

**NOTICE OF PUBLIC MEETING
LAFAYETTE PLANNING COMMISSION**

DATE & TIME: Thursday, May 15, 2025 – 6:30 p.m.
PLACE: Council Chambers, 486 Third Street, Lafayette, OR 97127

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. CITIZEN INPUT ON NON-AGENDA ITEMS**
- 5. APPROVAL OF MINUTES**
 - a. April 17, 2025 Planning Commission Meeting Minutes.....1
- 6. WORK SESSION**
 - a. LA 24-04, Lafayette Zoning and Development Ordinance (LZDO) Chapter 2.26 Signs.....4
 - b. LA 24-02, Parks Master Plan.....9
- 7. COMMISSIONER COMMENTS**
- 8. NEXT MEETING**
 - a. June 19, 2025
- 9. ADJOURNMENT**

The Council Chambers is accessible. If you need an accommodation to attend or participate in a meeting or wish to participate remotely, please notify the City at (503) 864-2451 at least 24 hours prior to the meeting.

City of Lafayette
Planning Commission Meeting Minutes
Thursday, April 17, at 6:30 p.m.

1. **CALL TO ORDER:** Chair Kerr called to order at 6:30 p.m.

2. **FLAG SALUTE:** Chair Kerr led the flag salute.

3. **ROLL CALL:** Chair Kerr called the Roll:

Present: Chair Ron Kerr, Stephen Belding, Sheila Neuman, Scott Adamson, Jon Meola, Roger Webb, David Rogers

City Staff Present: Jim Jacks, City Planner; Branden Dross, City Administrator; Nicole Laudisio, Community Development Clerk

Not Present:

Others:

4. **CITIZEN INPUT ON NON-AGENDA ITEMS:**

None.

5. **APPROVAL OF MINUTES:**

a. *April 20, 2025, Planning Commission Meeting*

Commissioner Adamson made a motion to approve March 20, 2025, Minutes and Commissioner Belding seconded the motion; the motion passed 6-0 (aye- Ron Kerr, Stephan Belding, David Rogers, Scott Adamson, Sheila Neuman, Roger Webb)

6. **WORK SESSION:**

a. *Parks Master Plan*

City Planner Jacks opened the work session on paragraph 5 of the staff report, there were edits made to Chapter 5 of the Parks Development Plan to update any changes from the 2004 and 2013 Parks Development Plan. City Planner Jacks moved to the newly edited Chapter 5 in the staff report, aspects of the 2004 and 2013 Parks Development Plan were retained, and wording to improve the past plans was added to provide a framework for the current update. Chair Kerr reminded the commissioners that their role was to say what aspects are wanted in the park, but the actual plan and location of the park features will be done by a park planner or engineer. Commissioner Adamson stated that we might have enough money allocated to complete Veterans Park. City Administrator Dross agreed that Veterans Park has the potential to be updated in the next fiscal year. Commissioner Adamson stated that we can show

residents the results of their survey and suggested another survey that will allow residents to decide on more details of the parks.

Commissioner Webb suggested that the city should look for partnerships from local sports teams, farmers'/merchants' markets, and from non-profit organizations to secure more funding and support. Discussion ensued on partnering with outside organizations and the location where the path will be put in the park; City Planner Jacks clarified that the topics discussed are out of the Planning Commission's scope. Commissioner Webb asked if the Planning Commission would be interested in making Terry Park available to motorized vehicles, and discussion ensued- City Planner Jacks recommended that this topic should be deferred to down the line. City Administrator Dross stated that the Planning Commissioner could recommend a more thorough study of the parking situation at Terry Park which is linear to the Parks Master Plan update.

Commissioner Belding made a motion to approve the updates to Chapter 5 of the Parks Master Plan, with the first priority being Veterans Park, followed by Commons Park and then Terry Park. Commissioner Neuman seconded the motion; the motion passed 6-1 (aye-Ron Kerr, Stephan Belding, Sheila Neuman, Jon Meola, Scott Adamson, David Rogers, nay-Roger Webb).

7. NEW BUSINESS:

City Planner Jacks asked if there was interest in amending the development code to include improvement requirements or land dedications for new subdivisions; examples from various surrounding cities developmental codes pertaining to subdivision requirements were provided to the commissioners. The topic of amending the developmental code to include subdivision requirements will be discussed at a future meeting.

8. OLD BUSINESS:

None.

9. COMMISSIONER COMMENTS:

None.

10. NEXT MEETING:

a. May 15, 2025

11. ADJOURNMENT:

Commissioner Belding moved to adjourn the meeting. Commissioner Neuman seconded; the motion passed unanimously 7-0 (aye- Ron Kerr, Stephan Belding, Sheila Neuman, Jon Meola, Scott Adamson, Roger Webb, David Rogers)

Minutes approved on the 15th day of May 2025.

