ORDINANCE NO. 020/2009

AN ORDINANCE APPROVING THE ANNEXATION OF PROPERTIES BETWEEN THE NORTH CITY LIMITS AND EAST OF 191ST AVENUE, AND WEST OF 197TH AVENUE (L17 CHAIN LAKE CENTRAL ANNEXATION); ZONING THE ANNEXATION AREA AS RESIDENTIAL 4 DWELLINGS PER ACRE (R4); REQUIRING THE ASSUMPTION OF INDEBTEDNESS EXCEPT FOR A 1989 FIRE STATION BOND; REQUIRING THAT THE PROPERTY 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; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, a petition for annexation of an area contiguous to the City of Monroe has been made in writing, and signed by owners of property representing not less than 60% in value according to the assessed valuation for general taxation of the property for which annexation is petitioned; and,

WHEREAS, said proposed annexation area is within the Growth Management Area boundary as established by the City of Monroe and by Snohomish County; and,

WHEREAS, the area is designated as the major growth area for the City of Monroe; and,

WHEREAS, this area is proposed to be developed to urban standards by both the City of Monroe and Snohomish County Comprehensive Plans; and,

WHEREAS, this property can best be developed and served by municipal services from the City of Monroe; and,

WHEREAS, the City of Monroe has determined the zoning for the annexation area as shown on the City of Monroe Zoning Map dated, June 27, 2005;

WHEREAS, said petition has been reviewed by the Snohomish County Review Board, which body has not objected to said petition; and,

WHEREAS, the petitioners are willing to assume their proportionate share of City indebtedness; and,

WHEREAS, said annexation is deemed to be in the public interest;

WHEREAS the City Council would like to amend ORD 013/2006, passed by the City Council on July 25, 2006, by removing the requirement for the execution of an annexation agreement and by including a publication date and effective date for the annexation and proceed with publication of the revised ordinance to make the annexation effective.

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

Section 1. Annexation of Property. The following described property shall be annexed to the City of Monroe:

That portion of the Government Lot 1 (Northwest Quarter of the Northwest Quarter) and the Government Lot 2 (Southwest Quarter of the Northwest Quarter) of Section 31, Township 28 North, Range 7 East, W.M., and that portion of Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 36, Township 28 North, Range 6 East, W.M. in Snohomish County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Government Lot 1, of Section 31; thence South along the west line of said Government Lot 1, and west line of Lot 9 of that certain 5 Acre Parcel Map recorded in Volume 2 of Surveys, Page 254, and under Auditor's File Number 2396007, records of Snohomish County to the northwest corner of Lot 8 of said 5 Acre Parcel Map; thence continuing South along said west line and the existing City Limits of Monroe to the north line of that portion of Lot 6, of said 5 Acre Parcel Map, lying within said Government Lot 1; thence East along the north line of said Lot 6 and the existing City Limits of Monroe to the east line of said Lot 6; thence South along said east line of Lot 6 and the existing City Limits of Monroe to the southeast corner of said Lot 6 and the north line of Lot D, of that certain 5 Acre Parcel Map recorded in Volume 5 of Surveys, Page 165, and under Auditor's File Number 7705190292, records of Snohomish County; thence East along the north line of said Lot D and the existing City Limits of Monroe to the northeast corner of said Lot D; thence South along the east line of said Lot D and the existing City Limits of Monroe to the Southeast corner of said Lot D, and the northerly line of the Plat of Sinclair Heights, according to the plat thereof recorded under Auditor's File Number 200405075141, records of Snohomish County; thence West along the south line of said Lot D and the north line of said plat and the existing City Limits of Monroe to the west line of said Lot D, being the west line of said Government Lot 2, of Section 31 and the east line of Lot 54, of said plat of Sinclair Heights, being the east line of the Northeast Quarter of said Section 36; thence North along said west line and the east line of Lots 54, 53, and 52 of said plat of Sinclair Heights and the existing City Limits of Monroe to the northeast corner of said Lot 52; thence West along the north line of Lots 52, 51, 50, 49 and 45 of said plat of Sinclair Heights and the existing City Limits of Monroe to the northwest corner of said Lot 45; thence North along the east line of Lots 35, 34, 33 and 32 of said plat of Sinclair Heights and the existing City Limits of Monroe to the northeast corner of Lot 32; thence West along the north line of Lots 32, 31, 30, 29, and 28, and its westerly prolongation and the existing City Limits of Monroe to the easterly margin of 191st Avenue Southeast; thence North along said easterly margin and the existing City Limits of Monroe to the north line of said Northeast Quarter of

Section 36; thence East along the said north line to the northeast corner of said Northeast Quarter and the POINT OF BEGINNING.

Section 2. Assumption of Debt/Taxation. All property within the territory annexed by this ordinance shall be assessed and taxed at the same rate and on the same basis as other property within the City of Monroe, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation, except for the payment of general obligation bonds issued December, 1989 for fire station construction.

Section 3. Zoning. Said property shall be zoned Residential 4 Dwellings per acre (R4) in accordance with the North Area Community Plan adopted under Ordinance 1162 on May 12, 1999 and in accordance with the area wide zoning designated for the area under Ordinance 1173 adopted on July 14, 1999.

Section 4. Amendment of Zoning Map. Those representatives of the City of Monroe charged with the responsibility of maintaining zoning maps are authorized to amend the official zoning map for the City of Monroe in accordance with this Ordinance, and as set forth therein.

Section 5. Filing with County Council. Subject to the passage of this Ordinance, a certified copy shall be filed with the County Council for Snohomish County.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance or the amendments to the City of Monroe Comprehensive Plan adopted hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. 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 6th day of October 2009.

1st Reading: 10/06/09
Published: 10/13/09
Effective: 10/18/09

CITY OF MONROE, WASHINGTON

Donnetta Walser

Donnetta Walser, Mayor

ATTEST/AUTHENTICATED:

Eadye Martinson

Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney