

CITY OF MONROE
ORDINANCE NO. 013/2025

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ANNEXING THE PROPERTY COMMONLY KNOWN AS THE MONROE 30 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 RESIDENTIAL 1 ON THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; REQUIRING THAT THE PROPERTIES WITHIN THE ANNEXATION AREA SHALL BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTIES WITHIN THE CITY OF MONROE; CONDITIONING THE ANNEXATION UPON THE APPROVAL AND EXECUTION OF A PRE-ANNEXATION AND DEVELOPMENT AGREEMENT; 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 of the Monroe 30 Annexation Area, approved by Contract No. 2024-123; and

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

WHEREAS, in response to a Notice of Intent to Commence Annexation filed by the landowners on February 27, 2024, the Monroe City Council passed Resolution 2024-007, authorizing the circulation of a petition for the annexation of approximately 30 acres located within the City’s UGA and known commonly as the Monroe 30 Annexation Area, as legally described in Exhibit A and shown in Exhibit B; and

WHEREAS, the “Comprehensive Plan Future Land Use Map” designates the Monroe 30 Annexation Area as Residential 1, which allows for a density of 7 units per acre; and

WHEREAS, the City Council previously determined that a Pre-Annexation and Development Agreement addressing certain middle housing and park dedication matters be executed before adoption of the ordinance approving the Monroe 30 Annexation; and

WHEREAS, a petition satisfying the applicable requirements of RCW 35A.14.120 et. seq. and Resolution 2024-007 was received on May 30, 2024, 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 November 20, 2024, which was deemed legally sufficient with an effective filing date of November 27, 2024; and

WHEREAS, the City received notice from the BRB on January 14, 2025, 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 August 27, 2024, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, the annexation effectuated by this 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, following a duly noticed public hearing on June 10, 2025, the City Council passed Resolution No. 2025-015, approving and authorizing the Mayor to sign the Monroe 30 Pre-Annexation and Development Agreement; 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 Bill Nos. 25-247 and 25-287, 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 Residential 1, as provided by Ordinance No. 018/2019.

Section 5. Pre-Annexation and Development Agreement Contingency. The annexation effectuated by this ordinance is expressly contingent upon the prior recording and execution by all signatory parties of the Pre-Annexation and Development Agreement approved and authorized pursuant to Resolution 2025-015. The City Clerk is directed to postpone certification, filing, and publication of this ordinance unless and until such recording and execution has been verified to the Mayor's satisfaction.

Section 6. 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 7. 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.

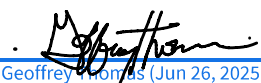
Section 8. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, 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 9. 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 24th day of June, 2025.

First Reading: June 10, 2025
Adoption: June 24, 2025
Published: June 28, 2025
Effective: July 3, 2025


CITY OF MONROE, WASHINGTON:


[Geoffrey Thomas \(Jun 26, 2025 11:55 PDT\)](#)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


[Jodi Wycoff \(Jun 26, 2025 14:04 PDT\)](#)
Jodi Wycoff, City Clerk


[Zach Lell \(Jun 25, 2025 13:03 PDT\)](#)
J. Zachary Lell, City Attorney

EXHIBIT A
LEGAL DESCRIPTION OF MONROE 30 ANNEXATION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 26 ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF ROBINHOOD PARK DIVISION NO. 2, FILED UNDER AUDITOR'S FILE NO. 1986460, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE SOUTH 03°27'38" EAST ALONG THE WEST LINE OF SAID PLAT OF ROBINHOOD PARK DIVISION NO. 2 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 1018.95 FEET TO THE NORTHEAST CORNER OF LOT 1, SNOHOMISH COUNTY SHORT PLAT NO. 272 (8-86), FILED UNDER AUDITOR'S FILE NO. 8708190170, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 89°00'38" WEST ALONG THE NORTH LINES OF LOTS 1, 2, 3 AND 4 OF SAID SHORT PLAT A DISTANCE OF 806.85 FEET TO THE EAST LINE OF LOT 4, PLAT OF ROSE PARK, FILED UNDER AUDITOR'S FILE NO. 201003035001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 02°12'21" WEST ALONG SAID EAST LINE A DISTANCE OF 112.91 FEET;

THENCE NORTH 89°01'27" WEST ALONG THE NORTH LINES OF LOTS 1, 2, 3 AND 4 OF SAID PLAT OF ROSE PARK A DISTANCE OF 484.97 FEET TO THE EAST LINE OF TRACT 999, ALTERATION OF THE PLAT OF ROOSEVELT RIDGE, FILED UNDER AUDITOR'S FILE NO. 200904025210, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE THE FOLLOWING COURSES ALONG THE EAST, SOUTH, WEST AND NORTH LINES OF SAID TRACT 999:

SOUTH 02°12'20" EAST A DISTANCE OF 109.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.50 FEET, AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 08°12'46" EAST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°14'14", AN ARC LENGTH OF 24.06 FEET;

THENCE NORTH 89°01'27" WEST A DISTANCE OF 32.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°19'43", AN ARC LENGTH OF 38.98 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°34'32", AN ARC LENGTH OF 70.35 FEET;

THENCE NORTH 08°52'48" EAST A DISTANCE OF 46.54 TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 530.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°15'30", AN ARC LENGTH OF 205.90 FEET;

THENCE NORTH 13°22'42" WEST A DISTANCE OF 44.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°10'22", AN ARC LENGTH OF 91.65 FEET;

THENCE NORTH 02°12'20" WEST A DISTANCE OF 87.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 424.80 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°43'54", AN ARC LENGTH OF 168.54 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 605.12 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°26'15", AN ARC LENGTH OF 205.29 FEET;

