

CITY OF MONROE
ORDINANCE NO. 002/2022

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ANNEXING THE PROPERTY COMMONLY KNOWN AS THE MONROE WOODLANDS ANNEXATION AREA; ACKNOWLEDGING AND REQUIRING THAT THE ANNEXATION AREA SHALL BE DESIGNATED (R7) – RESIDENTIAL 7 DWELLING UNITS PER ACRE ON THE CITY’S ZONING MAP AND MEDIUM DENSITY SFR ON THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; REQUIRING THAT THE PROPERTIES IN THE ANNEXATION AREA SHALL BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY OF MONROE; ADOPTING SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Monroe entered into an Interlocal Agreement with Snohomish County concerning annexation within the Monroe Urban Growth Area (UGA), recorded under Snohomish County Auditor’s File Number 9609110230; and

WHEREAS, the City of Monroe adopted a Six-Year Annexation Plan under Resolution 2009/012 that provides an annexation strategy for the Monroe UGA; and

WHEREAS, the “Comprehensive Plan Future Land Use Map” designates the Monroe Woodlands Annexation Area as Medium Density Single Family Residential, which allows for a density of 7 units per acre; and

WHEREAS, in response to a Notice of Intent to Commence Annexation filed by the landowners on September 22, 2020, the Monroe City Council passed Resolution 018/2020 authorizing the circulation of a petition for the annexation of approximately 178 acres located within the City’s UGA and known commonly as the Monroe Woodlands Annexation Area, as legally described in Exhibit A and shown in Exhibit B; and

WHEREAS, a petition satisfying the applicable requirements of RCW 35A.14.120 et. seq. and Resolution 018/2020 was received on October 27, 2020, and the sufficiency of said petition was subsequently verified; and

WHEREAS, the City submitted a Notice of Intention to the Snohomish County Boundary Review Board (BRB) on July 7, 2021, which was deemed legally sufficient with an effective filing date of September 7, 2021; and

WHEREAS, the City received notice from the BRB on October 19, 2021 that the BRB did not invoke jurisdiction and that the City may continue finalizing the proposed annexation; and

WHEREAS, as required by RCW 35A.14.130, the City Council conducted a duly noticed public hearing on the proposed annexation on January 11, 2022, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, the annexation effectuated by the ordinance is consistent with and will implement the relevant provisions of the City's Comprehensive Plan and the City's Six-Year Annexation Plan; and

WHEREAS, the City Council deems the annexation effectuated by this ordinance to be in the health, safety, morals, and the general welfare; and

WHEREAS, the City Council has determined that the annexation area will be responsible for its proportionate share of any of the outstanding indebtedness of the City of Monroe and has further established pre-annexation zoning for the area through the adoption of Ordinance No. 018/2019;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE, as follows:

Section 1. Annexation of Property. The Monroe City Council hereby annexes to the City of Monroe the area legally described in Exhibit A and shown in Exhibit B.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of Agenda Bills No. 21-576 and AB No. 22-082, as findings in support of the annexation effectuated by this ordinance.

Section 3. Assumption of Debt/Taxation. Upon annexation, all property within the territory annexed hereby shall be assessed and taxed at the same rate and at the same basis as property within the City of Monroe, including an assumption of said property's proportionate share of the City's indebtedness.

Section 4. Zoning. Upon annexation, said property shall be zoned (R7) Residential 7 Dwelling Units Per Acre, with a Comprehensive Plan land use designation of Medium Density SFR, as provided by Ordinance No. 018/2019.

Section 5. Amendments of Maps. The City Council authorizes City Staff to amend all official maps for the City of Monroe, including without limitation the official zoning map, to reflect the annexation effectuated by this ordinance, and as set forth herein.


Section 6. Filing. Upon passage of this ordinance, the city shall file a certified copy of the adopted annexation ordinance with Snohomish County pursuant to RCW 35A.14.140.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication, as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 8th day of February, 2022.

CITY OF MONROE, WASHINGTON



Geoffrey Thomas (Feb 9, 2022 15:18 PST)

Geoffrey Thomas, Mayor


ATTEST:



Jodi Wycoff (Feb 9, 2022 17:35 PST)

Jodi Wycoff, City Clerk

APPROVED AS TO FORM:



Zach Lell (Feb 9, 2022 13:42 PST)

J. Zachary Lell, City Attorney

Ordinance No. 002/2022
First Reading: January 11, 2022
Adoption: February 8, 2022
Published: February 11, 2022
Effective: February 16, 2022

EXHIBIT A

LEGAL DESCRIPTION OF WOODLANDS ANNEXATION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND ALSO TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED TO WIT:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE SOUTH 88°01'23" EAST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 26, A DISTANCE OF 398.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED SR 2 AS CONDEMNED IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE No. 128550 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°01'23" EAST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID MIDSECTION LINE THE FOLLOWING DISTANCES:

932.02 FEET TO THE NORTHWEST CORNER OF TRACT 998 OF THE PLAT OF MONROE WOODLANDS PHASE 2 AS RECORDED UNDER AUDITOR'S FILE NUMBER 202008255001 OFFICIAL PUBLIC RECORDS, SNOHOMISH COUNTY, WASHINGTON (OPRSCW);

889.46 FEET ALONG THE NORTH LINE OF SAID TRACT 998 TO THE NORTHWEST CORNER OF TRACT 999 OF SAID PLAT OF MONROE WOODLANDS PHASE 2;

542.27 FEET ALONG THE NORTH LINE OF SAID TRACT 999 TO THE NORTHWEST CORNER OF TRACT 998 OF THE PLAT OF ROOSEVELT RIDGE AS RECORDED UNDER AUDITOR'S FILE NUMBER 200510265136, OFFICIAL PUBLIC RECORDS, SNOHOMISH COUNTY, WASHINGTON (OPRSCW);

1168.09 FEET ALONG THE NORTH LINE OF SAID TRACT 998 AND EXTENSION OF SAID NORTH LINE PROJECTED EAST (IN ALL A DISTANCE OF 3,531.84 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 175TH AVE SE;

THENCE DEPARTING SAID MIDSECTION LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING:

SOUTH 1°05'49" EAST, A DISTANCE OF 75.45 FEET;

SOUTH 88°54'11" WEST, A DISTANCE OF 1.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, WHOSE RADIUS BEARS NORTH 87°48'12" WEST, A DISTANCE OF 605.12 FEET, THROUGH A CENTRAL ANGLE OF 19°26'15", AN ARC DISTANCE OF 205.29 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 424.80 FEET, THROUGH A CENTRAL ANGLE OF 22°43'56", AN ARC DISTANCE OF 168.54 FEET;

SOUTH 1°05'49" EAST, A DISTANCE OF 87.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 470.00 FEET, THROUGH A CENTRAL ANGLE OF 11°10'22", AN ARC DISTANCE OF 91.65 FEET;

SOUTH 12°16'11" EAST, A DISTANCE OF 44.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 530.00 FEET, THROUGH A CENTRAL ANGLE OF 22°15'30", AN ARC DISTANCE OF 205.90 FEET;

SOUTH 9°59'19" WEST, A DISTANCE OF 46.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 470.00 FEET, THROUGH A CENTRAL ANGLE OF 11°05'08", AN ARC DISTANCE OF 90.94 FEET;

SOUTH 1°05'49" EAST, A DISTANCE OF 193.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 246.94 FEET, THROUGH A CENTRAL ANGLE OF 86°45'43", AN ARC DISTANCE OF 373.94 FEET;

SOUTH 87°51'32" EAST, A DISTANCE OF 30.12 FEET;

THENCE SOUTH 2°08'28" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, AT 80.85 FEET PASSING A POINT AT THE CORNER OF THE INTERSECTION OF 128TH PL SE AND 175TH DR SE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 175TH DR SE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 143.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 175TH DR SE THE FOLLOWING:

ALONG SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 530.00 FEET, THROUGH A CENTRAL ANGLE OF 4°11'46", AN ARC DISTANCE OF 38.81 FEET;

SOUTH 6°20'14" WEST, A DISTANCE OF 181.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 470.01 FEET, THROUGH A CENTRAL ANGLE OF 8°03'47", AN ARC DISTANCE OF 66.14 FEET;

