

ORDINANCE NO. 2181

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, APPROVING WITH CONDITIONS, THE AEROJET LONG TERM TEMPORARY USE PERMIT – STORAGE CONTAINERS (L030271), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Aerojet, herein referred to as applicant, submitted an application to site two (2) temporary ocean going storage containers, for a maximum of one and a half years, or 548 days, on the south end of the property located at 13745 NE 112th Way, Redmond, WA, and

WHEREAS, a long term temporary use permit is a Type V permit decision, and

WHEREAS, the Redmond Community Development Guide authorizes the City Council to conduct an open record hearing for the long term temporary use permit, and

WHEREAS, on November 4, 2003, the City Council conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Aerojet Long Term Temporary Use Permit (L030271), and

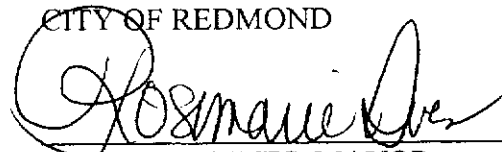
WHEREAS, on November 4, 2003, the City Council conditionally approved Aerojet Long Term Temporary Use Permit subject to conditions, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

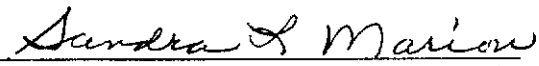
Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record, the City Council hereby adopts the findings, analysis, and conclusions in the Mayor's Memo, dated November 4, 2003.

Section 2. Approval. The City Council hereby approves the Aerojet Long Term Temporary Use Permit (L030271), subject to the conditions of approval identified in the Mayor's Memo dated November 4, 2003.

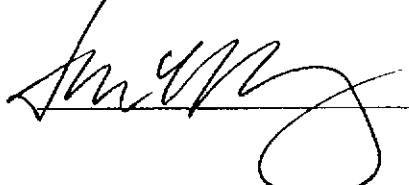
Section 3. Effective Date. This ordinance, being an administrative action, is not subject to referendum and shall take effect and be in full force five days after publication of an ordinance summary consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


SANDRA L. MARION, DEPUTY CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2181

October 30, 2003
November 4, 2003
November 10, 2003
November 15, 2003



III.A.1

THE CITY OF REDMOND

OFFICE OF THE MAYOR
ROSEMARIE M. IVES, Mayor

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: November 4, 2003

**SUBJECT: ORDINANCE: AEROJET LONG TERM TEMPORARY USE
PERMIT – STORAGE CONTAINERS, L030271**

I. RECOMMENDED ACTION

Following the public hearing, move to adopt the attached ordinance (**Attachment A.**) approving the Aerojet Long Term Temporary Use Permit – Storage Containers, L030271, subject to the conditions outlined in the attached Technical Committee Recommended Conditions of Approval (**Attachment B.**).

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447
Gibran Hashmi, Planner, 425-556-2443

III. DESCRIPTION/BACKGROUND

A. **Applicant:** Don McManamen, for Aerojet

B. **Location:** Southside of Aerojet Campus; 13750 NE 110th Court

C. **Use Detail:** The applicant has requested approval to site two (2) 8'x40' metal ocean going storage containers (**Attachment C.**). The containers are to be used for storage of tooling and product hardware including bolts, screws, o-rings, gaskets, etc., until a permanent structure is added to the Aerojet Campus. To date, no application has been made for a new permanent structure. The proposed location is well screened from surrounding properties by existing mature evergreen trees (**Attachment D.**).

D. **Duration:** This long term temporary use permit will be for 18 months from the effective date of the Ordinance (**Attachment A.**), if adopted.

E. **Conditions:** The Technical Committee recommends approval with conditions listed in **Attachment B.**

F. Notice: On October 21, City staff mailed the notice of application to neighbors within 500' of the subject property and notice was posted on site, City Hall, and Redmond Library. Notice of the public hearing was mailed to neighbors within 500', and posted notice on the site, City Hall, Redmond Library and in a one-time Seattle Times newspaper advertisement. To date, no comments have been received from the public regarding this project.

IV. IMPACT

Service Delivery: Staff does not anticipate any impact to service delivery, or fiscal impact, as a result of the approval of this project.

V. ALTERNATIVES

A. Adopt the Ordinance with Technical Committee Recommended Conditions of Approval. The Technical Committee has recommended approval of the Aerojet Long Term Temporary Use Permit (L030271) with conditions. This alternative will allow Aerojet to move forward with its proposal with conditions outlined by the Technical Committee.

B. Approve the Ordinance with modifications. The City Council may choose to approve the ordinance with modifications, based on Council findings that alternate conditions would better implement adopted regulations. This action would likely result in a redesign of the project.

C. Not approve the Ordinance. The City Council may choose not to approve Aerojet Long Term Temporary Use Permit (L030271), based on findings that the project, as designed, is inconsistent with adopted regulations. This action would result in the developer having to redesign the project.

