

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 25-336

REFERRING A PROPOSED EXPANSION OF THE MALTBY URBAN GROWTH AREA, INCLUDING FUTURE LAND USE MAP, ZONING MAP, AND POLICY CHANGES TO THE SNOHOMISH COUNTY PLANNING COMMISSION AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES FOR CONSIDERATION DURING THE 2025 ANNUAL AMENDMENTS OF THE SNOHOMISH COUTNY COMPREHENSIVE PLAN

WHEREAS, the County Council wishes to obtain a recommendation from the Snohomish County Planning Commission regarding a proposed expansion of the Maltby Urban Growth Area, including changes to the Future Land Use Map (FLUM), official zoning map, and, possibly, policy language in the Comprehensive Plan; and

WHEREAS, FLUM, zoning map, and comprehensive plan changes during comprehensive plan updates are Type 3 legislative actions pursuant to Chapter 30.73 SCC; and

WHEREAS, SCC 30.73.030(1) provides that the county council may initiate a Type 3 legislative action; and

WHEREAS, the properties included within this Motion were included and studied under the State Environmental Policy Act (SEPA) Final Environmental Impact Statement (FEIS) prepared for the 2025 Comprehensive Plan update; and

WHEREAS, the properties included within this Motion were previously evaluated under Motion 22-098 and Amended Ordinance No 24-101; and

WHEREAS, this Motion significantly reduces the acreage being considered for inclusion within the Maltby UGA from approximately 254 acres to 112.39 acres compared to Motion 22-098; and

WHEREAS, this Motion includes 100.64 acres of property owned by the Northshore School District (NSD) that was sold to them by Snohomish County; and

WHEREAS, the addition of the Northshore School District (NSD) property is consistent with CPP DP-2.e.6 and will allow new public school facilities to be in the UGA. Inclusion of the NSD property in the UGA furthers the public interest in at least three ways and does not conflict with other requirements. First, by making urban standards for safe walking conditions for school children a requirement that will apply to future permits. School children will have sidewalks and other safety features that are

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part of urban school standards but not of rural school standards. Second, by allowing Snohomish County to apply urban road standards rather than rural road standards. Third, inclusion in the UGA will allow the schools to connect to sewer. Sewer connection rather than reliance on septic drainfields will help protect water quality in Little Bear Creek. Regarding other requirements, there will be no net effect on county employment capacity. The NSD property could develop with schools and associated employment whether inside or outside the UGA. Inclusion would mean that jobs at the schools would count towards urban employment targets rather than rural employment targets. Including the NSD property is therefore consistent with CPP DP-2.e.6; and

WHEREAS, this Motion would be consistent with the Transportation Element adopted as part of the 2025 Comprehensive Plan Update. Schools are allowed under the existing and proposed zoning. Transportation impacts from inclusion may be reduced as the development of schools will include the application of urban road standards rather than rural road standards thereby further increasing public and student safety. In addition, there are uses allowed in the current R-5 zone which would have a greater transportation impact than the proposed uses on the Vangemert property which would include concrete and asphalt storage which would be part of the existing use for JEV recycling; and

WHEREAS, the inclusion of the NSD property requires inclusion of the Vangemert property to create a logical UGA boundary (CPP DP-1.g). This is because the existing Maltby UGA, NSD property, and King County UGA fully surround the Vangemert property; and

WHEREAS, the Vangemert property is owned by the owners of JEV Recycling, a concrete and asphalt recycling business located adjacent to the Vangemert parcel and within the Maltby UGA. JEV Recycling seeks to add the Vangemert parcel to the Maltby UGA to expand its operating footprint to accommodate additional materials for recycling. JEV Recycling is a third-party solid waste provider as recognized in the Snohomish County Comprehensive Solid and Hazardous Waste Management Plan – 2021. As documented in the 2024 UGA Land Capacity Analysis, an increasing share of new development requires redevelopment of existing uses, meaning that demand for such facilities will grow faster than general population growth. CPP PS-10 says that the County “should coordinate with solid waste service providers in order to meet and, if desired, exceed state mandates for the reduction of solid waste and promotion of recycling.” The County Council finds that this solid waste service provider could contribute to the reduction of solid waste and promotion of recycling within Snohomish County. Inclusion of the Vangemert property is therefore consistent with CPP PS-10; and

WHEREAS, SCC 30.73.040 provides that the Planning Commission shall hold a public hearing on a Type 3 proposal referred to it by the county council within 90 days or within a time specified by the County Council; and

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WHEREAS, Planning and Development Services (PDS) is the lead department for the 2025 Comprehensive Plan amendments and PDS may need to seek and receive input on the proposed policy amendments from other county departments; and

WHEREAS, the County Council is open to input from PDS and other departments on any issue or idea related to the proposal;

NOW, THEREFORE, ON MOTION, the County Council hereby refers the proposal as detailed and attached in "Exhibit A", to the Department of Planning and Development Services (PDS) for input as follows:

1. Pursuant to Chapters 2.08 and 30.73 SCC, the County Council refers the potential code revisions to the Director of PDS as both the head of the lead department and as acting in the capacity of Secretary to the Snohomish County Planning Commission for its review, consideration, and a recommendation to the Council
2. The County Council understands that the proposed amendments may require refinements for consistency with other policies or statutes. PDS or other departments may suggest such refinements or other types of improvements. The intent of this motion is to consider expansion of the Maltby UGA as part of the 2025 annual amendments to the Snohomish County Comprehensive Plan. Exhibit A to this motion includes details.
3. The County Council does not specify a date for a response and instead requests that the Planning Commission hold a public hearing and make its recommendation on the proposed changes back to the County Council as part of the commission's overall consideration of the 2025 annual comprehensive plan amendments.

