

**CITY OF MONROE  
ORDINANCE NO. 018/2019**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON, ADOPTING PRE-ANNEXATION ZONING  
FOR ALL PROPERTIES LOCATED WITHIN THE CITY'S  
URBAN GROWTH AREA, 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, the 2015 – 2035 Monroe Comprehensive Plan Future Land Use Map (FLUM) designates the intended land use for all existing properties within the City's urban growth area; 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, pre-annexation zoning is necessary to establish and regulate allowed land uses within the urban growth area prior to annexation by the City; and

WHEREAS, The zoning designation for each property within the urban growth area shall be consistent with its intended land use, as shown on the adopted 2015 – 2035 Comprehensive Plan Future Land Use Map; and

WHEREAS, the Comprehensive Plan designations adopted for the urban growth area include Low Density Single Family Residential, Medium Density Single Family Residential, Mixed Use, and General Commercial with proposed zoning of the parcels upon future annexation to be Single-Family Residential – 4 Units per Acre (R4), Single-Family Residential – 7 Units per Acre (R7), Mixed Use – General (MG), and General Commercial (GC), respectively; 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 September 10, 2019, and October 22, 2019. All persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, the City Council has determined that the pre-annexation zoning regulations adopted by this ordinance satisfy all applicable criteria for approval, specifically including, without limitation, the standards set forth in 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 interest of health, safety, morals, and general welfare.

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

Section 1. Pre-annexation Zoning Established for the Monroe Urban Growth Area. 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 all properties located within the City's urban growth area. The zoning of such properties shall be consistent with the land uses adopted by the 2015 – 2035 Monroe Comprehensive Plan Future Land Use Map.

The properties subject to pre-annexation zoning, as more fully defined and described in applicable provisions of the Monroe Municipal Code, are subject to all standards and associated regulations pertaining to said zoning designation, as specified in MMC Title 22, in existence at the time of annexation. Upon annexation of the properties within the urban growth area, 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.

The Comprehensive Plan Future Land Use Map designations adopted for the urban growth area include Low Density Single Family Residential, Medium Density Single Family Residential, Mixed Use, and General Commercial. Upon annexation, properties designated Low Density Single Family Residential designation shall be zoned Single-Family Residential – 4 Units per Acre (R4), and those identified as Medium Density Single Family Residential shall be zoned Single-Family Residential – 7 Units per Acre (R7). Likewise, those parcels with a land use designation of Mixed Use shall be zoned Mixed Use – General (MG), and properties identified as General Commercial shall be zoned General Commercial (GC) upon annexation.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of Agenda Bill Nos. 19-185 and 19-208, as findings in support of the pre-annexation zoning regulations effectuated by this ordinance.

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.

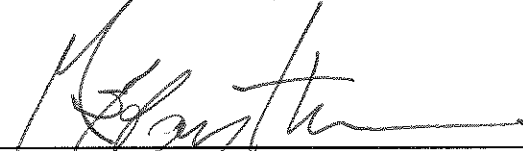
Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, 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 7th day of October, 2019.

First Reading: September 11, 2019  
Adoption: October 22, 2019  
Published: October 25, 2019  
Effective: October 30, 2019


CITY OF MONROE, WASHINGTON:

  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Elizabeth M. Adkisson, MMC, City Clerk

  
\_\_\_\_\_  
J. Zachary Lell, City Attorney