

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:
Effective:

CITY OF MONROE, WASHINGTON:

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

Jodi Wycoff, City Clerk

J. Zachary Lell, City Attorney