DATED this ____ day of July, 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

What is the proposed action

Northshore School District and Vangemert properties

The expansion covers approximately 112 acres plus additional right-of-way areas to be determined by PDS.

Proposed Future Land Use Map designations/Zoning

- Urban Industrial/Light Industrial (11.75 acres)
- Public/Institutional Use/R-9,600 (100.64 acres)

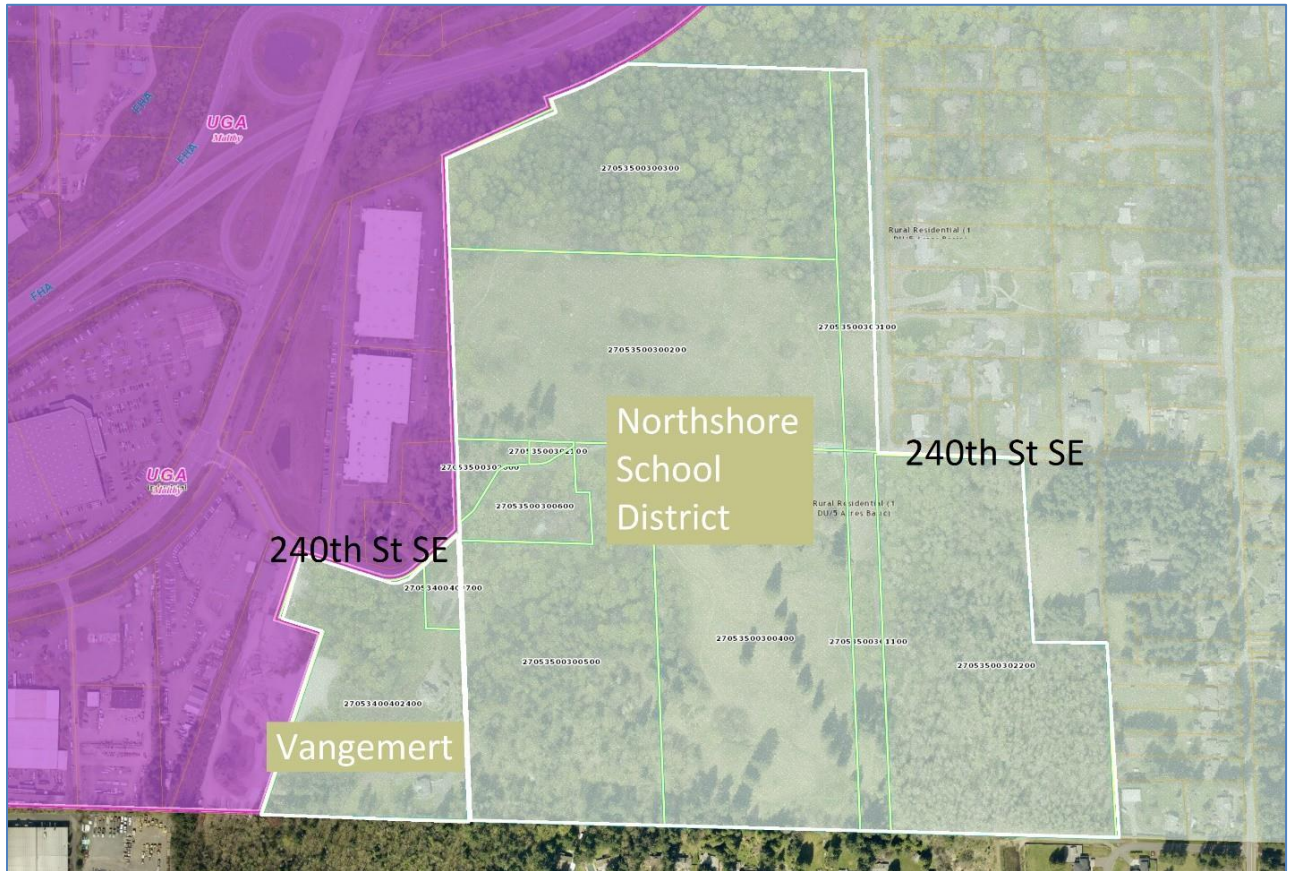


Figure 3 – Vangemert and Northshore School District Parcels

Table 2: Vangemert and Northshore School District Parcels

Owner	Proposed Future Land Use (zoning)	Parcel(s)	Acreage
Vangemert	Urban Industrial (Light Industrial)	27053400402400; 27053400403700	11.75
Northshore School District	Public/Institutional Use (R-9,600)	27053500300100; 27053500300200; 27053500300300; 27053500300400; 27053500300500; 27053500300600; 27053500301100; 27053500302000; 27053500302100; 27053500302200	100.64
		Total	112.39