CERTIFIED:

ATTESTED:

Ron Kerr, Chair

Nicole Laudisio, Community Development Clerk

DRAFT

City of Lafayette

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TO: Lafayette Planning Commission

FROM: Jim Jacks, City Planner

SUBJ: Lafayette Zoning and Development Ordinance Amendments to Amend the Sign Standards Regarding Additional Signs During Election Season (LA 2024-04)

DATE: May 15, 2025

PURPOSE

The purpose of this staff report is to present the Planning Commission with information proposing to amend the Lafayette Zoning and Development Ordinance (LZDO), Section 2.206, Signs, regarding the additional signage allowed during an election season.

The staff report includes a background section, a list of the proposed changes to the LZDO, Section 2.206, Signs, a “mark-up” copy of the language to be changed and findings.

BACKGROUND – SIGN AMENDMENT

In late 2012 the city initiated amendments to the LZDO, Section 2.206, Signs. The amendments were, primarily, housekeeping, based on a list compiled by staff during the years prior to 2012. Three substantive changes were proposed (1) to increase the amount of wall signage for businesses in narrow buildings, (2) allow “feather flags” also known as “swooper signs” and (3) allow additional signs during election season.

Relevant to the third substantive change listed above, Ordinance 619 was adopted by the City Council on May 22, 2014 amending the LZDO, Section 2.206.06, Signs Generally Permitted, to add Subsection L, allowing additional signs on private property during an election season, i.e., 30-days prior to and 14-days after an election.

During the 2024 general election season, a complaint resulted in an enforcement process regarding a sign. Upon review of the situation and the LZDO, Section 2.206, the City determined the language allowing additional signs during election season was not clear (Section 2.206.06, L) given the language in Section 2.206.08, A, Residential Signs – Single Family and Duplex.

The intent of Section 2.206.06, L, was to allow additional signs during election season not exceeding 6 square feet each and not exceeding a total of 32 square feet, but Subsection L did not say “additional.” Subsection L does not regulate the content of the signs, thus they can display any message, however, a Councilor was concerned that Subsection L might be read to allow only signs with political messages.

Section 2.206.08, A, allows 4 signs per property and the total area of the 4 signs shall not exceed 8 square feet.

On September 12, 2024 the City Council discussed the inconsistency between the two sections and reached consensus to delete 2.206.06, L, Signs Generally Permitted, and referred the matter the Planning Commission to initiate a legislative process to amend the LZDO.

This legislative amendment to the LZDO, case number LA 2024-04, ensued.

LIST OF PROPOSED AMENDMENTS

The following is the list of the proposed amendments to the Development Code. They are in the order of the Development Code’s section numbers.

2.206 SIGNS

1. 2.206.06, L, Signs Generally Permitted. Propose deleting Subsection L. The result of deleting Subsection L would be, no additional signs would be allowed during any period of the calendar year, except those allowed by Section 2.206, Signs, such as temporary signs. The following sections allow signs based on the type of use existing on a property.

Section 2.206.08, Residential Signs – Single Family and Duplex, allows signs on properties where single family and duplex dwellings exist.

Section 2.206.09, Residential Signs – Multi-Family Uses and Subdivisions, allows signs on properties where multi-family and subdivisions exist.

Section 2.206.10, Public and Semi-Public Signs, allows signs on properties where public and semi-public uses exist.

Section 2.206.11, Commercial and Industrial Signs, allows signs on properties where commercial and industrial uses exist.

PROPOSED AMENDMENT – “MARK-UP VERSION

The following is the “mark-up” version of the proposed amendments. They are in order of the Development Code’s section numbers. Language to be added is in ***bold italics*** and language to be deleted is in ~~strikeout~~. Note, only strikeout is shown below because the only proposed amendment is to delete Subsection 2.206.06, L.

2.206 SIGNS

2.206.06 Signs Generally Permitted

A – K. No changes proposed.

- ~~L. During the period 30 calendar days prior to and 14 calendar days after an officially scheduled election by the office of the Yamhill County Clerk and Elections wherein ballots are provided to voters in the Lafayette city limits to vote for a candidate or vote on an issue, non-lighted signs not exceeding 6 square feet each, and not exceeding a total of 32 square feet, may be displayed on private property.~~

End of “mark-up” version of the proposed sign amendments.

FINDINGS

The following findings conclude the proposed amendment is consistent with Statewide Planning Goal 1, Citizen Involvement, Goal 2, Land Use Planning, and the remaining Statewide Planning Goals do not apply. The Lafayette Zoning and Development Ordinance (LZDO), Section 3.207, Type IV Actions, does not include local criteria for legislative amendments to the text of the LZDO.

Statewide Planning Goals

Goal 1, Citizen Involvement: The Planning Commission will conduct a work session on the proposed amendment on May 15, 2025 and conduct a public hearing on a date to be determined. The City Council will conduct a public hearing after the Commission’s hearing at a time to be determined. The hearings are consistent with the Lafayette Zoning and Development Ordinance’s (LZDO) procedures for legislative amendments to the LZDO. Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged Lafayette Zoning and Development Ordinance (LZDO) for processing legislative amendments to the LZDO. Goal 2 supports clear and thorough local procedures. The proposed amendments are thoroughly discussed to identify the problems created by the existing language and how the proposed amended language will be an improvement. Goal 2 is met.

