



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.

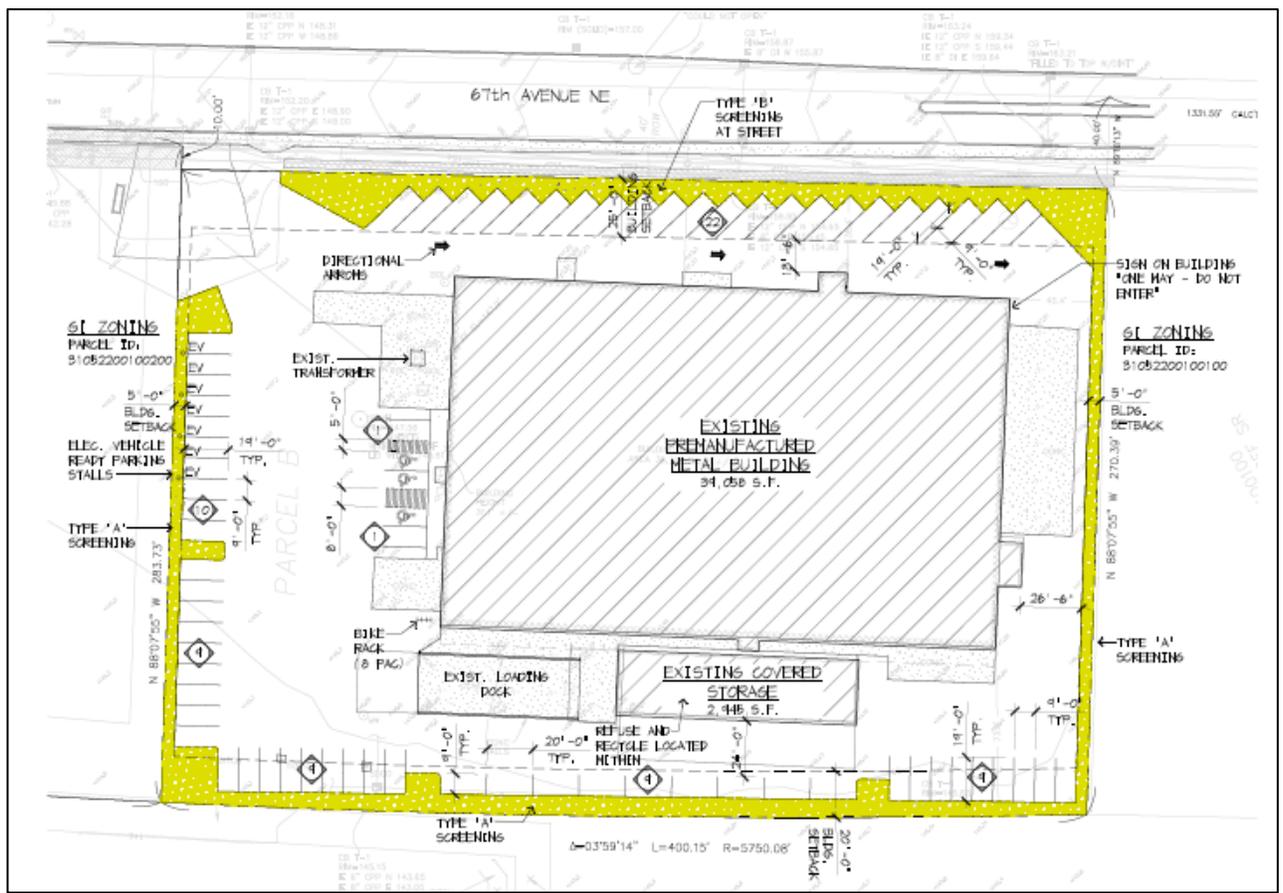
Per AMC 20.16.225 A Special Use Permit decision is made by the community and economic development director unless an interested party requests a hearing before the hearing examiner by the close of the comment period of the notice of application filed. A hearing was requested during the comment period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





