

CITY OF MONROE
ORDINANCE NO. 001/2022

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ADOPTING PRE-ANNEXATION ZONING FOR A 0.85 ACRE PARCEL, IDENTIFIED AS SNOHOMISH COUNTY TAX ASSESSOR PARCEL NUMBER 27061000102600, LOCATED IN THE VICINITY OF MONROE HIGH SCHOOL, ALSO KNOWN AS THE CONNER PROPERTY, PURSUANT TO RCW 35A.14.330; 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 No. 2009/012 that provides an annexation strategy for the Monroe UGA; and

WHEREAS, Monroe Municipal Code (MMC) 22.76.030(B) states, when a territory to be annexed does not have a specified comprehensive plan future land use map designation, pre-annexation zoning of the territory shall have a default designation of low density single-family residential per Chapter 22.14 MMC, Zoning Maps and Districts"; and

WHEREAS, the property identified in this ordinance does not have a specified comprehensive plan future land use map designation; and

WHEREAS, RCW 35A.14.330 expressly authorizes cities to prepare zoning regulations that shall become effective upon annexation of any area which might reasonably be expected to be annexed by the city at any future time, which regulations are commonly called "pre-annexation zoning regulations;" and

WHEREAS, as required by RCW 35A.14.340, the City Council conducted two duly noticed public hearings on the proposed pre-annexation zoning regulations at least thirty days apart, on December 14, 2021, and January 25, 2022, respectively, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, pursuant to (MMC) 22.76.030(B). at the time of annexation, the City Council intends for the property identified in this ordinance to be zoned (R4) - Residential 4 Dwellings Per Acre; and

WHEREAS, the City Council has considered, and the pre-annexation zoning regulations adopted by this ordinance satisfy, all applicable criteria for approval, specifically including without limitation the standards set forth at RCW 35A.14.330; and

WHEREAS, the pre-annexation zoning regulations adopted by the ordinance are consistent with and will implement the relevant provisions of the City's Comprehensive Plan; and

WHEREAS, the City Council further deems the pre-annexation zoning regulations adopted by this ordinance to be in the health, safety, morals, and the general welfare.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DO ORDAIN AS FOLLOWS:

Section 1. Pre-annexation Zoning Established. Under authority of RCW 35A.14.330, and consistent with the notice and hearing procedures set forth in RCW 35A.14.340, the Monroe City Council hereby adopts pre-annexation zoning for the property commonly known as the Conner Property, which is described and depicted on Exhibits A and B, respectively, attached hereto and incorporated by this reference. Such area shall be zoned R4, as more fully defined and described in applicable provisions of the Monroe Municipal Code, subject to all standards and associated regulations pertaining to said zone as reflected in MMC Title 22, as such exist at the time of annexation. Upon annexation of the above-described property, the City Council hereby authorizes and directs that the official zoning map of the City be amended to reflect this designation in accordance with MMC 22.14.030.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of the Agenda Bill(s) accompanying this ordinance, as findings in support of the pre-annexation zoning regulations effectuated hereby. The City Council also adopts by reference the Planning Commission's findings, conclusions and recommendation dated February 14, 2022.

Section 3. Filing. Pursuant to RCW 35A.14.340, the City Clerk is hereby authorized and directed to certify and file a copy of this ordinance, inclusive of the exhibits hereto, with the Snohomish County Auditor.


Section 4. 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 5. 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 22nd day of February, 2022.

First Reading: 12/14/2021
Adoption: 02/22/2022
Published: 02/25/2025
Effective: 03/02/2022

CITY OF MONROE, WASHINGTON:


[Geoffrey Thomas \(Mar 10, 2022 15:04 PST\)](#)

Geoffrey Thomas, Mayor

ATTEST:


[Jodi Wycoff \(Mar 10, 2022 16:27 PST\)](#)