Goal 3, Agricultural Lands: Goal 4, Forest lands: Goals 3 and 4 are not applicable. The proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 is not applicable. The proposal does not address Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: Goal 6 is not applicable. The proposal does not address Goal 6 resources.

Goal 7, Natural Hazards: Goal 7 is not applicable. The proposal does not address Goal 7 resources.

Goal 8, Recreation: Goal 8 is not applicable. The proposal does not address recreational needs.

Goal 9, Economic Development: Goal 9 is not applicable. The proposal does not address Goal 9 issues.

Goal 10, Housing: Goal 10 is not applicable. The proposal does not address Goal 10 issues.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: Goal 12 is not applicable. The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable. The proposal does not address Goal 13 resources.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues.

The proposed amendment to the Lafayette Zoning and Development Ordinance is consistent with the Statewide Goals 1 and 2 and the remaining Goals are not applicable because the amendment does not affect issues addressed by Goals 3 – 14.

Lafayette Zoning and Development Ordinance Criteria

The proposed amendments are a legislative amendment to the text of the Lafayette Zoning and Development Ordinance (LZDO). The LZDO, Section 3.207, Type IV Actions, does not set forth local approval criteria for legislative amendments to the text of the LZDO.

STAFF RECOMMENDATION

Staff recommends the Planning Commission review and discuss the proposed amendments to the Lafayette Zoning and Development Ordinance and provide direction to staff regarding any changes. The amendments will be the subject of a public hearing at the Commission's meeting on June 19, 2025. A City Council public hearing is anticipated, but not yet scheduled, on June 12, 2025.

Chapter 5

Proposed Park Improvements

The 2025 update to the Lafayette Parks Development Plan addresses updates to Veterans', Commons and Terry Parks, and includes needed minor updates to the other parks.

This chapter describes proposed improvements to the existing city park system and a recommendation for a neighborhood or community park in the north portion of the city. The improvements were identified by the Lafayette Planning Commission in coordination with the City Council for the 2025 Plan to meet community needs. The 2025 Plan provides amenities that appeal to a variety of user groups and helps create a greater sense of community within Lafayette.

The 2025 Plan anticipates a Park Committee may be created in the future and one of their primary functions could be to review the list of projects and recommend projects to the City Council as part of the annual fiscal year budgeting process. If formed, it is anticipated the new Parks Committee and the City Council will evaluate the projects as to cost, need, benefit-for-the-buck, time to install and other factors. The 2025 Plan does not include a specific site plan for each park. As the master plan for each park is prepared, the Committee may make recommendations annually to the Budget Committee for projects in each fiscal year. All the recommended projects may be focused on one park or there may be projects for several parks.

The update process in 2025 included an online park survey which started on National Night Out, August 6, 2024, and a virtual community meeting was conducted on October 30, 2024. About 400 online surveys were completed.

An overview of the 2024 online Survey is provided at Appendix A to Chapter 5.

The City Council makes the following general findings and statements of support.

1. The City Council finds a significant amount of the new residential development since 2000 was in the north portion of the city, but the area has only two small mini-parks (Community Pride Park and Lafayette Plantation Park). The concept of individual subdivisions dedicating one or two lots to the city for park purposes is not meeting the city's needs. Further the Parks Systems Development Charge of \$4,017 for each single-family dwelling is, also, not meeting the city's needs. The per-acre cost of maintenance is high for small parks, and few activities can occur in a small park. The most recently acquired park, Veterans Park in 2010, is also small at 0.64 acres.
2. The City Council finds a neighborhood or community park of 5 to 10, or up to 20 or more acres, is needed in the north portion of the city capable of accommodating large groups for annual family picnics and other large scale activities and community events. The City Council supports the city acquiring a neighborhood or community park in the north portion of the city. Because the city has almost grown out to the urban growth boundary in the north portion of the city (there are only about 15 acres left to develop), the city should be aware of land outside the current city limits and urban growth boundary (UGB) and consider adding land to the UGB for park purposes.
3. The City Council supports constructing a covered basketball court which could also be used for community events such as a farmers' market at Commons Park.

4. The City Council supports the city initiating a master plan process for Veterans Park as a dog park, with a Veterans commemoration area in the NW corner (Tract B).

The proposed improvements listed below for each park are based on the summer 2024 online survey, the City Council's comments and the Planning Commission's comments. The proposed improvements in the 2025 Plan provide the framework for the 2025 Capital Improvement Program described in Chapter 6.

Proposed Improvement Projects by Park

Community Pride Park

1. Two additional benches which would provide a total of three. The current single bench outside the shelter and the seating in the shelter are not sufficient at all times for all those who wish to sit. The benches are not costly and would provide an immediate benefit to the community.

Lafayette Plantation Park

1. An interpretive station regarding streams, riparian habitat and wildlife along the fence on the north side of the park facing the East Millican Creek drainage. The drafting of the interpretive language and graphics could take several months, but once approved the manufacture of the sign and its placement could be accomplished in less than one fiscal year.
2. Two benches and a larger young children's play equipment set to replace the existing smaller set. The benches and play set are not costly and would provide an immediate benefit to the community.

Veterans Park

The main portion of Veterans Park (0.55 acres or 23,958 sq. ft.) was purchased by the City in 2010. At the northwest corner of the Park it abuts Tract B (0.09 acre or 3,927 sq. ft.) of the Lafayette Estates Subdivision. The total Park area is small (0.64 acres or 27,885 sq. ft.). The vacant site was leveled and planted to field grass. The site was a possible location for a new fire station, but an agreement was reached where the City Fire Department and the Carlton Rural Fire Protection District would share the Fire Chief position and the proceeds from a voter approved bond measure funded the City Fire Department's new fire station in downtown on the half-block along 4th Street between Jefferson and Market Streets.

1. Green chain-link fencing about three feet high has been installed on the approximately 100 foot east and west property lines along N. Bridge and N. Washington Streets, and along the 238 foot north property line. Additionally, where there was no fencing on the south property line, new fencing was installed. Preparing a master plan for Veterans' Park with the appropriate citizen involvement will provide the detail necessary for construction of the Park.
2. During the preparation of the 2013 Plan city staff contacted the owner of the partially occupied 21-lot Bridge Street Estates Manufactured Home Subdivision abutting the park on the north

to determine the availability of the five lots abutting the park, and the likelihood of the manufactured home on Lot 11 (1157 N. Bridge Street) being relocated to another lot in the subdivision. The additional lots (Lots 11-15) were about 0.47 acres (20,675 square feet). The City determined the cost of the lots was not conducive to further inquiry and the owner of the lots continued his plan to install manufactured homes on the lots. As of 2025 all the lots have been developed with manufactured homes.

3. The 2025 Plan acknowledges the approximately 0.09 acre (3,927 square foot) portion referred to as Tract B (Lafayette Estates Subdivision) at the northwest corner of the Park. Tract B extends northerly along the east side of N. Washington Street. It includes an asphaltic concrete surface with a landscaping area containing five street trees separating it from the sidewalk on Washington Street. Currently, it is isolated from the main portion of the Park. Based on comments at the February 20, 2025 joint City Council and Planning Commission work session, it is a possible location for a veterans, or more generally, a “heroes,” commemorative element for veterans, and fire, police and emergency medical responders.

4. The summer 2024 online survey overwhelmingly favored a dog park at Veterans Park. To ensure easy access between N. Washington and N. Bridge Streets, the February 20, 2025 joint City Council and Planning Commission work session reached consensus that an east-west hard surface pedestrian/bicycle path be installed. Whether it would be along the north or south property line will be determined during the Veterans Park Master Plan process.

The 2025 Plan supports the preparation of a Master Plan for a dog park, including studying the possibility of the Tract B area with a commemorative element. The process would include outreach to the abutting property owners and potential users in the neighborhood and from throughout the city. When a master plan process is initiated, the key deficiencies listed in Chapter 4 should be reviewed to ensure the dog park element properly responds to the community.

Perkins Park

The updated list of proposed improvements to Perkins Park is significantly less than the proposed improvements in the 2013 Parks Plan because many improvements were constructed in 2010. The improvements were limited by the available funding. For the 2004 Plan, the Parks Committee indicated that amenities should appeal to families with younger children and their recommended improvements accommodated that user group. A recommended 24 to 28 foot diameter splash fountain to be located in the south-central area of the park was not installed during the 2010 improvements. A splash pool was rated No. 10 out of 24 possible improvements citywide in the 2011 Community Parks Survey, but the annual cost to maintain such a facility must be considered before a decision is made to construct such a facility due to the high maintenance costs experienced by other cities. A children’s mural area on the existing pump house was not included in the 2010 improvements, but a mural could be created with little cost during any fiscal year.

One of the important improvements to Perkins Park in the 2004 Plan was the rehabilitation of the picnic structure. The 2010 improvements included demolition of the old structure and the construction of a new structure, however, it does not include all of the recommended changes in the 2004 Plan due to limited funding. The 2004 Plan proposed improvements to allow for separation of the structure with the eastern portion available for users with reservations, but no separation was included. It called for a center island for food preparation and storage that would be accessible from the east side of the structure, but no island was constructed. The 2004 Plan called for the west side of the structure to

remain open for other users, but the improvements included two permanently fixed tables in the middle which do not divide the structure into eastern and western sections.

The 2004 Plan included other significant improvements including new fencing and redefined entries at the corners of the park and a large walking garden near the southeast corner. One mid-block entry would remain on Market Street (to the east). The 2010 improvements included a new green chain link perimeter fence with mid-block openings on the north, east and south sides. No access points at the corners were provided, nor was the garden at the southeast corner. Various elements within the park were to be connected with a series of walking paths which were constructed connecting the picnic structure and the two sets of play equipment. New street sidewalks on the west, north and east were not constructed, but a sidewalk on the south side was constructed on 7th Street and the sidewalk on Market Street extending from 7th Street one-half block to the north with a mid-block access to the park was retained.

