

3. This Conditional Use Permit shall be null and void unless the parking lot improvements are made within one year from the effective date of this action.

ORDERED this 25th day of November, 1980.

  
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IRVING BERTEIG  
ZONING ADJUSTOR

TRANSMITTED this 26th day of November, 1980, to the following parties of record:

James C. Scott  
Dr. James E. Jennings  
Virginia Dana  
Lloyd A. Peterson  
Tamiko Brown  
Carol E. Liedke  
Code Enforcement  
Zoning & Subdivision Examiner

Action of the Zoning Adjustor may be appealed in writing by any aggrieved party to the King County Zoning and Subdivision Examiner. Appeals, together with appeal arguments as required by King County Ordinance No. 4461, must be filed within ten (10) days from the date of this transmittal, and submitted to the Building and Land Development Division addressed as follows:

Building & Land Development Division  
450 King County Administration Building  
Seattle, WA 98104

IB:jf

8. The residential area surrounding the subject property is within a "residential reinforcement area" of the Sea-Tac Communities Plan (adopted by Ordinance 2883). See in particular Section 6.6.1, pages 7 through 9.
9. Ordinances 5002 and 5003 were adopted and became effective prior to the filing of the subject application. Ordinance 5002 amends KCC 21.08.030, to make the RS permitted uses subject to landscaping requirements, however, this application is exempt from the landscaping requirements because the buildings exist.
10. Chapter 21.50 KCC sets requirements for parking and parking lot improvements. Conditions must be imposed to make the use compatible, and KCC 21.50.070 provides the guide for parking lot improvement.

ACTION: The Conditional Use Permit as requested is hereby approved, subject to the following conditions:

1. The use shall be as described in the application, including the terms of the lease (Exhibit 13), which provide that recreation facilities be made available to the community.
2. The parking areas shall be upgraded. The south parking lot shall be redesigned to eliminate the spaces which back onto South 142nd Street. The south parking lot shall be paved, and the east parking area for 60 cars shall be improved with at least an all weather surface.

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the quality of the environment. All evidence of environmental impact relating to the proposed action, and reasonable alternatives to the proposed action, have been included in the review and consideration of the subject action.

2. The proposed use is permitted by virtue of KCC 21.08.030 (9) and KCC 21.44.030 (4).
3. A legislatively mandated public purpose is served by the proposed use (Chapter 43.010 RCW).
4. The proposed use is a logical use of the former high school facility. Moreover, the public will be well served by a lease arrangement, which will keep the facility intact and available should the enrollment picture change in the future.
5. As a use, the proposed school will be compatible with the surrounding neighborhood. The lease arrangement requires that the recreational facility be made available to the community, and the applicant has expressed their desire to continue such a program.
6. The physical plant itself is in need of some repair, and the lease agreement (Exhibit 13) provides for such upkeep.
7. The parking situation is currently unsatisfactory. The proposed use appears to have a greater impact on parking than did the high school. The parking requirements for high schools is based more on peak parking demands, whereas the proposed use depends on automobiles, rather than school busses or walk-in traffic. While the parking areas were partially established for peak parking, the areas are now occupied daily. The state of the parking surface results in dust during dry periods, and fall considerably below current County standards of landscaping. Thus, the parking areas currently adversely impact the neighborhood.

The applicant pointed out that their courses are all academic in nature, and do not include firearms training or driver's training.

The Highline School District, as lessor, explained that the School District is experiencing reduced enrollments, and must find a use for their vacant school facilities. The School District believes that the school facility would be a nuisance or hazard if left vacant. The District argued that the applicant's clientele probably would impact the community less than the former high school population. The School District required the applicant to make the recreational facilities of the site available to the community (see Exhibit 13).

The applicant argued further that they have agreed to program the use of facilities to the community, similar to that done by the School District.