SOUTH 1°43'33" EAST, A DISTANCE OF 61.83 FEET;

THENCE SOUTH 88°16'27" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, AT A DISTANCE OF 60.00 FEET PASSING THE WESTERLY RIGHT-OF-WAY LINE OF 175TH DR SE, ALSO BEING THE NORTHEAST CORNER OF LOT 30 AS SHOWN ON THE AFORMENTIONED PLAT OF ROOSEVELT RIDGE, IN ALL A DISTANCE OF 255.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 30;

THENCE SOUTH 1°43'33" EAST ALONG THE SOUTH LINE OF LOTS 30-26 OF THE PLAT OF ROOSEVELT RIDGE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 131ST ST SE;

THENCE NORTH 88°16'27" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 1°43'33" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 131ST ST SE;

THENCE SOUTH 88°16'27" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 1°43'33" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.08 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 26;

THENCE NORTH 87°42'08" WEST ALONG SAID SOUTH LINE OF SECTION 26, A DISTANCE OF 190.43 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED STATE ROUTE 2;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING:

SOUTH 51°33'31" EAST, A DISTANCE OF 158.70 FEET;

SOUTH 61°21'18" EAST, A DISTANCE OF 689.65 FEET;

SOUTH 68°52'55" EAST, A DISTANCE OF 687.10 FEET;

SOUTH 66°38'12" EAST, A DISTANCE OF 160.65 FEET;

NORTH 23°21'48" EAST, A DISTANCE OF 35.53 FEET;

SOUTH 66°38'12" EAST, A DISTANCE OF 32.49 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;

THENCE SOUTH 00°45'27" WEST, ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 560.80 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PROPOSED SR 2;

THENCE DEPARTING SAID EASTERLY LINE OF THE NORTHEAST QUARTER AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING:

NORTH 63°19'49" WEST, A DISTANCE OF 18.37 FEET;

NORTH 68°33'57" WEST, A DISTANCE OF 599.76 FEET;

NORTH 65°16'38" WEST, A DISTANCE OF 848.99 FEET;

NORTH 54°55'49" WEST, A DISTANCE OF 920.16 FEET;

NORTH 49°52'58" WEST, A DISTANCE OF 313.23 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED SECTION 26;

THENCE NORTH 87°42'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 302.17 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SR 2;

THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING:

NORTH 00°10'04" EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 26, A DISTANCE OF 279.06 FEET;

NORTH 42°51'49" WEST, DEPARTING SAID MIDSECTION LINE, A DISTANCE OF 460.05 FEET;

SOUTH 68°37'42" WEST, A DISTANCE OF 714.67 FEET;

NORTH 40°22'27" WEST, A DISTANCE OF 353.14 FEET;

NORTH 4°16'14" EAST, A DISTANCE OF 639.38 FEET;

