

**CITY OF MONROE**  
**ORDINANCE NO. 002/2019**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ANNEXING THE PROPERTY COMMONLY KNOWN AS THE MAINVUE/STAHL ANNEXATION AREA, LOCATED AT THE CORNER OF 197<sup>TH</sup> AVENUE SE AND CHAIN LAKE ROAD, OTHERWISE KNOWN AS 13107 197<sup>TH</sup> AVENUE SE, PURSUANT TO RCW 35A.14.120 et seq.; ACKNOWLEDGING AND REQUIRING THAT ZONING WITHIN THE ANNEXATION AREA SHALL BE (R4) – RESIDENTIAL 4 DWELLINGS PER ACRE, WITH THE LAND USE DESIGNATION OF LOW DENSITY SFR; REQUIRING THE ASSUMPTION OF INDEBTEDNESS; 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; ADOPTING SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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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 “Comprehensive Plan Future Land Use Map” designates the MainVue/Stahl Annexation Area as Low Density Single Family Residential, which allows a density of 3-5 dwelling units per acre. The property is located within the City’s Urban Growth Area; and

WHEREAS, in response to a Notice of Intent to Commence Annexation filed by the landowner(s) on July 10, 2018, the Monroe City Council passed Resolution No. 2018/016 authorizing the circulation of a petition for the annexation of approximately 1.05 acres, outside the northern part of the City legally described in Exhibit A and shown in Exhibit B; and

WHEREAS, a petition satisfying the applicable requirements of RCW 35A.14.120 et seq. and Resolution No. 2018/016 was received on November 1, 2018, 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 December 5, 2018, and was deemed legally sufficient with an effective filing date of December 6, 2018; and

WHEREAS, the BRB has not invoked its jurisdiction with respect to the proposed annexation within the timeframe specified by Chapter 36.93 RCW; and

WHEREAS, as required by RCW 35A.14.130, the City Council conducted a duly noticed public hearing on the proposed annexation on February 12, 2019, 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, the City Council further deems the annexation adopted by this ordinance to be in the health, safety, morals, and the general welfare; and

WHEREAS, the City of Monroe City Council has determined that the 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. 022/2018.

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 No. 19-039, 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 (R4) Residential 4 Dwellings Per Acre, with a land use designation of Low Density SFR, as provided by Ordinance No. 022/2018.

Section 5. Amendment of Maps. The City Council authorizes City Staff to amend all official maps for the City of Monroe, including without limitation the official land use and zoning maps, to reflect the annexation effectuated by this ordinance, and as set forth herein.

Section 6. 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 7. 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 8. 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. Upon the date fixed in the ordinance of annexation, the area annexed shall become part of the city and is subject to the same taxation, comprehensive plan, and zoning regulations.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

First Reading: February 26, 2019  
Adoption: February 26, 2019  
Published: March 1, 2019  
Effective: March 6, 2019

CITY OF MONROE, WASHINGTON:

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Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

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Elizabeth M. Adkisson, MMC, City Clerk

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J. Zachary Lell, City Attorney