The 2004 Plan included:

- Additional lighting. (Not constructed in 2010.)
 - Replacement of the existing lawn with an eco-lawn material that is drought tolerant, low growing, and provides color. (Not replaced in 2010.)
 - Renovated parking area. (On-street gravel parking provided on 7th Street in 2010.)
 - A restroom facility. (Constructed in 2010.)
 -]• New fencing. (Constructed in 2010.)
 - Additional trees and a flower border along the southern park boundary. (Some trees were planted in 2010.)
 - Drinking fountain. (Not constructed in 2010.)
1. A drinking fountain as a stand-alone item or as part of the restroom building. It could include a dog watering basin.

Commons Park

The 2004 Park Master Plan included a plan with a park design for the property. The 2025 concepts for Commons Park are different. They are based on consideration of the need for an active teen facility, specifically a basketball court. It would reinstate the basketball court that was removed in 2010. A cover is desired that would allow it to also be used as a pavilion area for community functions such as a farmer's market, winter holiday functions and summer entertainment. The following summarizes the 2004 design and the improvements that were installed in 2010.

The 2004 Plan's Figure 7 showed the proposed improvements to Commons Park at that time. They included landscaping improvements, and in the area north of the Community Center it called for several large planter boxes, benches, sensory path, drinking fountain, and a small play area.

Several designs for improvements to the Community Center were shown in Figure 8. The improvements were intended to enhance the entry area and provide improved access to the basement areas at the rear of the building. A deck would be installed at the south end of the building with storage available underneath. Figure 8 also showed the Bridge Street right-of-way (west of the Park) becoming part of the park and the private property west of Bridge Street potentially donated to the City or acquired by the City and used as a skate park or mountain bike course.

The 2004 Plan also included several recreational amenities. A modular skate park was shown on the then existing concrete pad adjacent to the basketball court. The asphalt basketball court and adjacent pad were removed in 2010. The 2011 Community Park Survey rated a skate park No. 16 and a basketball court No. 12 out of 24 items. Lighted horseshoe pits were proposed to be located next to the skate park and the northwest portion of the park was to serve a multi-purpose function with a 60-foot base-to-base infield and a 35-yard by 50-yard age 9 soccer area. The northeast portion of the park was to serve as left field for baseball and also provide an 84-foot (28 yard) by 105-foot (35-yard) multi-use field area.

Other improvements in the 2004 Plan included:

- Replacement of the existing backstop. (Constructed in 2010.)
- Irrigation of the play field. (Not constructed in 2010.)
- New fencing and benches adjacent to the play field. (Constructed in 2010.)
- Additional lighting. (Not constructed in 2010.)
- A restroom facility. (Not constructed in 2010.)
- Community signage kiosk, if stand alone, or signage area on wall of restrooms. (Not constructed in 2010.)
- New park sign. (Constructed in 2010.)
- Improved and better-defined parking area along Adams Street. (Not constructed in 2010.)

As indicated above, some of the planned improvements were installed. Improvements to the park in 2010 were a little league/softball field, including a new backstop, team benches, spectator bleachers, and trash containers. The basketball court was removed as part of upgrading the little league/softball field.

The City Council supports the following, with Item 1 as the highest priority and the other items not in prioritized order, are:

1. Basketball court with a cover suitable to house community activities.
2. Community Center improvements.
3. Permanent ADA restrooms. It is understood this project could be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
4. Pickleball court(s).
5. Portable smaller soccer goals for open field use.
6. Improved lighting.
7. Benches (2 at the basketball court and pickleball court(s)).
8. Drinking fountains (1 at the basketball court, 1 at baseball/softball field). One of the fountains could be part of the restroom building. They could include a dog watering basin.
9. Trash receptacles (1 at basketball court and pickleball court(s)).
10. Bike rack at the basketball court and pickleball court(s).

11. Consistent with the 2004 Plan, Figure 8, connect Commons Park to the 2.18-acre City-owned property (Tax Lot 3700, Assessor's Map 4, 4, 12AA) on the south side of the RR tracks. It has about 900 feet of frontage on the Yamhill River. A pedestrian/bicycle and maintenance vehicle undercrossing of the railroad tracks similar to the undercrossing at Multnomah Falls which connects a large parking lot to the falls and the undercrossing in the City of Keizer which connects the Keizer Station shopping area to the neighborhoods to the west. The connection could be via the Bridge Street right-of-way or from the park itself. An optional RR crossing could be an at-grade pedestrian/bicycle/maintenance vehicle crossing. With the purchase of two more lots, or their southern portions, to the east, a connection to Terry Park would be achieved and the City Path System would be closer to reality.

Terry Park

In 2024 the City installed fencing along the north portion of the Park (south of the east-west access road) to prevent unauthorized vehicles from parking in the Park south of the fence.

