

WILLAMINA SCHOOL DISTRICT 30-44-63J

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Mark L. Jeffery, Superintendent

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TO: City of Willamina, Planning Commission
FROM: Mark L. Jeffery, Superintendent WSD
REF: Conditional Approval – Partition Request
DATE: 09/15/10

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As a result of discussions between the district and the surveyor on how best to proceed in dealing with the conditions of approval for the partition request (File Number Partition 2010-01) the condition related to parking spaces has been identified as a primary concern. If this condition and the related issues cannot be adequately addressed in a mutually beneficial manner it would not be prudent for the district to proceed any further with the partition request. Therefore the district is requesting the Planning Commission deal with this condition first and separately from the other conditions of approval.

As requested the following information is provided related to the number of parking spaced required based on the total amount of bench space available on Parcel 2 (P2) and the parking space per room requirement under current use for the building on Parcel 1 (P1). A drawing is provided.

Parcel 1: *The number of parking spaces required for P 1 under current code based on present use is covered under City Code 2.203.05 (I) High School which requires five parking spaces per classroom. The facility located on P1 has 14 classrooms which would require seventy (70) off street parking spaces.*

Parcel 2: *The parking requirements under current code for Parcel 2, as per the stated requirement in the conditions of approval, is covered under City Code 2.203.05 (J) Other. This code requires one parking space per eight feet (8') of bench space. There is 1321 feet of total bench space in the stadium which would require 165 parking spaces. There is an additional 304 feet of bench space at the softball field which would require 38 spaces and 384 feet of bench space at the baseball field which would require 48 spaces. As the stadium and ball field use occur at different times of the year with no overlap it would not seem appropriate to add the stadium parking space total to the ball field totals.*

Current parking spaces available are as follows: *68 potential spaces in lot located in the parking lot on the northwest corner of Parcel 2. 20 potential spaces located in parking lot adjacent to current Transportation Maintenance building on southwest corner of Parcel 2. There are 88 total potential spaces.*

It is the understanding of the district as long as the current educational use of both parcels is maintained the parcels current parking practices will be grandfathered. This would continue until twelve (12) months after either or both parcels cease to be used for educational activities. At the end of this twelve (12) month period the parking requirement would be dependent on the use of the parcel/facility at that time. The owner would be required to comply with current city code related to the number, location, and construction of off-street parking spaces.

SEP 20 2010

As stated in the original application the district's intent and purpose for the partition is to place Parcel 1 up for sale while retaining Parcel 2 until such time as the district can afford to build a stadium at the Oaken Hills campus. Under the current city parking code there is not enough land area to provide for adequate off street parking. Additionally the cost to meet the current codes as stated in the conditions would most likely exceed the selling price of the building. These two

factors would greatly reduce or completely eliminate the potential for the district to sell the facility on the proposed parcel.

The current practice of limited off-street parking and general on-street parking has been in place since the school was built in 1939, after the new addition was built in 1954 and continues to the present.

The district requests the Planning Commission accept its proposal to amend this condition of approval in the following manner. Permanently grandfather the current parking practice for both parcels for the current and/or future owner(s) until such time as the owner(s) of the parcel(s) voluntarily agrees to meet the city code in force at that time. The district agrees to make shared use of the parking lot located on the northwest corner of Parcel 2 a condition of sale for Parcel 1.

We are requesting an opportunity to address this matter during your October Planning Commission Meeting.