7. There were neighbors expressing support for the proposed use as described, but questioned the state of the parking lots. The neighbors noted that the lots are impacting them by dust and by their appearance. Some expressed concern over the traffic and traffic noise.
8. The requirements for the granting of a conditional use permit are specified by KCC 21.58.030 and .040.

CONCLUSIONS:

1. Based upon the whole record, and giving substantial weight to the determination of Environmental Significance made by the Division of Building and Land Development, it is concluded that approval of the subject action would not significantly affect

FINDINGS:

1. The request is for a conditional use permit to allow an existing school building as a Washington State Criminal Justice Training Center. The Washington State Criminal Justice Training Commission proposes to use Glacier High School, which has been vacated by the Highline Public School District, as a facility to train employees of various State, County and municipal criminal justice agencies.
2. The facts set out in the Environmental Assessment on this case, as prepared by the Building and Land Development Division, and amended at public hearing, are correct and are adopted herein by reference.
3. The subject property contains approximately 24.8 acres and is occupied by the former Glacier High School building complex. The site contains tennis courts, ball fields, and parking for approximately 222 cars.
4. The surrounding lands are developed with single family residences.
5. The Building and Land Development Division has filed a Notice of Code Violation (Case No. 80-589) for the abatement of the current use of the facility as a Criminal Justice Training Center without first obtaining the required Conditional Use Permit. (See Exhibit 10). A Notice of Appeal (see Exhibit 11), and disposition of the enforcement action is pending completion of the application for this conditional use permit.
6. The applicant argues that the facility and use will serve a legislatively mandated public purpose. The use is a school and many of its courses are accredited by the Highline Community College (see Exhibits 1 and 2). The applicant explained that they outgrew their former site at the Glendale Junior Highschool.

Speaking for the application:

1. James C. Scott, Director, Criminal Justice Training Commission,  
Mail Stop PW-11, Olympia, WA 98504
2. Dr. James E. Jennings, Director, Facilities Planning, Highline  
School District No. 401, 15675 Ambaum Blvd., Southwest, Seattle,  
WA 98166
3. Virginia Dana  
2648 South 142nd, Seattle, WA 98168
4. Lloyd A. Peterson  
2441 South 142nd, Seattle, WA 98168
5. Tamiko Brown  
2415 South 138th, Seattle, WA 98168

Speaking in opposition: None

The Zoning Adjustor, having considered the testimony given at the public hearing, and reviewing all exhibits presented, took the matter under advisement.

The hearing on File No. 80-75-C was closed by the Zoning Adjustor at 3:17 p.m., October 21, 1980.

II. FINDINGS & CONCLUSIONS:

Having reviewed all exhibits entered into the record, considered all testimony presented at the public hearing, after a personal inspection of the site on November 20, 1980, and considering the Zoning Code requirements for a Conditional Use Permit, the Zoning Adjustor makes and enters the following:

FILE NO. 80 - 75 - C  
OCTOBER 21, 1980 - PUBLIC HEARING  
REPORT and DECISION

Correspondence received and entered into the file:

- EXHIBIT 1 Letter from Richard G. Moe, State Board for Community College Education, 8/26/80
- EXHIBIT 2 Letter from Patricia K. Justice, Associate Dean of Occupational Programs, Highline Community College, 9/4/80
- EXHIBIT 3 Letter from Mark Caughey, Acting Director, Planning Division, City of Tukwila, 9/5/80
- EXHIBIT 4 Letter from METRO, 9/9/80
- EXHIBIT 5 Letter from King County Department of Public Works, Division of Traffic & Planning, 9/10/80
- EXHIBIT 6 Memorandum from King County Department of Public Works, Division of Surface Water Management, 9/15/80
- EXHIBIT 7 Letter from Washington State Department of Transportation, 9/17/80
- EXHIBIT 8 Note with questions from Carol E. Liedke, 9/22/80
- EXHIBIT 9 Letter to Dick Moody, Times Troubleshooter, 10/11/80
- EXHIBIT 10 Notice of King County Code Violation Case #80-589, 10/8/80
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- EXHIBIT 11 Copy of Notice of Appeal of Code Violation, 10/17/80
- EXHIBIT 12 SEATTLE TIMES News Article, 10/8/80
- EXHIBIT 13 Lease Agreement, dated 8/12/80, between Highline School District No. 401 and Criminal Justice Training Commission, submitted by James C. Scott, Director, Criminal Justice Training Commission, at October 21, 1980 Hearing.

