



NOTICE OF PUBLIC HEARING

Publish Date:	June 18, 2024
Proposal Name:	Seattle Galvanizing Small Parts & Storage
Applicant:	Hadi Mirzai
File Number:	PLN#1145 Special Use Permit
Location:	18520 67 th Avenue NE
Parcel Number:	31052200102000
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public Hearing Body:	Hearing Examiner
Public Hearing Date/Time:	Tuesday, July 9, 2024 at 10:00 am
Public Hearing Location:	Online via Teams Meeting
Written Comment Deadline:	Monday, July 8, 2024 at 5:00 pm

Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting.

Phone Number: 1-323-676-6217

Phone Conference ID: 470959662#

Online Teams Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJjMWNiYWETnJEWYS00NTcyLWFjMzMtYjc2ZWQ5YTk1MDEz%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%220id%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d

Meeting ID: 220 855 201 739

Passcode: fqgsDa

Proposal Description: The applicant is proposing to create a small parts hot-dip galvanizing line within an existing 39,058 square foot principal building. The proposed use will also utilize a 2,945 square foot storage building with a loading dock. Hot-dip galvanizing is the process of dipping fabricated steel into a kettle or vat containing molten zinc. The project site is approximately 2.5 acres and zoned as General Industrial within the Cascade Industrial Center. Onsite improvements include upgrades to the interior of the existing building, 73 parking spaces (70 standard and 3 ADA), paving the parking lot area, and landscaping around the perimeter of the lot. New stormwater treatment and infiltration facilities are proposed for the improvements.

Though "processing" is listed as a permitted use in the General Industrial zone under AMC 20.40.140, the municipal code does not specifically define the galvanizing process. The galvanizing process has the potential to produce hazardous waste into the environment, therefore, the city will process the permit utilizing section AMC 20.40.030.

AMC 20.40.030 states whenever the Tables of Permissible Uses provides that a use is permissible with a zoning permit, a special use permit shall nevertheless be required if the community and economic development director finds that the proposed use would have an extraordinary impact on neighboring properties or the public. In making this determination, the community and economic development director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question. The community and economic development director has determined that a Special Use Permit shall be obtained for this project per the process in AMC 20.16 and the criteria in AMC Title 20.

Per AMC 20.16.225 A Special Use Permit decision is made by the community and economic development director unless an interested party requests a hearing before the hearing examiner by the close of the comment period of the notice of application filed. A hearing was requested during the comment period of the notice of application public comment period and a public hearing shall be held.

How to View the Project: All documents pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via Zoom. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

Special Accommodation: Please call the staff contact listed above if internet access is a concern.

Proposed Site Layout