CITY OF ARLINGTON

Notice of Public Hearing
Seattle Galvanizing Small Parts & Storage

File Number: PLN #1145
Applicant: Hadi Mirzai
Contact: 2812 Architecture
Location: 18520 67th Avenue NE
Parcel No.: 00461801000100
Lead Agency: City of Arlington
Public Hearing Body: Hearing Examiner
Public Hearing Location: Online via Teams Meeting
Publication Date: June 18, 2024
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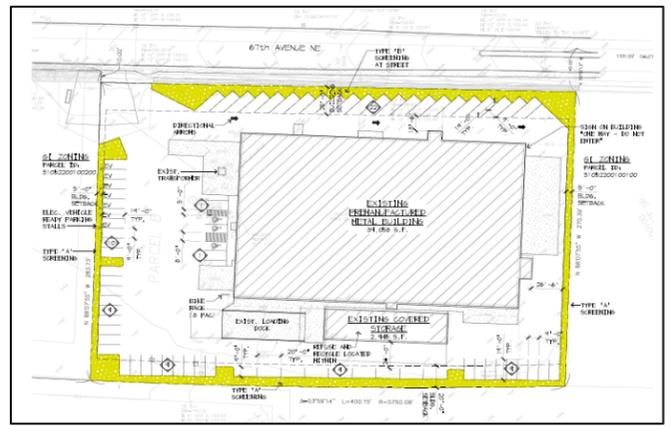
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Though "processing" is listed as a permitted use in the General Industrial zone under AMC 20.40.140, the municipal code does not specifically define the galvanizing process. The galvanizing process has the potential to produce hazardous waste into the environment, therefore, the city will process the permit utilizing section AMC 20.40.030.

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Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



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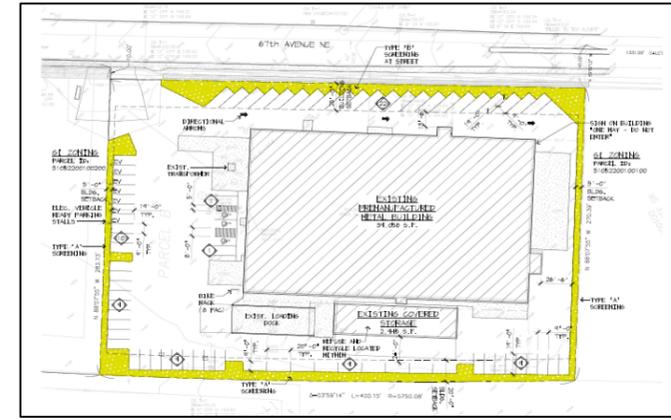
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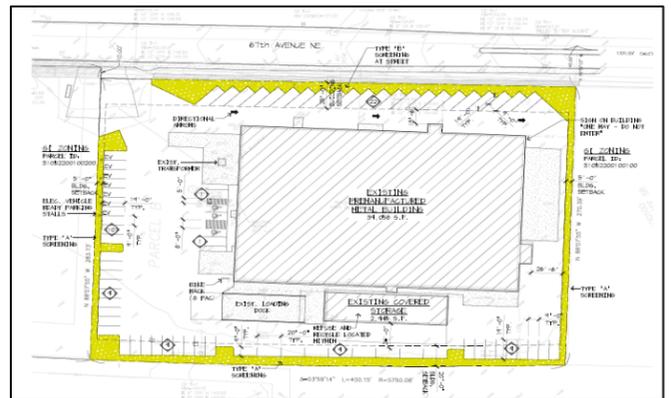
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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For Publication in the Tuesday, June 18, 2024 edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Seattle Galvanizing Small Parts & Storage