Exhibits entered by the staff:

- EXHIBIT B ENVIRONMENTAL CHECKLIST
- EXHIBIT C PLOT PLAN
- EXHIBIT D ASSESSOR'S MAPS
- EXHIBIT H STAFF REPORT

DIVISION OF BUILDING AND LAND DEVELOPMENT  
Department of Planning & Community Development  
450 King County Administration Building  
Seattle, Washington 98104  
344-7900

Z O N I N G     A D J U S T O R

Report and Decision

SUBJECT: File No.: 80 - 75 - C  
Applicant: WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION  
Location: Lying between South 138th and South 142nd Streets,  
320' east of 24th Avenue South  
Request: A Conditional Use Permit to allow use of an  
existing school building as a Washington State  
Criminal Justice Training Center.

DEPARTMENT REPORT: Application for a conditional use permit was duly  
received on August 12, 1980.

Public Notice of public hearing was mailed to property owners within a 500' radius of subject property by the Building and Land Development Division on September 16, 1980.

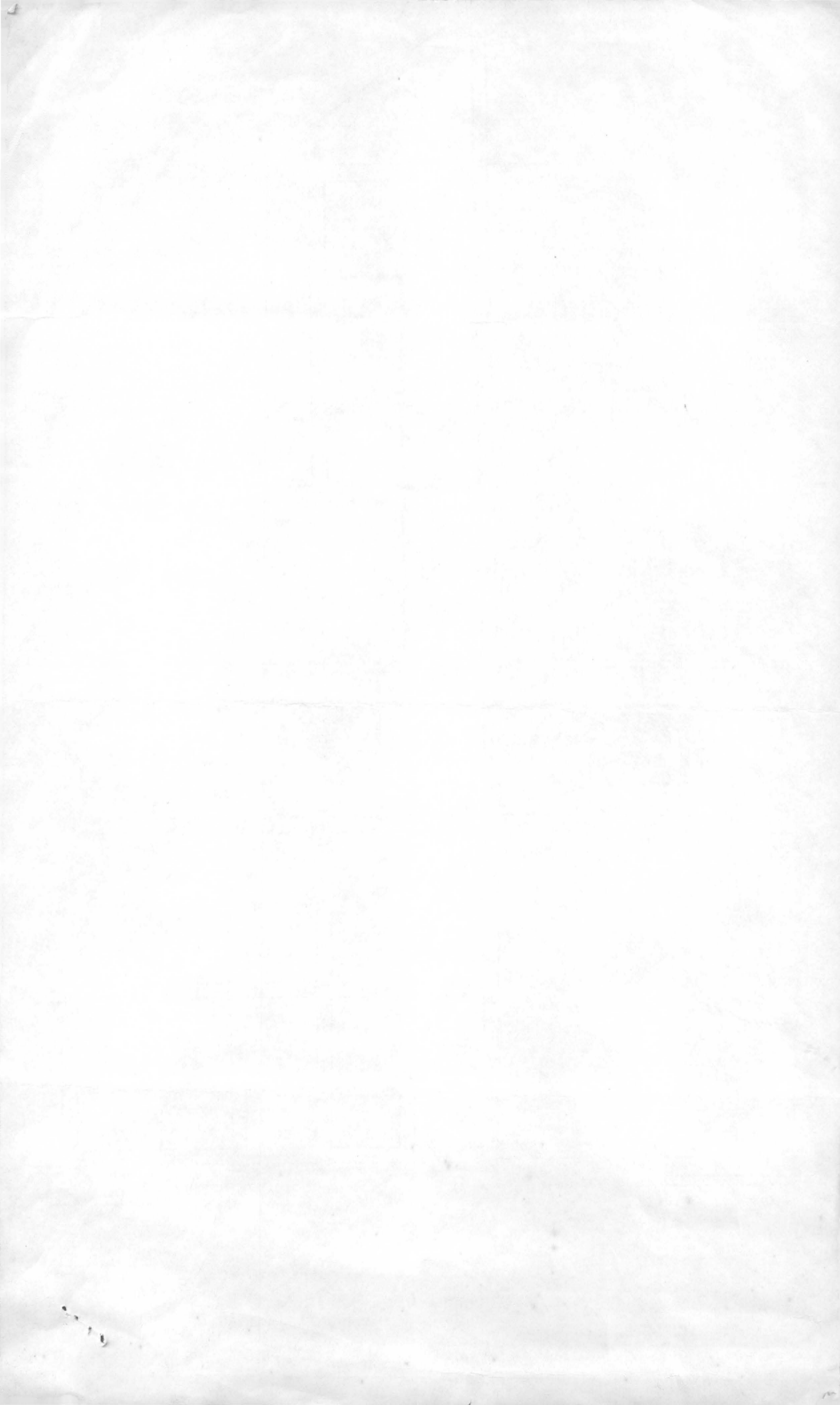
Field inspection was made by the Development Control staff on September 5, 1980.