Sofball Field and Bleachers

304' of Bench Space / 8' = 38 Spaces

6 Benches
24' In Length

4 Benches
16' In Length

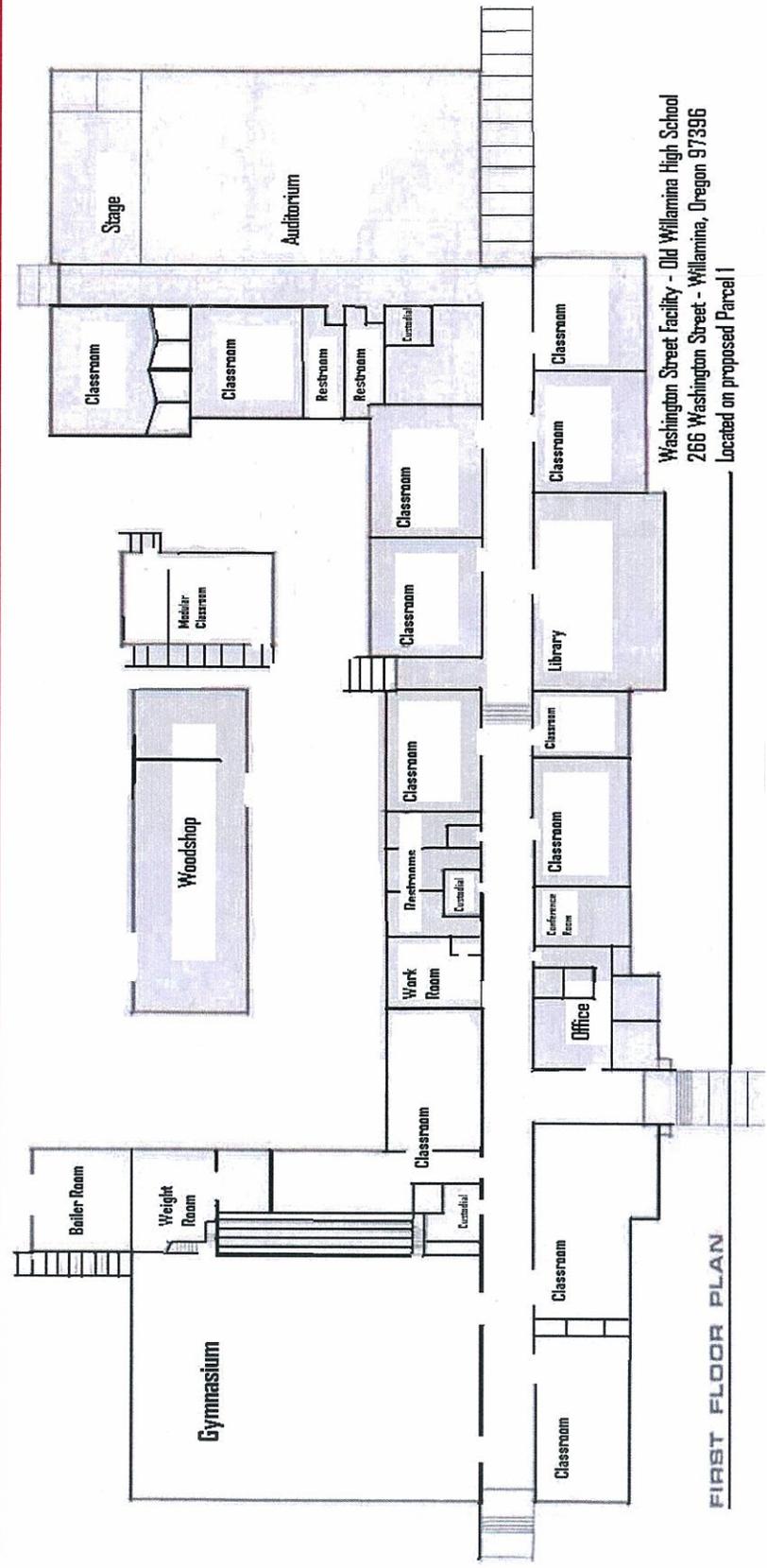
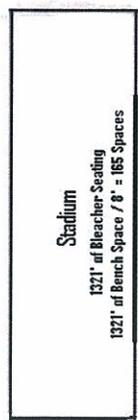
8 Benches
12' In Length

