

December 17, 1976

Introduced by: PAUL BARDEN

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ORDINANCE NO. 3016

AN ORDINANCE relating to Panther Lake Elementary School; permitting temporary uses within Panther Lake Elementary School not allowed by the Zoning Code; and declaring an emergency.

PREAMBLE:

The Council of King County finds the following facts:

1. On August 10, 1976, Lake Dolloff Elementary School suffered a ceiling collapse, resulting in an uninsured loss of over one-hundred thousand dollars (\$100,000) for the Federal Way School District, disruption of school for approximately five hundred (500) students, and increased operating costs to the School District of over twenty thousand dollars (\$20,000) for transfer of the Lake Dolloff school's student body to Panther Lake Elementary School.

2. The Federal Way School District does not currently have the funds to repair Lake Dolloff School and return it to operating condition, and the temporary use of Panther Lake Elementary School for the Lake Dolloff School student body imposes a severe fiscal burden on the District.

3. The Federal Way School District has an opportunity to secure the needed funds through lease of Panther Lake Elementary School to the Weyerhaeuser Company for temporary office and laboratory space.

4. The Panther Lake Elementary School site is not properly zoned for use as an office and laboratory.

5. Temporary use of Panther Lake Elementary School for an office and laboratory, provided the school is not permanently remodeled and is restored to its original use, would be not inconsistent with the Federal Way Community Plan

1 and the King County Comprehensive Plan, and would not be unreasonably in-
2 compatible with or detrimental to adjacent properties or to the general public.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Authorization. (1) Temporary use of the Panther Lake Elemen-
5 tary School, located at 34424 First Avenue South, Federal Way, Washington, for an
6 office and laboratory is hereby authorized, subject to the conditions set forth in
7 Section 2 of this Ordinance;

8 (2) Notwithstanding the current zone classification of the subject property,
9 the Building and Land Development Division is authorized to issue a change of
10 occupancy permit to the Federal Way School District or its lessee, consistent
11 with this Ordinance.

12 SECTION 2. Conditions. (1) The temporary office and laboratory uses
13 at Panther Lake Elementary School allowed by this Ordinance shall terminate no
14 later than April 30, 1979;

15 (2) No permanent remodeling of the interior spaces in Panther Lake Elementary
16 School shall be allowed;

17 (3) No remodeling of the exterior of Panther Lake School shall be allowed;

18 (4) Upon termination of the temporary office and laboratory use of Panther
19 Lake Elementary School, the Federal Way School District or its lessee shall
20 restore the school to its current condition, or to a similar condition which permits
21 it to function normally as a school;

22 (5) Nothing in this Ordinance shall be construed to modify the current
23 underlying Suburban-Residential (S-R) zone classification of the subject prop-
24 erty, to modify any other provision of the King County Zoning Code, or to affect
25 the subject property's long-term use as a school site as contemplated in the
26 Federal Way Community Plan and the King County Comprehensive Plan;

27 (6) Nothing in this Ordinance shall be construed to exempt the Federal Way
28 School District or its lessee from full compliance with federal, state or local laws
29 and regulations governing lighting, electrical power supply, fire prevention,
30 waste disposal or any other facet of the office and laboratory activities conducted
31 on the site during the effective term of this Ordinance;

(7) The lease between the Federal Way School District and Weyerhaeuser shall contain provisions consistent with the conditions imposed by this Ordinance.

SECTION 3. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this Ordinance be held unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Declaration of Emergency. The County Council finds as a fact that an emergency exists and that this Ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.

INTRODUCED AND READ for the first time this 27th day of December, 1976.

PASSED at a regular meeting of the King County Council this 27th day of December, 1976.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

David Mooney
Chairman

ATTEST:

Dorothy M. Owens
Deputy Clerk of the Council

APPROVED this 28th day of December, 1976.

[Signature]
King County Executive