A report was prepared by the staff and dated October 21, 1980, incorporating therein data and information taken from the application for a conditional use permit, as well as that observed by site inspection.

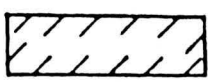
I. PUBLIC HEARING:

The hearing on File No. 80-75-C was opened by the Zoning Adjustor at 2:23 p.m., October 21, 1980, in Council Chambers - Suite 402, in the King County Courthouse.

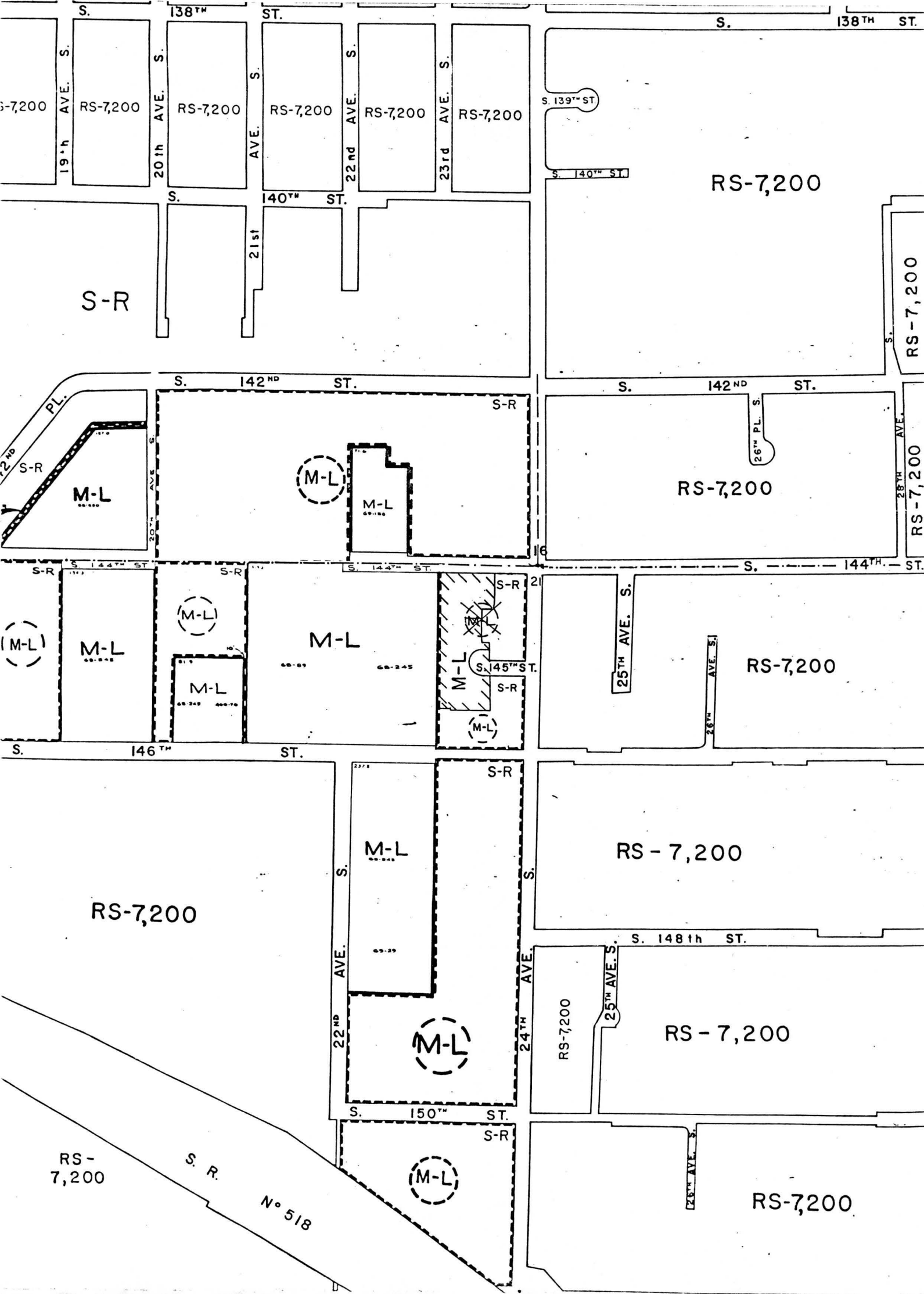
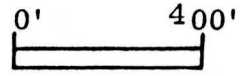




