



# NOTICE OF APPLICATION

<b>File Name:</b>	Seattle Galvanizing Small Parts & Storage
<b>File Number:</b>	PLN #1145
<b>Applicant:</b>	2812 Architecture
<b>Location:</b>	18520 67 <sup>th</sup> Ave NE
<b>Parcel No.:</b>	31052200102000
<b>Date of Application:</b>	November 30, 2023
<b>Date of Completeness:</b>	December 8, 2023
<b>Date Notice of Application:</b>	December 21, 2023

**PROJECT DESCRIPTION:** The applicant is proposing to create a small parts hot-dip galvanizing line within an existing 39,000sf building. 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, 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.

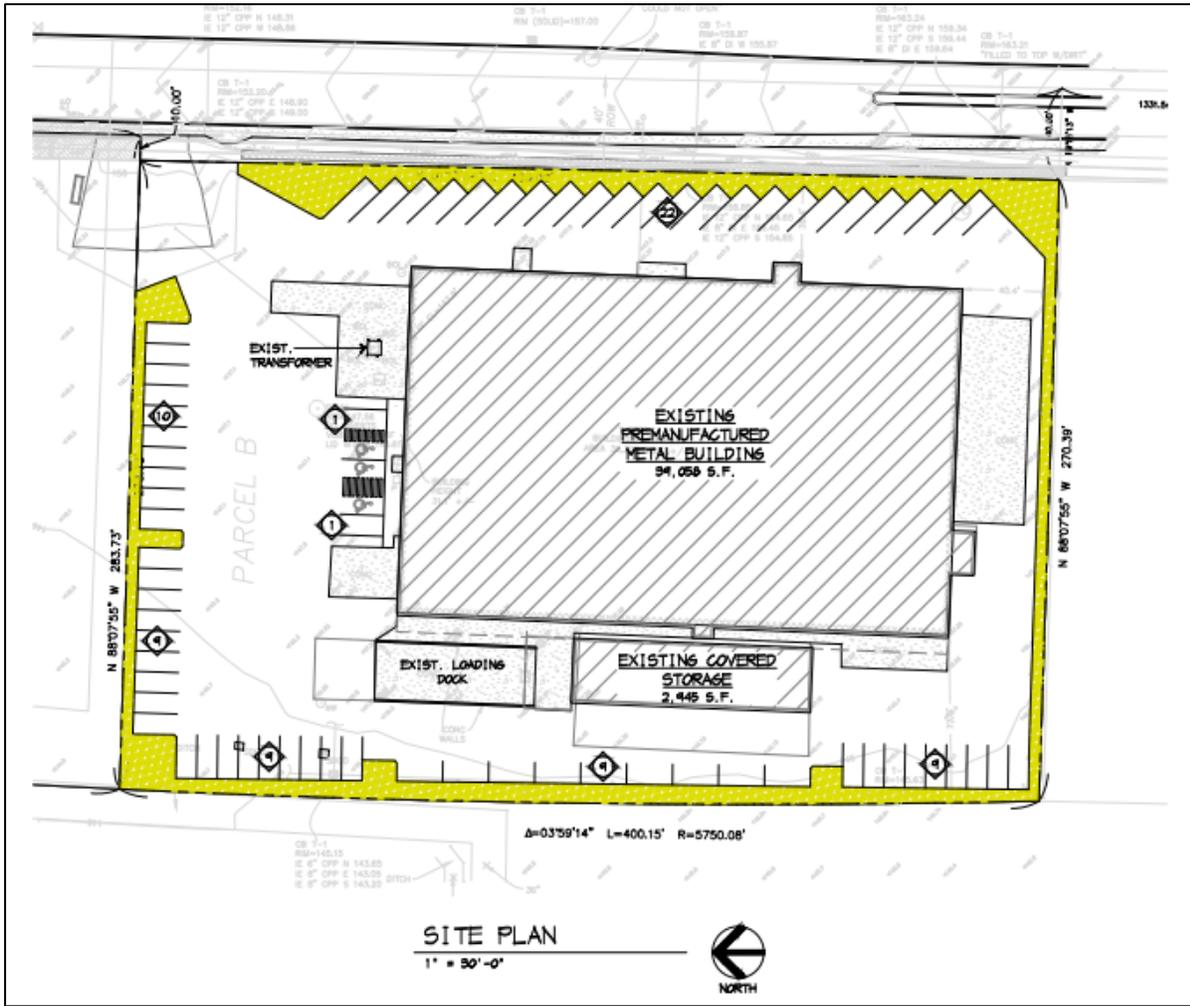
Per AMC 20.16.225 A Special Use Permit decision is made by the community and economic development director unless an interested party requests a hearing before the hearing examiner by the close of the comment period of the Notice of Application filed.

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Civil Permit, Utility Permit, and Building Permits. Additional Approvals: Stormwater General Permit

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Thursday, January 4, 2024.**

**Staff Contact:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), Community & Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

# Proposed Site Plan



# Vicinity Map