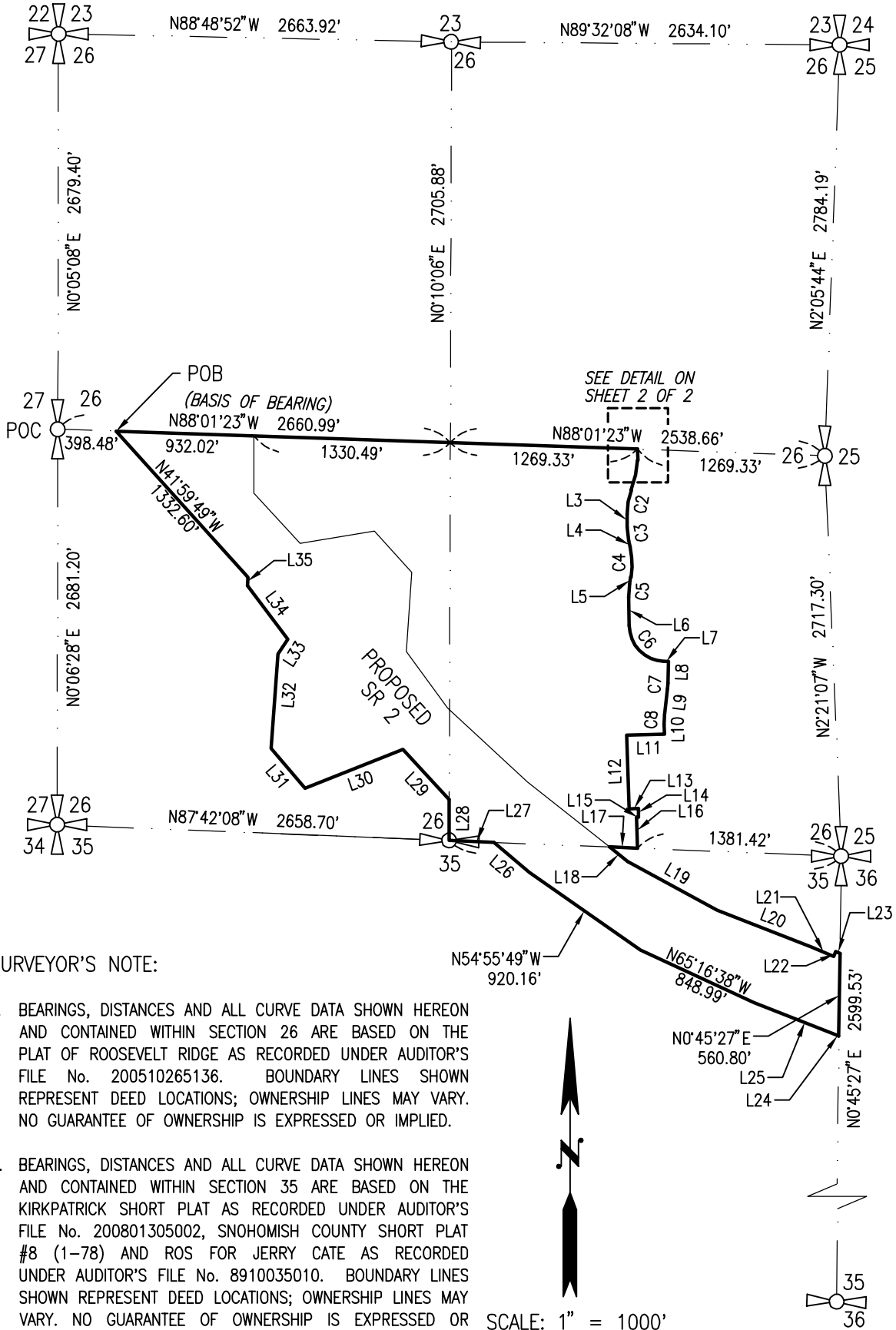
NORTH 32°53'06" EAST, A DISTANCE OF 119.23 FEET;

NORTH 36°35'53" WEST, A DISTANCE OF 455.92 FEET;

NORTH 1°32'03" EAST, ALONG SAID EAST LINE, A DISTANCE OF 55.17 FEET;

THENCE NORTH 41°59'49" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1332.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

EXHIBIT 'A'



SURVEYOR'S NOTE:

1. BEARINGS, DISTANCES AND ALL CURVE DATA SHOWN HEREON AND CONTAINED WITHIN SECTION 26 ARE BASED ON THE PLAT OF ROOSEVELT RIDGE AS RECORDED UNDER AUDITOR'S FILE No. 200510265136. BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
2. BEARINGS, DISTANCES AND ALL CURVE DATA SHOWN HEREON AND CONTAINED WITHIN SECTION 35 ARE BASED ON THE KIRKPATRICK SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE No. 200801305002, SNOHOMISH COUNTY SHORT PLAT #8 (1-78) AND ROS FOR JERRY CATE AS RECORDED UNDER AUDITOR'S FILE No. 8910035010. BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