VI. TIME CONSTRAINTS

The applicant has indicated to staff that their business is growing rapidly both in number of employees and contract backlogs, and wishes to install the storage containers as soon as possible.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance Adopting the Long Term Temporary Use Permit

Attachment B: Technical Committee Recommended Approval Conditions

Attachment C: Elevation

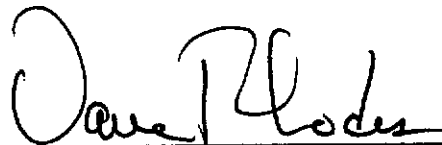
Attachment D: Aerial Photo

City Council

RE: ORDINANCE: Aerojet Long Term Temporary Use - Storage Containers, L030271

November 4, 2003

Page 3



Dave Rhodes, Public Works Director

10/22/03
Date



Roberta Lewandowski, Planning Director

10/21/03
Date

Approved for Council Agenda:



Rosemarie Ives, Mayor

10/24/03
Date

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Attachment A.

Ordinance adopting the Long Term Temporary Use Permit

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING WITH CONDITIONS, THE
AEROJET LONG TERM TEMPORARY USE PERMIT --
STORAGE CONTAINERS (L030271), AND ESTABLISHING AN
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THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record, the City Council hereby adopts the findings, analysis, and conclusions in the Mayor's Memo, dated November 4, 2003.

Attachment A.

Ordinance adopting the Long Term Temporary Use Permit

Section 2. Approval. The City Council hereby approves the Aerojet Long Term Temporary Use Permit (L030271), subject to the conditions of approval identified in the Mayor's Memo dated November 4, 2003.

Section 3. Effective Date. This ordinance, being an administrative action, is not subject to referendum and shall take effect and be in full force five days after publication of an ordinance summary consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: _____

APPROVAL CONDITIONS: **AEROJET FIRE SUPPRESSION SYSTEMS; L030246**

I. PLANNING

Contact: Gibran Hashmi, Planner
Phone: 425-556-2443
Email: ghashmi@ci.redmond.wa.us

Within 18 months the storage containers shall be removed and the site returned to its original condition.

II. STORMWATER, CLEARING AND GRADING

Contact: Jeff Dendy
Phone: 425-556-2890
Email: jdendy@ci.redmond.wa.us

A. Design Requirements to be Completed Prior to Permit:

1. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
2. Stormwater Management

This project meets the definition of a re-development project. Due to the proposed additional impervious area being under 5,000 square feet, no new detention or permanent water quality facilities are required.
3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

B. Miscellaneous:

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
2. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
3. Stencil all on-site storm drainage inlets with "DUMP NO WASTE DRAINS TO STREAM". Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.

Attachment B.

Technical Committee Recommended Approval Conditions

4. A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.

III. FIRE

Contact: Robert Lovett, Fire Marshal

Phone: 425-556-2207

Email: blovett@ci.redmond.wa.us

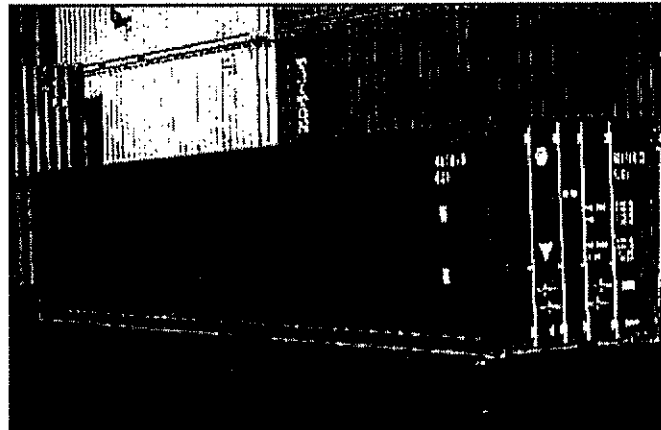
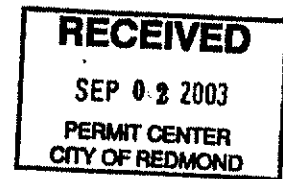
The current submittal is generally adequate for a Long Term Temporary Use Permit Approval, but does not fully demonstrate compliance with all building requirements. The following **conditions** are integral to the Approval and shall be complied with in Civil Drawings, Recordings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes: Coordinate the following with the SPE approval.

- Fire Protection Plan: a Fire Protection Plan for the entire facility (site) shall be accomplished. Work with the Fire Department plan reviewer assigned for the building permits associated with this project to satisfactorily achieve this condition.
- Permits: a fire permit for all hazardous materials and other uses that require Fire Code Permits [as applicable at this facility (site)] shall be obtained from the Fire Department. Work with the Fire Department plan reviewer assigned for the building permits associated with this project to satisfactorily achieve this condition.
- Conditions: Comply with all applicable portions of the Fire Code. Work with the Fire Department plan reviewer assigned for the building permits associated with this project to satisfactorily achieve this condition.

