



NOTICE OF APPLICATION

File Name:	Seattle Galvanizing Small Parts & Storage
File Number:	PLN #1145
Applicant:	2812 Architecture
Location:	18520 67 th Ave NE
Parcel No.:	31052200102000
Date of Application:	November 30, 2023
Date of Completeness:	December 8, 2023
Date Notice of Application:	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, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223



CITY OF ARLINGTON
Notice of Application
 Seattle Galvanizing Small Parts & Storage

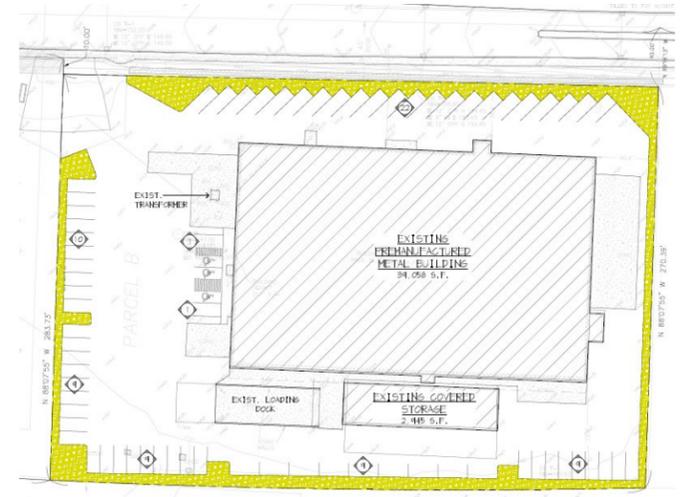
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How to View the Project: View current project documents by accessing the city’s website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

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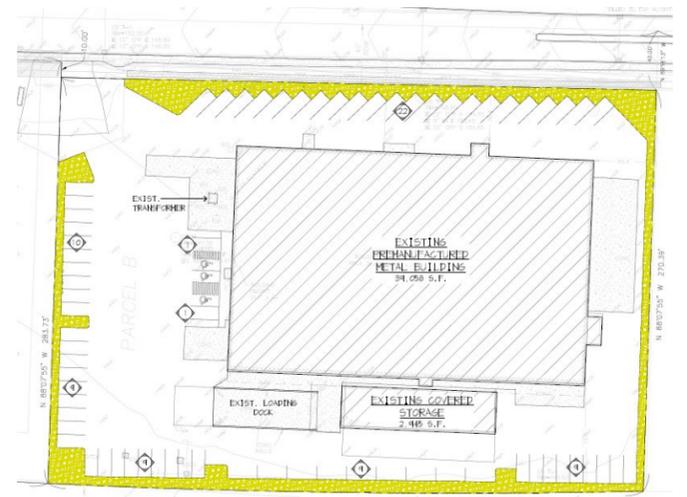
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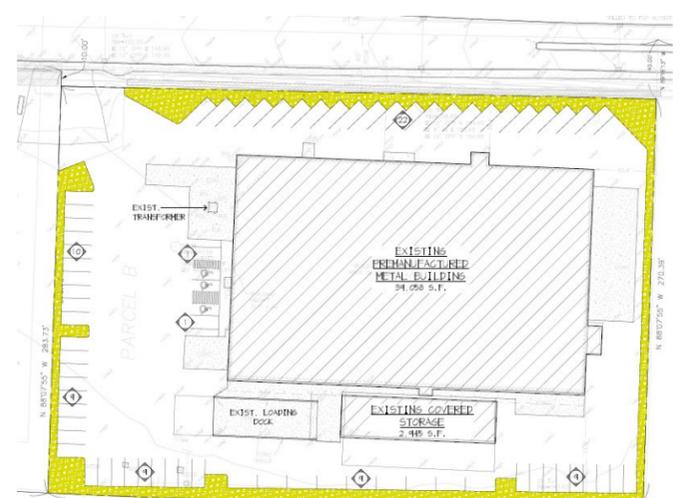
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Community & Economic Development Department
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For Publication in the Thursday, December 21, 2023 edition of the Herald:

City of Arlington
Notice of Application

File Name: Seattle Galvanizing Small Parts & Storage
File Number: PLN #1145

The City of Arlington has issued a Notice of Application for the Seattle Galvanizing Small Parts & Storage Special Use Permit.

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.

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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.

The Notice and project documents are available for review on the city’s website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

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, 2023.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [Claude Williams](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Dan Stonington](#); [Darin Klein](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Nazmul Alam](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)
Cc: [Ameresia Lawlis](#)
Subject: City of Arlington - Notice of Application
Date: Thursday, December 21, 2023 9:51:00 AM
Attachments: [20231219_PLN1145_NOA.pdf](#)
[image001.png](#)

Review Agencies –

The City of Arlington has issued a Notice of Application for the Seattle Galvanizing Small Parts & Storage Special Use Permit – PLN #1145. The SEPA Determination will be issued later with an additional comment period.