Jodi Wycoff, City Clerk

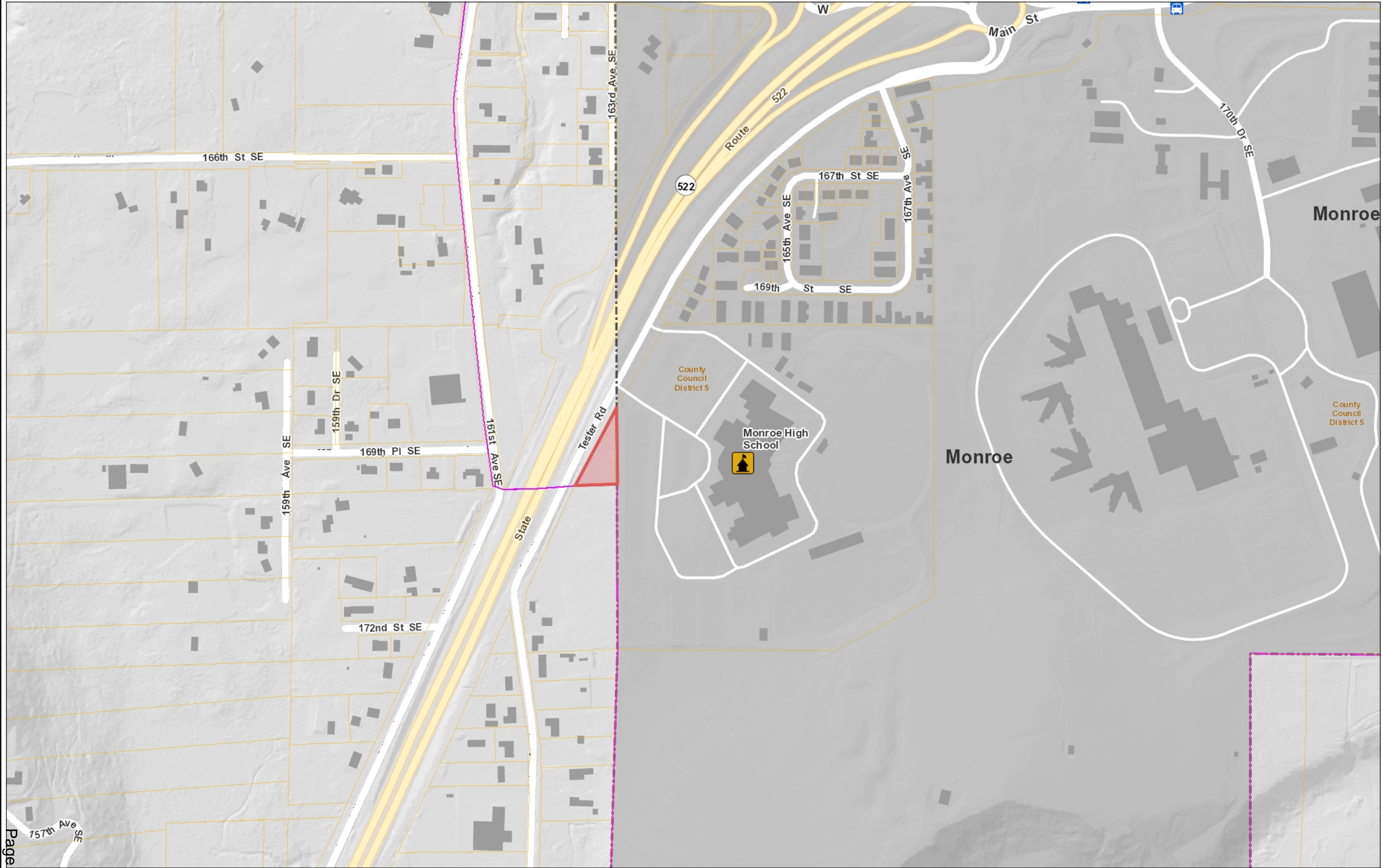
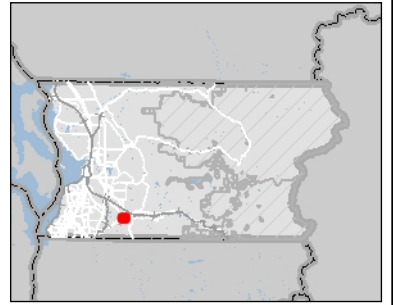
APPROVED AS TO FORM:


[Zach Lell \(Mar 10, 2022 13:00 PST\)](#)

J. Zachary Lell, City Attorney

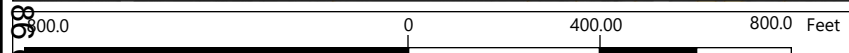
Exhibit A – Legal Description

SEC 10 TWP 27 RGE 06 RT-11A) THAT PTN E1/2 NE1/4 SE1/4 NE1/4 LY
SELY OF ST HWY NO 5



- Legend**
- Snohomish County Tax Parcels
 - County Boundary
 - Urban Growth Boundary
 - Municipal Urban Growth Boundary
 - Washington Counties

Page 86 of 1083



Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Planning and Development Services, Snohomish County

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

1:4,800

Notes
This map was automatically generated using Geocortex Essentials.












001 2022 Conner Annexation Pre-Zone

Final Audit Report

2022-03-11

Created:	2022-03-10
By:	Jodi Wycoff (jwycoff@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8x5X1OfF15k11zox37SNlidXtH_xqJT-

"001 2022 Conner Annexation Pre-Zone" History

-  Document created by Jodi Wycoff (jwycoff@monroewa.gov)
2022-03-10 - 8:56:15 PM GMT
-  Document emailed to Zach Lell (zlell@omwlaw.com) for signature
2022-03-10 - 8:56:35 PM GMT
-  Email viewed by Zach Lell (zlell@omwlaw.com)
2022-03-10 - 8:57:24 PM GMT
-  Document e-signed by Zach Lell (zlell@omwlaw.com)
Signature Date: 2022-03-10 - 9:00:29 PM GMT - Time Source: server
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2022-03-10 - 9:00:30 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)
2022-03-10 - 11:04:26 PM GMT
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)
Signature Date: 2022-03-10 - 11:04:38 PM GMT - Time Source: server
-  Document emailed to Jodi Wycoff (jwycoff@monroewa.gov) for signature
2022-03-10 - 11:04:40 PM GMT
-  Email viewed by Jodi Wycoff (jwycoff@monroewa.gov)
2022-03-11 - 0:26:58 AM GMT
-  Document e-signed by Jodi Wycoff (jwycoff@monroewa.gov)
Signature Date: 2022-03-11 - 0:27:05 AM GMT - Time Source: server
-  Agreement completed.
2022-03-11 - 0:27:05 AM GMT