AEROJET

II-J: Elevation Drawing

Project: Aerojet - Ocean Going Container- Fire Suppression
Application For: Temporary Use (Long- Term)

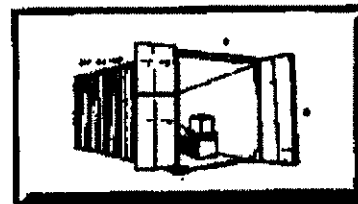


40 Foot Steel Shipping Container (Dry Van)

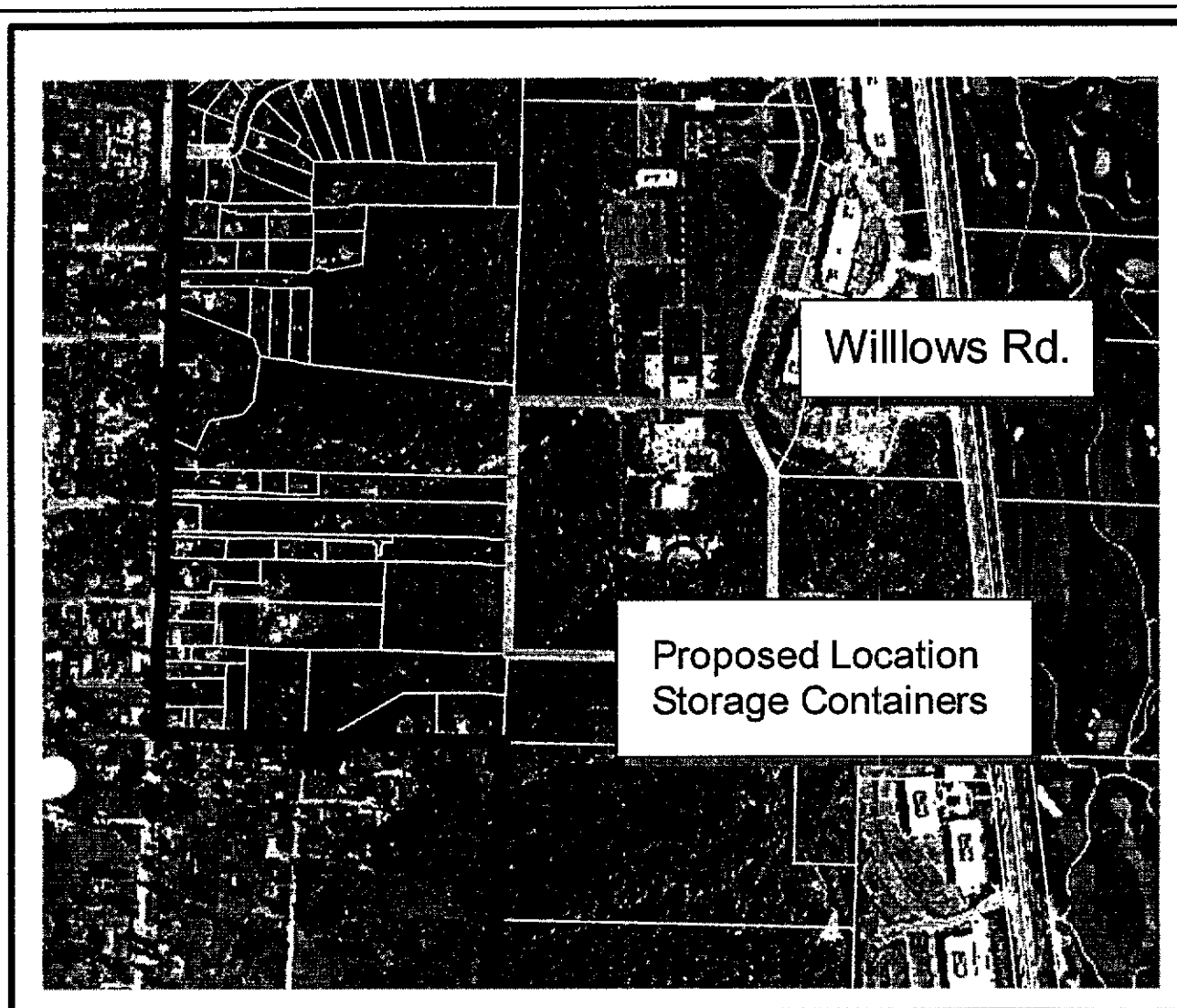
Interior Width: 7ft 8.5 in
Interior Height: 7ft 10.2 in
Interior Length: 39ft 5.7 in
Cubic Volume: 2389 cu ft.
Door Width: 92.0 in
Door Height: 89.8 in
Gross: 67,196 lbs.
Payload: 58,973 lbs.
Tare Weight: 8223 lbs.

8' x 20' or 8' x 40' Ground Level

STORAGE CONTAINERS



Steel shipping/storage containers (also called *Dry Vans*) are available in 20-foot, 40-foot and 45-foot and 48-foot sizes. Dry vans are designed to protect expensive trade goods from the extreme conditions of trans-oceanic shipping. The storage containers' steel construction and watertight door gaskets make them nearly impervious to moisture penetration, vermin infestation, rot, decay, and excess humidity. For added protection from extreme heat or cold, we also carry a full line of insulated and refrigerated containers. Each container can be customized to meet unique needs—whether you require extra security, unique paint jobs, or more advanced features like roll up doors for easy access.



-  City Limits
-  Site.shp
- KC Parcels 2002

500 0 500 Feet

