



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

ZONING PERMIT - BOUNDARY LINE ADJUSTMENT (BLA) DANTRAWL, INC. - PLN #427

Report Issuance Date: April 26, 2018

A. GENERAL INFORMATION

1. **Application Submittal Date:** March 26, 2018
2. **Applicant:** Dantrawl, Inc.
3. **Contact:** Trevor Gaskin, trevor@coast-group.com
4. **Proposal Description:** The Applicant, Dantrawl, is proposing a boundary line adjustment as follows:

Existing Parcel A - 4.67 acres	Proposed Lot A - 6.12 acres
Existing Parcel B - 9.67 acres	Proposed Lot B - 8.21 acres
5. **Location:** 2430 State Route 530, Arlington, WA 98223
6. **Tax Parcel ID:** 31052200102300, 31052200101100
7. **Lot Size:** Approximately 14.34 acres (624,650.4 square feet)
8. **Topographical Description:** The site is flat grassy vegetation.
9. **Soil Type:** Lynnwood Loamy Sand 0 - 3% slope
10. **Land Use Designation:** General Industrial
11. **Zoning Classification:** General Industrial
12. **Proposed Use Classification:** Per Permissible Table 20.40-1
13. **Adjacent Land Uses-**
 - a. **North:** General Industrial - Vacant
 - b. **South:** General Industrial - Arlington Advanced Manufacturing Park
 - c. **East:** General Industrial - Stella Jones
 - d. **West:** General Industrial - Dungeness Gearworks
14. **Compatibility Description:** The proposal is 14.34 acres of vacant land.
15. **SEPA Issuance:** The Boundary Line Adjustment is exempt from SEPA review. See Special Use Permit PLN#406.
16. **Neighborhood Meeting Date:** Neighborhood meetings are not required for zoning permits.
17. **Public Hearing Date:** Public hearings are not required for zoning permits. Zoning permits are approved administratively.
18. **City Approvals Required:** Preliminary Boundary Line Adjustment - Zoning Permit, Final Boundary Line Adjustment - Land Use, Site Civil, Utility Permit, Building Permit
19. **City Staff Contact:** Launa Peterson, Permit Technician, lpeterson@arlingtonwa.gov

B. FINDINGS OF FACT

1. The application is in accordance with the AMC Land Use Code (Title 20) and with the Revised Code of Washington (RCW 58.17.040).

2. Per AMC Table 20.48-4, Density and Dimensional Standards, the minimum lot size in the General Industrial District has no minimum parcel size.
 - a. The lots exceed the minimum requirement. The minimum lot width in the General Industrial zone is 70 feet.

The proposed BLA meets all density and dimensional standards within the General Industrial zone. New development will need to comply with the General Industrial zoning and development requirements.

3. The application meets the requirements of AMC §20.16.344, as specified below:
 - a. Minor lot line adjustments to existing legal lots are permitted when no new lots, tracts, or parcels are created through the process; and

The proposed BLA does not result in the creation of an additional lot, tract, or parcel.

- b. Minor lot line adjustments to existing legal lots are permitted when the adjusted lots either meet all zoning requirements of AMC Title 20, or, in the case where any of the existing legal lots are nonconforming, the adjustment would not create a greater nonconformity; and

The proposed BLA meets all the zoning requirements of AMC Title 20 and the adjustment does not create any greater non-conformity.

- c. Boundary lines may not be adjusted which will result in directional changes in the orientation of the lots, tracts, parcels, or building sites, such as the changing of front yards into side yards and vice versa; and

The proposed BLA does not change the directional orientation of either of the lots.

- d. Boundary lines may not be adjusted which will result in the City being unable to provide adequate utilities; or result in inadequate frontage on a public street; and

The proposed BLA will not result in the inability to provide adequate utilities. The parcels are currently served by City of Arlington utilities. In addition, the proposed lots will continue to have adequate access to a public street.

- e. The survey for a boundary line adjustment must be conducted by or under the supervision of a registered state-licensed land surveyor. The surveyor shall certify on the boundary line adjustment survey map that it is a true and correct representation of the lands actually surveyed in accordance with City and State law; and

The BLA map states that the survey was conducted by or under the supervision of a registered state-licensed land surveyor on April 18, 2018, in conformance with the requirements of the Survey Recording Act.