The 2004 Plan, Figure 9, showed the proposed improvements, at that time, to Terry Park. They were intended to improve access to the Yamhill River from the park. Proposed improvements included developing trails down to the river. Trail development would include clearing of vegetation, particularly Himalayan blackberries. At the time of the 2013 Parks Development Plan a significant amount of blackberry and other non-native vegetation had been removed on the east edge of the park adjacent to Lafayette Highway. The purpose of the dock in the 2004 Plan was not clear, for example, a canoe/kayak put-in/take-out, or for fishing, bird watching and nature appreciation. Given the river's low flow during much of the year, a boat ramp for launching motorized craft is likely not workable. The 2025 Plan supports a study to determine the type of facility that would be appropriate, i.e., boat launching ramp or dock facility.

Other improvements from the 2004 Plan included additional landscaping along the north edge of the park and expansion/definition of parking areas. The landscaping would have provided needed separation between the park and the adjacent residential uses, and created a buffer between the access road and the main park area. Additional landscaping improvements included over-seeding the existing lawn with an eco-lawn type product for low-growing, durable and drought-tolerant color, and re-establishing some low-growing hardy vegetation along the southern edge of the access road. The improvements in the 2004 Plan have not yet been installed.

The 2004 Parks Plan indicated additional parking may be needed along the east side, but that it was a long-term improvement that would be based on increased user demand at the park and whether a water-dependent ramp or dock facility is installed.

Other improvements in the 2004 Plan included:

- A restroom facility.
- A picnic area at the top of the riverbank.
- Additional parking areas located at the southwest corner of the access drive.
- Play equipment area located in the southwest corner of the lawn area.

Terry Park's topography is low on the south portion of the park at the river and high on the north portion which forms a natural amphitheater. As a long-range concept, the park may have potential for hosting outdoor entertainment events with a "clamshell" stage and backdrop. The concept is preliminary, and it is not known if sufficient area exists for an amphitheater and parking. The

topography and the potential for an entertainment venue, however, should not be forgotten. Because this potential is a long range item, it is not included in the capital improvement project list in Chapter 6.

1. Three or more new picnic tables and a trash container for each table at the top of the riverbank. Remove non-native vegetation to open-up views of the river for each table. Their use would be intended for the dry season. Pull-over parking on the grass off of the existing unimproved driveway could be addressed during the preparation of the Terry Park Master Plan.
2. Repair the storm drain system from Market Street into the park and the ditches along the gravel park road that conveys the Market Street run-off down to the river.
3. Investigate whether motorized and non-motorized boats can navigate the Yamhill River downstream from Terry Park. Upstream from Terry Park, approximately at S. Bridge Street extended, a waterfall of up to about 4 feet and rapids block upstream access, although portage past the waterfall and rapids may be possible. Downstream from Terry Park, rapids and the remnants of the old dam and locks at the Yamhill County Locks Park prevents, apparently, low-water paddling upstream from Locks Park to Terry Park, although portage may be possible. If navigation is possible, investigate funding, including the Oregon State Marine Board, for a put-in / take-out dock for non-powered boats, including constructing a path down to the dock. If a dock for non-motorized boats is not appropriate, consider a dock for fishing, nature appreciation and quiet contemplation, including constructing a path down to the dock.
4. Contract with a professional land surveyor to determine the location of the 100-year flood plain boundary in the park and mark it with permanent markers.
5. Frisbee golf course if sufficient space exists (No. 22 of 24 possible improvements in the 2011 Community Park Survey). Although it was ranked No. 22, due to the low cost of construction, it could provide an immediate benefit to the community for a small cost.
6. Acquire property to connect Terry Park to Commons Park. The connection could be via the purchase of two lots, or their southern portions, to the west, which would allow connection to the City-owned 3.4-acre property immediately south of Commons Park. With the purchase of the two lots, or portions thereof, and the construction of an underpass of the tracks, or an at-grade crossing, as described above for Commons Park, a connection to Commons Park would be achieved and the City Path System would be closer to reality.
7. On July 15, 2024 the Federal Emergency Management Agency (FEMA), Region 10, announced the pre-implementation compliance measures (PICM). Lafayette and other affected cities and counties in Oregon who participate in the National Flood Insurance Program must adopt a PICM into their local floodplain overlay districts. On March 13, 2025 the Lafayette City Council passed Ordinance 650 adopting the Region 10 Model Code PICM as the Floodplain Overlay District. The Region 10 Model Code melds the necessary provisions into the 2020 Oregon Department of Land Conservation and Development's model code. The primary effect is the Lafayette Zoning and Development Ordinance, Section 2.112, Floodplain Overlay District, now includes additional provisions related to the Endangered Species Act's protection of the listed endangered species. The standards apply to development in the 100-year floodplain (Special Flood Hazard Area – SFHA). The provisions include “no net loss” of habitat functions and a 170-foot riparian habitat buffer. The proposed improvements to Terry Park within the Special Flood Hazard Area (the 100-year floodplain) will be subject to the new amended provisions in the Floodplain Overlay District.

8. The City will monitor and work with the Yamhill River Steering Committee, Travel Oregon, Willamette Valley Visitors Association, Visit McMinnville, Yamhill County, cities and park districts along the Yamhill River, and regional partners to plan for and implement greater access to the Yamhill River.