APPLICANT: PETER J. CARKONEN  
ZONE CHANGE: S-R (Potential M-L) to M-L  
STR: W 21-23-4



Proposed Reclassification



a. The landscaping required on this portion of the subject property shall be placed along the western boundary of the Port property, and the remainder of the Port property east of the site, shall be landscaped with grass.

b. The Director of Aviation for the Port of Seattle shall approve the landscaping proposed on the Port property.

c. The responsibility for maintenance of landscaping placed on the Port property shall be established by a written agreement, and such document shall be submitted to the Building and Land Development Division.

3. South 144th St. adjacent and east of the subject property up to 24th Ave. S., shall be improved to the standards specified in the King County Road Standards 1979 for a rural ditch section of a collector arterial. The roadway shoulders required shall be paved to allow for pedestrian circulation.

TRANSMITTED to parties listed hereafter:

Peter J. Carkonen  
PO Box 3067  
Federal Way, WA 98003

Ben J. Peterson  
2425 S. 142nd  
Seattle, WA 98168

Edward L. Barnard  
31218 Pacific Hwy. S.  
Federal Way, WA 98003

M/M K.C. Hinchbaugh  
14426 - 24th Ave. S.  
Seattle, WA 98168

Dennis R. Lord  
14226 - 24th Ave. S.  
Seattle, WA 98168

Rainier Vista Sewer Dist.  
Attn: Jean L. Keene  
11206 Des Moines Way S. #108  
Seattle, WA 98168

Virginia Dana  
2648 S. 142nd  
Seattle, WA 98168

Port of Seattle Relocation Office  
Attn: George H. Sutter  
3040 S. 160th  
Seattle, WA 98188

Joseph F. Cady  
2420 S. 146th  
Seattle, WA 98168

Walter F. Dage  
14418 - 24th Ave. S.  
Seattle, WA 98168

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10/6/80

of Highline Plan Policy H-22, cited in Subsection J-4 of the preliminary report.