- f. The survey must indicate that all lot corners are found and staked; show existing and proposed lot lines and all encroachments, buildings, and setbacks from property lines; and

provide the legal descriptions of the lots being adjusted before and after the boundary line adjustment; and

The BLA map does indicate that all lot corners were found and staked; does show existing and proposed lot lines and all encroachments, and buildings; and does provide the required legal descriptions.

- g. Boundary lines may not be adjusted where the adjustment will result in a violation of City or State code; and

The proposed BLA does not result in a violation of City or State code.

- h. The signed record of survey and the original affidavit of ownership/deed of trust shall be filed with the County Auditor in accordance with RCW Chapter 58.09 Surveys – Recording.

The recording process occurs after the City approves the BLA.

C. CONCLUSION

1. The City of Arlington Comprehensive Plan identifies this area as General Industrial, and the subject property is zoned General Industrial per AMC §20.36.100, Zoning Map. Per AMC Table 20.40-1, Permissible Uses, Use 28.300 (Boundary Line Adjustment) is a permissible action.
2. The requested zoning permit, as conditioned, is consistent with all AMC Title 20 requirements; permit processing procedures, and all other applicable codes.
3. The zoning permit should be approved subject to conditions specified below in Section D.

D. CONDITIONS

The applicant shall meet the following required conditions in order for the BLA to be recorded:

1. Approval of the BLA is subject to the applicant and all property owners and interested parties signing the BLA, and the applicant submitting the BLA for recording at the Snohomish County Auditor's Office (NOTE: SHB 1158, which became effective May 17, 2005, requires current full year tax and any delinquent tax to be paid prior to recording the paperwork for boundary line adjustments).
2. The applicant shall clear all outstanding Planning Division permit-processing accounts with the City within 60 days of issuance of this permit.
3. All land development on these subject properties shall be done in accordance with the City of Arlington Land Use Code, Site Civil Construction Standards, and Building Code Requirements.
4. For the actual transfer of property, the applicant or his representative shall prepare a deed of trust for recordation with the BLA.

E. FINAL ACTION NEEDED

1. Once the notarized signatures of the owner(s) have been obtained by the applicant (black ink must be used), the applicant shall submit the BLA documents to the City for City signatures in a format that meets Snohomish County map recording requirements.
2. Once the appropriate notarized City signatures have been obtained on the BLA, the applicant shall record the completed BLA original at Snohomish County Auditor's Office, 3000 Rockefeller Avenue, Everett, WA. Two Conformed Copies of the recorded original document shall be made and the applicant (or applicant's agent) shall return the original copy to the City, provide a conformed copy to the original owner, and keep the remaining copy. The applicant shall be responsible for the costs associated with recording and copying the BLA.

F. APPEAL

1. Per AMC §20.20.010, an appeal application must be filed, with all required fees, within 14 days of the date of issuance of this permit. The Hearing Examiner would hear the appeal of the permit, and his/her decision would be considered the City's final decision on the underlying governmental action. The Hearing Examiner's decision is appealable to Snohomish County Superior Court.

G. DECISION

The zoning permit is hereby **APPROVED, subject to the conditions specified in Section D above.**

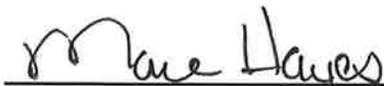
H. EXHIBITS

1. Approved BLA map submitted to the City on April 18, 2018.
2. Dantrawl Boundary Line Adjustment – PLN#427 (on file at CED Office)
3. Dantrawl Special Use Permit – PLN#406 (on file at CED Office)

I. EXPIRATION

1. Per AMC §20.16.220, this permit shall expire within two (2) years after date of issuance if the BLA is not recorded with the County.

ORDERED THIS ON THE 26 DAY OF April, 2018



Marc Hayes, Community and Economic Development Department Director

Distributed to the following parties:

Elias Olafsson, Dantrawl, Inc.
Trevor Gaskin, Coast Construction Group
Nova Heaton, Development Services Manager
Katie Heim, GIS Analyst