File Number: PLN #1145

Applicant: Hadi Mirzai

Contact: 2812 Architecture

Address: 18520 67th Avenue NE

Parcel No.: 31052200102000

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

Lead Agency: City of Arlington

SEPA Responsible Official: Marc Hayes, Community & Economic Development Director

City Project Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov or 360-403-3550

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Tuesday, July 9, 2024 at 10:00 am

Public Hearing Location: Online via Teams Meeting (see online notice for teams meeting invite)

Written Comment Deadline: Monday, July 8, 2024 at 5:00 pm

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CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on June 18, 2024, I posted public notice for planning File Number PLN #1145 at the following locations:

- City Hall
- City Website
- Smokey Point Post Office
- On-Site
- Arlington Library

and to the following persons and agencies:

- Applicant
- Agencies with Jurisdiction
- Property Owners (w/in 500' radius)
- Parties of Record

Stating:

- 1) that a public hearing will be held by the
 - Planning Commission
 - City Council
 - Hearing Examiner

Date: **July 9, 2024 at 10:00 am**

OR 2) that a Neighborhood Meeting will be held on _____

- 3) the City issued a SEPA Threshold Determination for this project
- 4) the City issued Notice of Application for this project
- 5) the City issued combined Notice of Application and SEPA Threshold Determination

Amy Rusko
Signature

6-18-2024
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko is the person who appeared before me, and said person acknowledge that (~~he~~/she) posted the attached notice on the date specified and acknowledged it to be (~~his~~/her) free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones
Notary Public in and for the State of Washington residing at
Arlington, WA
My appointment expires
5-1-2027

COMMUNITY & ECONOMIC DEVELOPMENT PLANNING & LAND USE DIVISION



ARLINGTON AIRPORT OFFICE
18204 59th Ave NE
Arlington, WA 98223
8am - 5pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov

From: [Amy Rusko](#)
Bcc: [Stephanie Jolivette](#); [Kerry Lyste](#); [Don Backstrom](#); [habibara@msn.com](#); [farideharang@msn.com](#); [rem@italy4real.com](#); [jswizer@comcast.net](#); [sdryanhoy1@gmail.com](#); [viney.elizabeth@gmail.com](#); [gina6811@hotmail.com](#)
Subject: Seattle Galvanizing Small Parts and Storage Notice of Public Hearing
Date: Tuesday, June 18, 2024 4:05:00 PM
Attachments: [image001.png](#)
[20240614_PLN1145_SeattleGalvanizingSmallPart_NOPH.pdf](#)

Dear Party of Record –

You are receiving this email as a Party of Record for the Seattle Galvanizing Small Parts and Storage project. This email provides the Notice of Public Hearing. The project documents can be found on the city's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Project documents are currently online; however, the city website will be updated no later than 5:00 pm on June 19, 2024 with all public hearing exhibits and the staff report.

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
Bcc: [Stephanie Jolivette](#); [Kerry Lyste](#); [Don Backstrom](#)
Subject: Seattle Galvanizing Small Parts and Storage
Date: Tuesday, June 18, 2024 4:05:00 PM
Attachments: [image001.png](#)
[20240614_PLN1145_SeattleGalvanizingSmallPart_NOPH.pdf](#)

Dear Party of Record –

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Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Adam Clark](#); [Hadi Mirzai](#); hadi@seattlegalvanizing.com
Subject: Seattle Galvanizing Small Parts and Storage Notice of Public Hearing
Date: Tuesday, June 18, 2024 4:04:00 PM
Attachments: [image001.png](#)
[20240614_PLN1145_SeattleGalvanizingSmallPart_NOPH.pdf](#)

Adam,

Attached is the Notice of Public Hearing for Seattle Galvanizing Small Parts and Storage. The public hearing is scheduled for July 9, 2024 at 10:00 am.

I am a little behind and was planning to have the Staff Report completed today. It looks like I won't be able to get it out to you until tomorrow. Also, all the exhibits will be uploaded to the city's website by end of day tomorrow. You will be able to view the exhibits at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov

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