Baseball Field and Bleachers

8 Benches per bleacher section @ 12' long

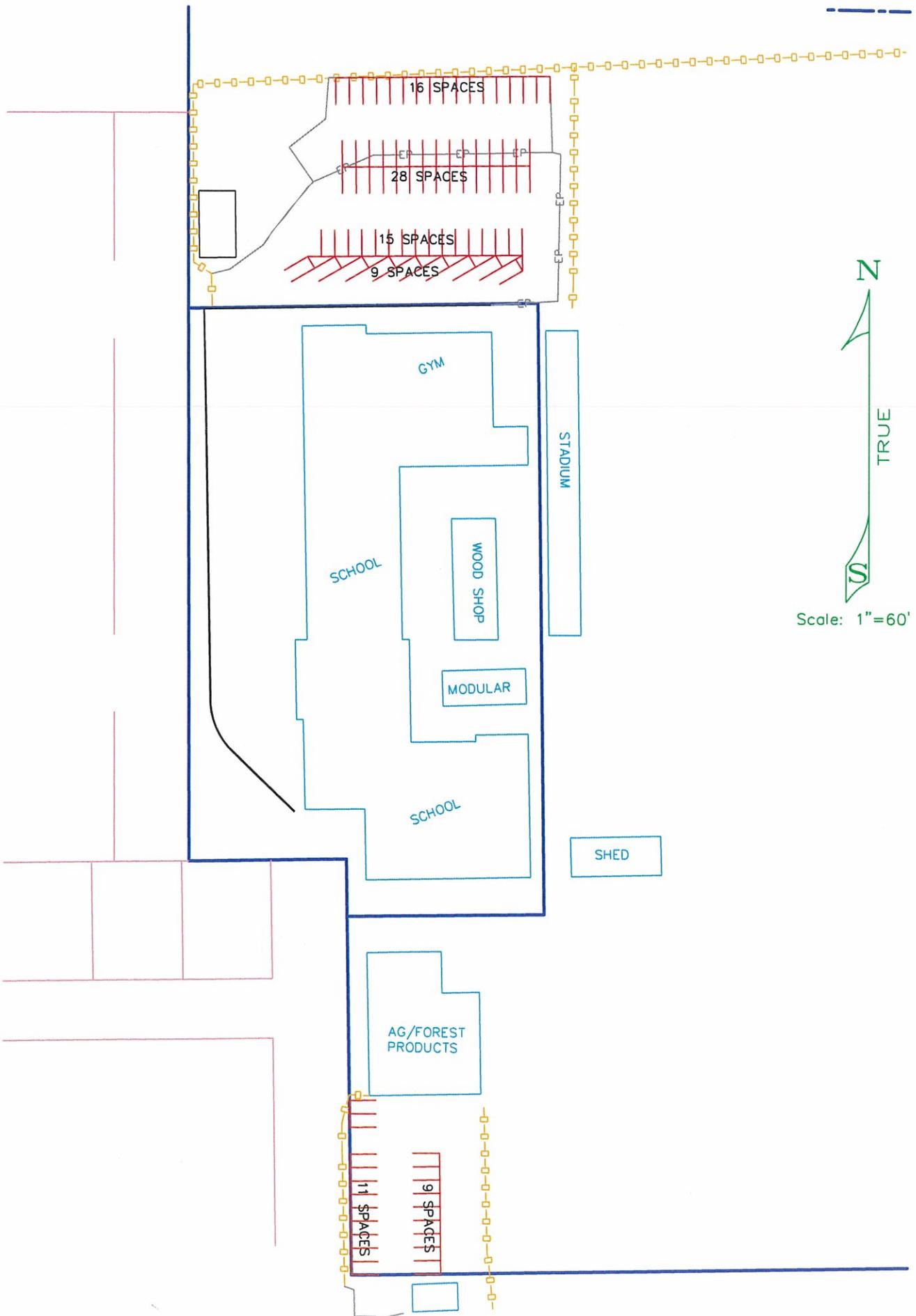
384' / 8' = 48 Spaces

Proposed Parcel 2



Washington Street Facility - Old Willamina High School
266 Washington Street - Willamina, Oregon 97396
Located on proposed Parcel 1

FIRST FLOOR PLAN



Scale: 1"=60'