2. In a telephone conversation on September 24, 1980, Mr. Ed Parks of the Port of Seattle indicated that the Port had received a letter from the applicant concerning landscaping of the Port's property, east of the subject property. Mr. Parks stated that the Port would be willing to allow the applicant to landscape the Port's property for the purposes of providing a buffer to the single family residences to the east. He further stated that the Port would want to have the responsibility for maintaining this landscaping, rather than the applicant.

#### CONCLUSIONS AND RECOMMENDATIONS

##### A. CONCLUSIONS:

1. Environmental Significance: Pursuant to the State Environmental Policy Act of 1971 and the SEPA Guidelines as revised January 21, 1978, the Manager of the Building and Land Development Division adopted the proposed declaration of nonsignificance as a final declaration after being circulated for 15 days and reviewed by all agencies of jurisdiction. Based upon the responses of the agencies of jurisdiction and all other reviewing agencies, a site inspection of the project, information submitted by the applicant, and an evaluation of the affected natural, physical and social systems as outlined in the preliminary staff report and this report, the Manager of the Building and Land Development Division reconfirms this final determination and does not require an environmental impact statement.

2. Conclusions No. 2 through No. 4 of the preliminary staff report, are reaffirmed here by reference.

3. The recently adopted, landscaping ordinance (Ordinance No. 5003) calls for 20' of landscaping along the east boundary of the subject property, dense enough to provide a screen of the proposed development. At the original public hearing, the possibility of placing landscaping on the Port of Seattle property to the east, was raised. As noted in Subsection H-2 above, the Port has indicated they are amenable to this. Since the Port has stated that they have no plans to utilize their property here, and even if their parcel were ever developed, it would likely be used for industrial purposes which would necessitate landscape buffering, it would therefore seem reasonable to allow the applicant to place the required landscaping on the Port property, rather than on the subject property.

4. On the basis of the Highline Plan policies cited in Subsection G above and in Subsection J-6 of the preliminary report, upgrading of S. 144th St. adjacent and east of the subject property should be required in conjunction with the proposed reclassification. This should be accomplished through the "P" Suffix Site Plan Approval process.

##### B. RECOMMENDATION:

Approve M-L-P, subject to the following "P" Suffix conditions:

1. A site plan which is in conformance with KCC 21.46.150 - .200, shall be approved by the Building and Land Development Division.

2. The Type I landscape strip required under Ordinance No. 5003 for the eastern boundary of the subject property, may be placed wholly or partially on the Port of Seattle property immediately east of the subject property, provided:

## E. ACCESS:

With the additional property, the north boundary of the site now abuts S. 144th St., a two-lane, open ditch roadway that has been designated a collector arterial by the King County Interim Transportation Plan. The King County Road Standards establish the minimum roadway width for a rural collector arterial as 24', with 8' shoulders and open ditch drainage. The Highline Plan calls for development of S. 144th St. to this standard, however, it calls for paved shoulders for pedestrian circulation (see Subsection G below). The existing roadway width for S. 144th St. is not believed to be up to standard. The applicant indicated in a letter dated July 24, 1980, to BALD, that he proposed the right-of-way for S. 145th St. abutting the east boundary of the subject property be vacated, and that access to the site be solely from S. 144th St. At the present time, the 120' stretch of right-of-way for S. 145th St., between the subject property and 24th Ave. S., is undeveloped.

## F. PUBLIC SERVICES:

1. Water and Sewer: The information contained within the preliminary report concerning sewer service to the site remains unchanged. However, the subject property is located immediately outside of Rainier Vista Sewer District, and annexation to the District will be required before service can be provided to the property.

Subsequent to issuance of the preliminary staff report, King County approved a comprehensive water plan for Water District No. 125 (Ordinance No. 5082, September 4, 1980). Service to the site is in conformance with this plan. According to the District's consulting engineer, a 4" water line is located on S. 144th St., adjacent to the property. This line will likely serve the proposed development, however, it will be required to be upgraded in size. A 12" line is located on 24th Ave. S., approximately 120' from the site. The District indicated in the Certificate of Water Availability that 1000 gpm or more of water at 20 PSI is available to the property on a continuous basis.