Wascher School

The 2004 Plan indicated the city had expressed interest in developing one or more baseball fields on the approximately 6-acre play area located behind Wascher Elementary School. Three different options for development of play fields on this site were shown on Figures 10 through 12. They included both baseball fields and a soccer field. Option 1 showed a configuration with a single baseball field in the northeast corner and a soccer field located along the west side of the field. Option 2 showed an arrangement with baseball fields located in the northwest and southeast corners, with a soccer field located between the two. Option 3 showed a configuration with a larger baseball field in the northwest corner and a soccer field extending from west to east.

The options also included a walking fitness course/path around the play fields designed to accommodate fitness stations at various points.

The McMinnville School District owns and maintains Wascher Elementary School. A baseball/softball field backstop exists at Wascher Elementary School, but there is no discernable infield and the outfield appears to be rough grass that does not meet expectations for a baseball/softball field. Soccer goals and an area for a soccer field exists at Wascher Elementary School, but it is vegetated with the same rough grass as the baseball outfield. The soccer field is partially in the outfield area.

1. Contact the McMinnville School District when it is appropriate to initiate discussions to address the possibility of installing a baseball/softball field and/or a soccer field.

Lafayette Community Path

In the 2004 Plan the Parks Committee identified a city path system as a long-term improvement within the city. The Committee expressed interest in developing a path system that would connect the various parks within the city. Figure 13 showed one possible configuration for a path system. The path would link the parks that existed in 2004 and potential development areas. The path would also connect with the proposed fitness/walking path at Wascher School. Over time, the path could be expanded to make connections to other features outside the city limits.

This project would require additional work by the City to identify a more specific location for the path, particularly in the areas along East Millican Creek and Henry Creek, and consideration of Community Pride Park, Lafayette Plantation Park and Veterans Park. In addition to any construction costs, additional costs include engineering, particularly along East Millican Creek and Henry Creek, vegetation removal, and the purchase of property or easements over private property. The Capital Improvements Program in Chapter 6 includes an initial \$20,000 for preliminary engineering and site analysis. A figure of \$25,400 was included in the 2013 Plan in Chapter 6.

Several aspects of the 2004 and 2013 path systems were very conceptual and remain so in 2025. The path system included on-street and off-street segments. It is a long-term concept, although some segments, especially the on-street sections could be signed now such as the Perkins Park to Wascher

Elementary School route on 7th Street. The 2004/2013 version showing the path along Market Street and crossing the railroad tracks would necessitate new and costly safety crossing equipment be installed where Market Street intersects the tracks. The 2004/2013 path crossed 99W in three locations and each would need more investigation, especially in the Millican Creek area in the west and the Henry Creek area in the east.

1. Continue to consider the Community Path System as a long-range project. If any action is to be taken regarding the path, focus on signing the routes between recreational activity areas where sidewalks exist and any preliminary engineering and site analysis be a secondary priority.

Additional Park in the North Area

In the period from 2000 to 2025 many new subdivision lots were created in the north portion of the city. The only city parklands in that area are Community Pride Park (0.23 acres - 10,058 square feet - about the size of two 5,000 square foot lots) and Lafayette Plantation Park (0.21 acres – 9,128 square feet – smaller than two 5,000 square foot lots).

In the 2013 Plan the area to the north and east of Community Pride Park had been mentioned as a possible site for a park. The factor that made it unattractive is, it is land that had received tentative plan approval for a subdivision and the public and private infrastructure had been installed (streets, gutters, curbs, sewer, water, storm drainage, power, gas, communications). The final plat for an initial phase was recorded (Green Highlands).

Another area that had been mentioned as a possible park site was the undeveloped 20 acres in the northwest corner of the city limits as they were at that time. It was the subject of an approved planned unit development in 2007 (Lafayette View Estates), but the approval lapsed, and the property remained undeveloped. Access to the property would have been problematic because no public right-of-way abutted the property, and the west, south and east sides are characterized by steep slopes associated with East Millican Creek. An access over East Millican Creek would necessitate a bridge which would be a long span at significant expense. Haylen Drive is the nearest public street, but it does not extend westerly to abut the property and if it were extended, it would place all the trips to the park on a local residential street, Haylen Drive, through an established local residential area.

