for reviewing this last minute submission.

Sincerely,

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Mark Davis

¹https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/19961/mgmup_findings_document_-_final.8.2020_0.pdf, pg 47

² Op cit, pg 50

³https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/19961/appendix_g_-_framework_plan_final_12.8.2020.pdf pg G-9