2. Capital Improvements: The CIP project cited in the preliminary staff report for 24th Ave. S., was dropped from the current, six-year, Capital Improvement Program budget, and has not been included in the proposed budget for 1981.

The comments noted in the preliminary report regarding other public services to the property, are applicable to the amended request.

## G. ADDITIONAL COMPREHENSIVE PLAN PRINCIPLES &amp; POLICIES:

## Highline Plan Policies H-26 and H-27:

*H-26 "Emphasize the development of hard surface pathways rather than sidewalks."*

*H-27 "New development should include provisions for pedestrian circulation."*

COMMENT: At present, S. 144th St. is a two-lane open ditch roadway which is lacking walkways. The Highline Plan principles cited in Subsection J-6 of the preliminary staff report, reference Highline Transportation Proposal Sr 47A. This proposal calls for paved roadway shoulders to provide pedestrian circulation. Implementation of the above policies could be handled through the "P" Suffix Site Plan Approval process (KCC 21.46.150 - .200).

## H. OTHER CONSIDERATIONS:

1. On July 30, 1980, King County adopted Ordinance No. 5003 which established landscaping requirements applicable to the proposed development. These requirements will assure implementation

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
BUILDING AND LAND DEVELOPMENT DIVISION  
ENVIRONMENTAL ASSESSMENT  
AND  
ADDENDUM REPORT TO THE ZONING & SUBDIVISION EXAMINER  
OCTOBER 23, 1980 - PUBLIC HEARING

APPLICANT: Peter J. Carkonen

FILE: 238-80-R

Proposed Ordinance No. 80-538

ENVIRONMENTAL ASSESSMENT

A. SUMMARY OF PROPOSED ACTION:

This is a request to change the zone classification of the subject property from SR (Potential ML) to ML in order to allow the development of a warehouse facility.

B. GENERAL INFORMATION:

Owner: Peter J. Carkonen  
PO Box 3067  
Federal Way, WA 98003  
Phone: 839-5600  
Agent: Edward L. Barnard  
31218 Pacific Highway So.  
Federal Way, WA 98003  
Phone: 941-1599  
Location: Lying on the south side of S. 144th St., 115'  
west of 24th Ave. S.  
Existing Zone: SR (Potential ML)  
Requested Zone: ML  
STR: W 21-23-4  
Size: 1.75 acres  
Water District: #125  
Sewer District: Rainier Vista  
Fire District: #2  
School District: #401

C. HISTORY/BACKGROUND:

1. The public hearing on June 26, 1980, on the subject request, was continued for administrative purposes by the Deputy Zoning and Subdivision Examiner. This was done to allow time for the applicant and the Building and Land Development Division (BALD) to investigate the possibility of utilizing the Port of Seattle property east of the site, for landscaping to buffer the proposed development. Subsequently, the applicant decided to add an additional parcel to the proposed reclassification, so that access would be available to the north onto S. 144th St., rather than from the east off of 24th Ave. S. As a result, a new public hearing was scheduled to allow consideration of the amended application.

2. Pursuant to the State Environmental Policy Act of 1971 (SEPA) KCC 20.44.060 and WAC 197-10-300 and upon the review of the applicant's environmental checklist, the Manager of the Building and Land Development Division prepared a proposed declaration of non-significance on September 5, 1980, stating that the proposed development would not constitute a major action significantly affecting the quality of the environment. Therefore, an environmental impact statement was not required prior to the scheduled public hearing.

D. PHYSICAL LAND CHARACTERISTICS:

The original request of the applicant covered Tax Lots 10, 20, 30, 40, 50 and 60 in Section 21, TWP 23, R4. The amended request added Tax Lots 292, 293 and 294. The physical land characteristics of the added parcel are the same as those described in the preliminary report for the original parcel. The added parcel is undeveloped.