

**CITY OF MONROE  
ORDINANCE NO. 022/2018**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ADOPTING PRE-ANNEXATION ZONING FOR A 0.95 ACRE PARCEL COMMONLY KNOWN AS 13107 197<sup>TH</sup> AVENUE SE, LOCATED AT THE CORNER OF 197<sup>TH</sup> AVENUE SE AND CHAIN LAKE ROAD, ALSO KNOWN AS THE MAINVUE/STAHL ANNEXATION 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 "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, the owners the property have proposed the pending annexation of the 0.95 acre parcel into the City of Monroe, with the intent of pursuing residential development; 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 September 11, 2018, and October 23, 2018, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, at the time of annexation, the City Council intends for this Low Density Single Family Residential 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 for the MainVue/Stahl Annexation 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 the property, which is described and depicted on Exhibits A and B, 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 18, 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 18.04.020.

Section 2. Findings. The Monroe City Council hereby adopts the above recitals, together with the content of Agenda Bill Nos. 18-187 and 18-214, 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.

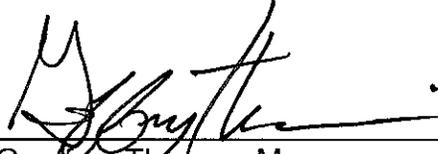
Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, 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 23rd day of October, 2018.

First Reading: September 11, 2018  
Adoption: October 23, 2018  
Published: October 26, 2018  
Effective: October 31, 2018

CITY OF MONROE, WASHINGTON:

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

(SEAL)

ATTEST:

APPROVED AS TO FORM:

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

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

**EXHIBIT A**

**Legal Description**

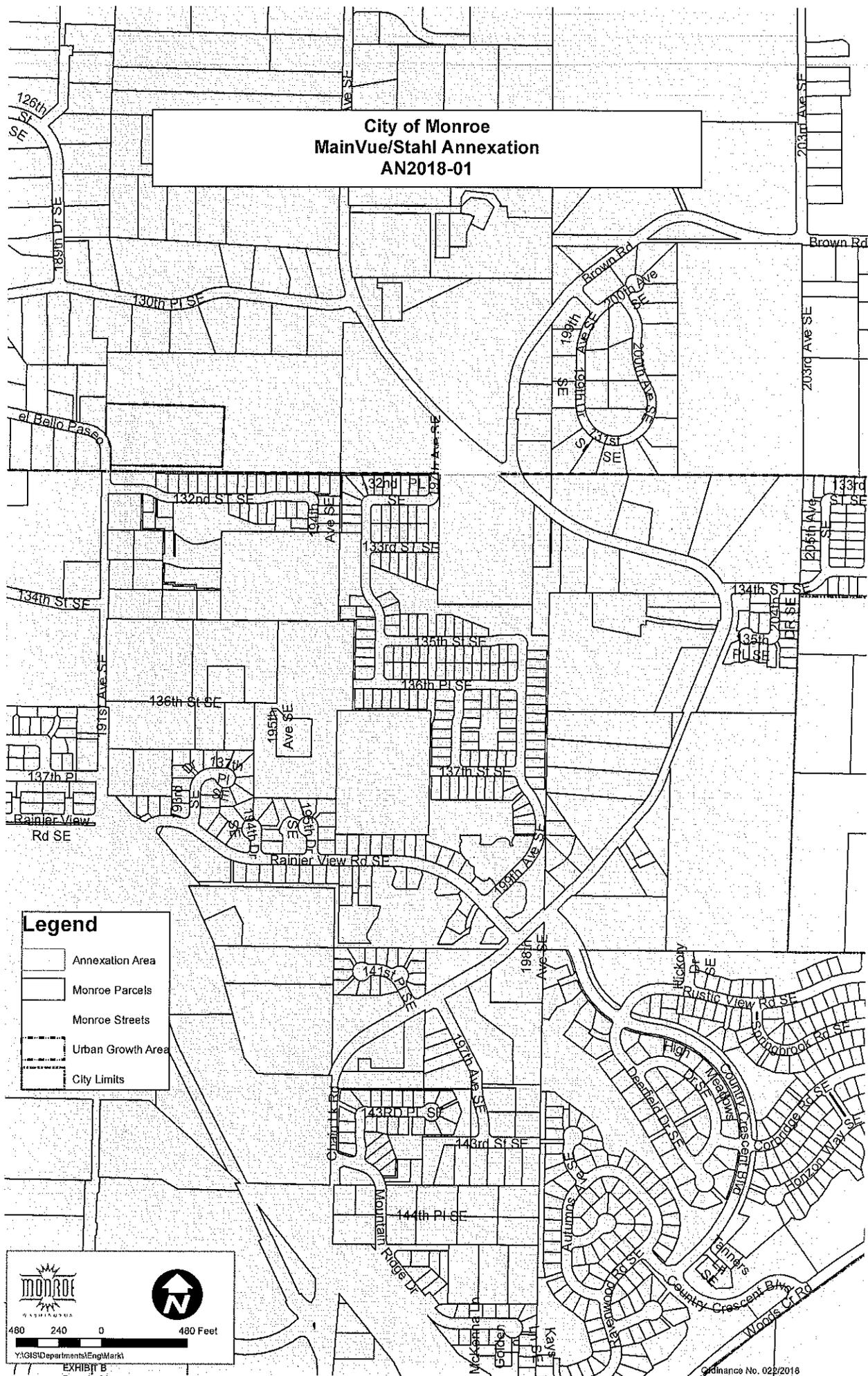
**THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST,  
W.M. IN SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF TH TROMBLEY ROAD  
AND EASTERLY OF A LINE 660 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT  
4;**

**EXCEPT THE WEST 30 FEET THEREOF.**

*KS*

(03520728.DOCX;4 )

**City of Monroe  
MainVue/Stahl Annexation  
AN2018-01**



**Legend**

- Annexation Area
- Monroe Parcels
- Monroe Streets
- Urban Growth Area
- City Limits

**MONROE**  
MISSISSIPPI

480 240 0 480 Feet

Y:\GIS\Departments\Eng\Mark  
EXHIBIT B  
Page 1 of 1