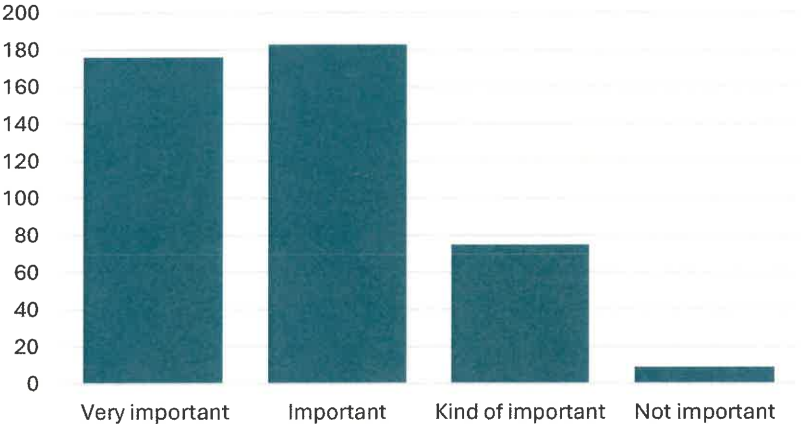
Ordinance 620 passed April 14, 2016 expanded the urban growth boundary (UGB) and included the 40-acre area abutting the 20-acre acre to the north. In 2020 the 40- acre and 20-acre areas were approved as Meadowbrook Subdivision. The 20-acre area was considered by the City Council for a park and it was determined, among other factors, the site was too far west from N. Bridge Street, it would be a large park which would draw people from the entire city and from nearby cities who would drive through the subdivision to the site thereby negatively affecting the Meadowbrook residents and it could not be connected to other existing neighborhoods due to the steep terrain of East Millican Creek.

The city should acquire needed parkland, including a suitably sized parcel for a community park in the north portion of the city. Consideration should include the possibility of land that is outside the urban growth boundary (UGB). The Capital Improvements Program in Chapter 6 includes \$625,500 to \$1,622,625 at \$37,500 per acre to acquire 19.68 to 43.27 acres. Where a suitable sized parcel(s) is not in the north portion of the city, a parcel(s) should be considered in other areas.

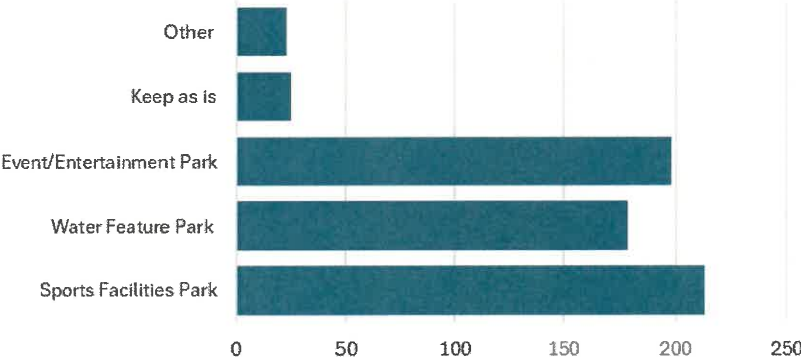
APPENDIX A, SUMMARY OF THE 2024 ONLINE SURVEY

2024 Parks Survey Overview

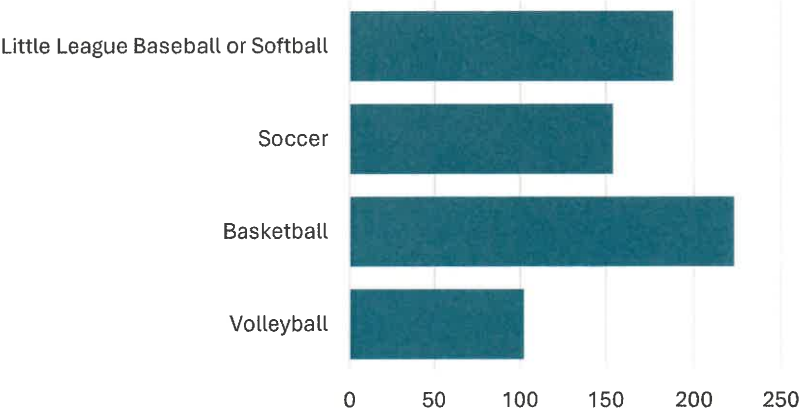
How important are city parks to you?



What type of park would you like Commons Park to become?

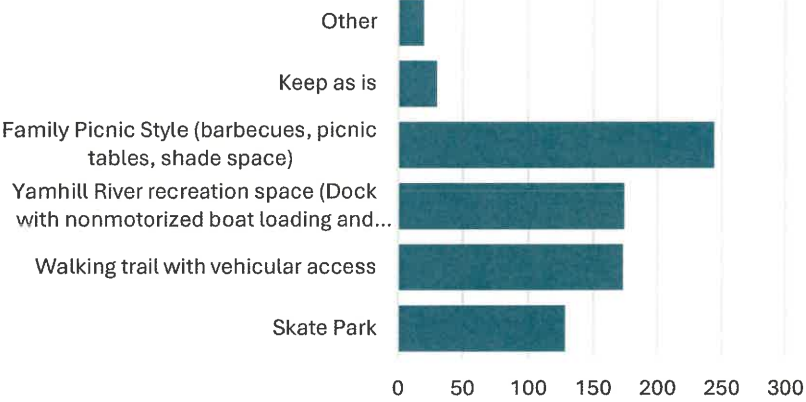


If a sports facility park, then select the top two sports that you see being most beneficial to the community?



2024 Parks Survey Overview

What kind of park do you want Terry Park to become?



What type of use do you want Veterans Park to become?



2024 Parks Survey Overview