3. SEE SHEET 2 OF 2 FOR LINE AND CURVE DATA.



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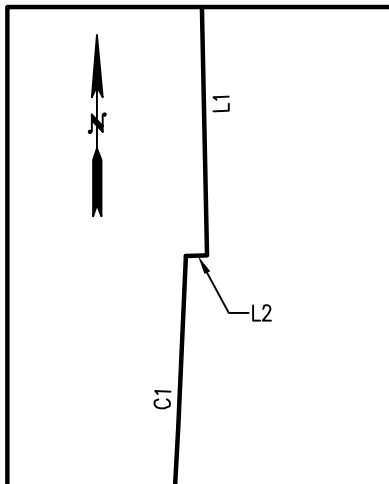
CITY OF MONROE
WOODLANDS ANNEXATION
SE 1/4 SEC. 26, TWN. 28 N., RNG. 6 E., W.M.
SW 1/4 SEC. 26, TWN. 28 N., RNG. 6 E., W.M.
NE 1/4 SEC. 35, TWN. 28 N., RNG. 6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

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| DRAWN BY: | DATE: | DRAWING FILE NAME: | SCALE: | JOB NUMBER: |
| JCW | 3-18-21 | P20-115SV_SEC 1RL | 1"=1000' | P20-115 |

EXHIBIT 'A'

| Line Table | | |
|------------|---------|-------------|
| Line # | Length | Direction |
| L1 | 75.45' | N01°05'49"W |
| L2 | 1.00' | N88°54'11"E |
| L3 | 87.27' | N01°05'49"W |
| L4 | 44.67' | N12°16'11"W |
| L5 | 46.54' | N09°59'19"E |
| L6 | 193.77' | N01°05'49"W |
| L7 | 30.12' | N87°51'32"W |
| L8 | 143.76' | N02°08'28"E |
| L9 | 181.14' | N06°20'14"E |
| L10 | 61.83' | N01°43'33"W |
| L11 | 255.00' | N88°16'27"E |
| L12 | 500.00' | N01°43'33"W |
| L13 | 64.00' | N88°16'27"E |
| L14 | 60.00' | N01°43'33"W |
| L15 | 14.00' | N88°16'27"E |
| L16 | 208.08' | N01°43'33"W |
| L17 | 190.43' | N87°42'08"W |
| L18 | 158.70' | S51°33'31"E |

| Line Table | | |
|------------|---------|-------------|
| Line # | Length | Direction |
| L19 | 689.65' | S61°21'18"E |
| L20 | 687.10' | N68°52'55"W |
| L21 | 160.65' | N66°38'12"W |
| L22 | 35.53' | N23°21'48"E |
| L23 | 32.49' | N66°38'12"W |
| L24 | 18.37' | N63°19'49"W |
| L25 | 599.76' | N68°33'57"W |
| L26 | 313.23' | N49°52'58"W |
| L27 | 302.17' | N87°42'08"W |
| L28 | 279.06' | N00°10'04"E |
| L29 | 460.05' | N42°51'49"W |
| L30 | 714.67' | N68°37'42"E |
| L31 | 353.14' | N40°22'27"W |
| L32 | 639.38' | N04°16'14"E |
| L33 | 119.23' | N32°53'06"E |
| L34 | 455.92' | N36°35'53"W |
| L35 | 55.17' | N01°32'03"E |



DETAIL
SCALE 1" = 10"

| Curve Table | | | |
|-------------|--------|--------|-----------|
| Curve # | Length | Radius | Delta |
| C1 | 205.29 | 605.12 | 19°26'15" |
| C2 | 168.54 | 424.80 | 22°43'56" |
| C3 | 91.65 | 470.00 | 11°10'22" |
| C4 | 205.90 | 530.00 | 22°15'30" |
| C5 | 90.94 | 470.00 | 11°05'08" |
| C6 | 373.94 | 246.94 | 86°45'43" |
| C7 | 38.81 | 530.00 | 4°11'46" |
| C8 | 66.14 | 470.01 | 8°03'47" |

SHEET 2 OF 2

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WOODLANDS ANNEXATION

SE 1/4 SEC. 26, TWN. 28 N., RNG. 6 E., W.M.
SW 1/4 SEC. 26, TWN. 28 N., RNG. 6 E., W.M.
NE 1/4 SEC. 35, TWN. 28 N., RNG. 6 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

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| DRAWN BY: | DATE: | DRAWING FILE NAME: | SCALE: | JOB NUMBER: |
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