THENCE NORTH $87^{\circ}47'20''$ EAST A DISTANCE OF 1.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT 999 AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;
THENCE LEAVING SAID TRACT 999 NORTH $02^{\circ}12'20''$ WEST ALONG SAID WEST LINE A DISTANCE OF 75.46 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH $89^{\circ}07'54''$ EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1269.33 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 29.81 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

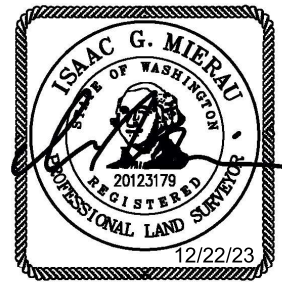
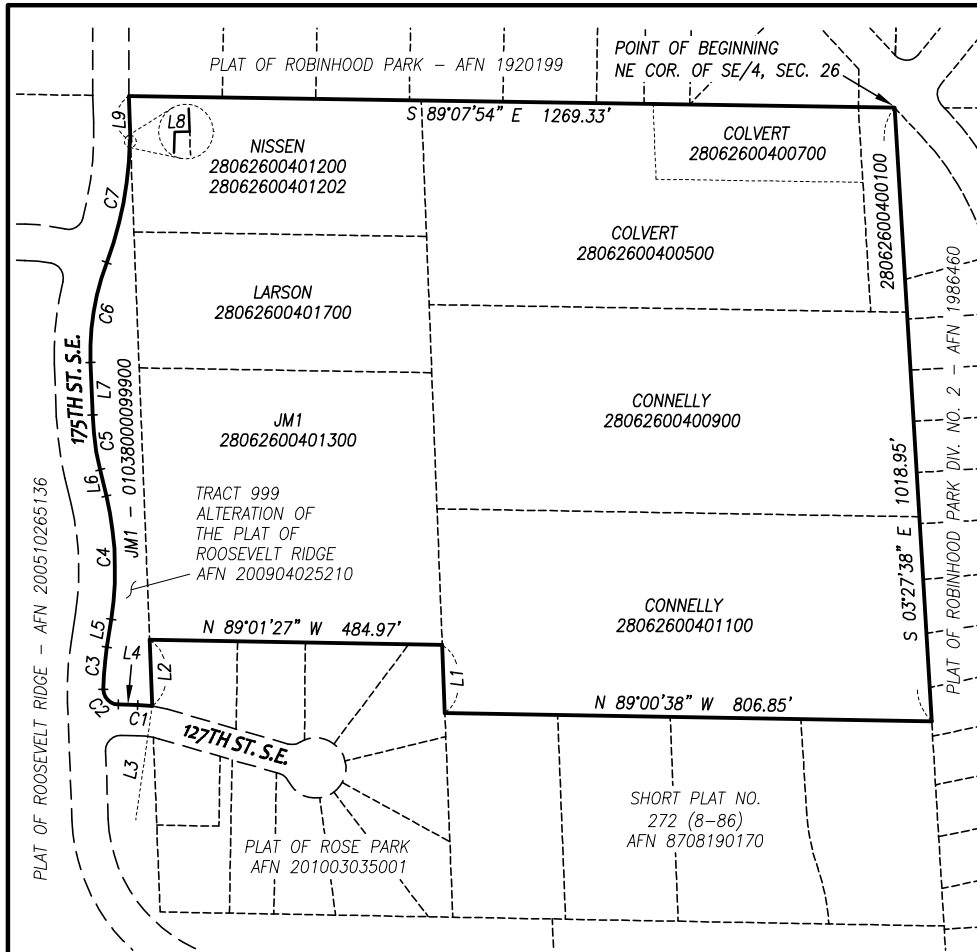


EXHIBIT B

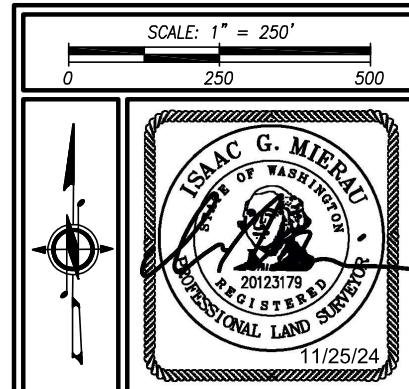


LINE TABLE

LINE	LENGTH	BEARING
L1	112.91'	N 02°12'21" W
L2	109.61'	S 02°12'20" E
L3	RADIAL	N 08°12'46" E
L4	32.14'	N 89°01'27" W
L5	46.54'	N 08°52'48" E
L6	44.67'	N 13°22'42" W
L7	87.27'	N 02°12'20" W
L8	1.01'	N 87°47'40" E
L9	75.46'	N 02°12'20" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	24.06'	190.50'	7°14'14"
C2	38.98'	25.00'	89°19'43"
C3	70.35'	470.00'	8°34'32"
C4	205.90'	530.00'	22°15'30"
C5	91.65'	470.00'	11°10'22"
C6	168.54'	424.80'	22°43'54"
C7	205.29'	605.12'	19°26'15"



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5131 Colby Ave. Everett, WA 98203

EXHIBIT MAP FOR:

CITY OF MONROE

MONROE 30 ANNEXATION

NE 1/4 SE 1/4, SEC.26, T.28N., R.6E., W.M.

NW 1/4 SE 1/4, SEC.26, T.28N., R.6E., W.M.

DRAWING FILE #
233200exb.dwg

DRAWN DATE
IGM 11.25.24

SCALE
1" = 250'

JOB #
23-3200