To review the submittal documents please use this link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> and scroll down to the project labeled Seattle Galvanizing Small Parts & Storage.

The City invites affected agencies, tribes, and special districts to review the documents for potential impacts and provide the City Staff contact with any comments by the close of the comment period as indicated on the Notice of Application. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that Notice of Application comments be provided on their respective agency's formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, ask the applicant for additional information or place conditions within the SEPA Determination that is yet to be issued. Please note that the City will only accept written Notice of Application comments. Following City review, all comments received within the comment period will be forwarded directly to the project applicant.

The due date for this review is **5:00 pm on Thursday, January 4, 2024.**

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: [Betsy Wheelock](#)
To: [Amy Rusko](#)
Subject: RE: City of Arlington - Notice of Application
Date: Thursday, December 21, 2023 10:13:05 AM
Attachments: [image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Hi Amy,

You can send these to sepa@psccleanair.gov

Thank you,

Betsy

From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Thursday, December 21, 2023 9:55 AM
To: Betsy Wheelock <BetsyW@psccleanair.gov>
Subject: FW: City of Arlington - Notice of Application

Betsy,

Could you please tell me who in your organization needs to receive these notices? Thank you!

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
Sent: Thursday, December 21, 2023 9:51 AM
To: Alex VanDuine <avanduin@lwsd.wednet.edu>; Andrea Pellham <apellham@snohd.org>;
Antonia Weiss <antonia.weiss@co.snohomish.wa.us>; Bob Hubenthal
<Robert.hubenthal@dshs.wa.gov>; Brad Ball <brad.ball@co.snohomish.wa.us>; Brad Zahnow
<bzahnow@marysvillewa.gov>; Brian Lewis <blewis@asd.wednet.edu>; Chris Holland

<cholland@marysvillewa.gov>; Clarissa Stenstrom <clarissa.stenstrom@snoco.org>; Claude Williams <claudew@psc Cleanair.org>; CNG Service <service@cngc.com>; Community Transit <sepa@commtrans.org>; Corinna Ong <corinna.ong@co.snohomish.wa.us>; D Marks <dmarks@tulaliptribes-nsn.gov>; Dan Stonington <daniel.stonington@psp.wa.gov>; Darin Klein <darin.klein@doc1.wa.gov>; Dawn Anderson <anderdm@wsdot.wa.gov>; Department of Fish and Wildlife <R4Cplanning@dfw.wa.gov>; DOC Review Team <reviewteam@commerce.wa.gov>; EFSEC <efsec@utc.wa.gov>; Eric Heinitz <efheinitz@doc1.wa.gov>; Erika Harris <eharris@psrc.org>; Erin Kelly <erin.kelly@bnsf.com>; Haylie Miller <hmillier@marysvillewa.gov>; Joseph Norris <joseph.norris@usps.gov>; Julie Davis <jdavis@marysvillewa.gov>; K Nelson <knelson@tulaliptribes-nsn.gov>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kelly McLain <kmclain@agr.wa.gov>; Kerry Lyste <klyste@stillaguamish.com>; Krista Gessner <kgessner@marysville.gov>; Larry Covey <Larry.covey@dshs.wa.gov>; Lucas Larson <llarson@snohd.org>; Nazmul Alam <alamn@wsdot.wa.gov>; Randy Kline <randy.kline@parks.wa.gov>; Sam Barr <sbarr@stillaguamish.com>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; SEPA PSCAA <sepa@psc Cleanair.org>; SEPA Review Team <sepa.reviewteam@doh.wa.gov>; Snohomish County Public Works <SPW-ExternalRFR@snoco.org>; Snohomish County PUD <cmmurphy@sнопud.com>; Stacey Abbott <stacey.abbott@snoco.org>; Stephanie Jolivette <stephanie.jolivette@dahp.wa.gov>; Steve Rice <srice@snohd.org>; Stillaguamish Tribe <sepa@stillaguamish.com>; Stillaguamish Tribe of Indians <permitting@stillaguamish.com>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Waste Management <eniguidula@wm.com>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>

Cc: Ameresia Lawlis <alawlis@arlingtonwa.gov>

Subject: City of Arlington - Notice of Application

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Phone: 360-403-3550

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Website: www.arlingtonwa.gov

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From: [Amy Rusko](#)
To: [Adam Clark](#)
Cc: [Ameresia Lawlis](#)
Subject: City of Arlington Notice of Application - Seattle Galvanizing Small Parts & Storage
Date: Thursday, December 21, 2023 9:52:00 AM
Attachments: [20231219_PLN1145_NOA.pdf](#)
[image001.png](#)

Adam,

Attached is the Notice of Application for the Seattle Galvanizing Small Parts & Storage Special Use Permit – PLN #1145.

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



CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on December 21, 2023, 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:

- 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

December 21, 2023
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
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



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