

**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 197TH AVENUE SE AND CHAIN LAKE ROAD, OTHERWISE KNOWN AS 13107 197TH 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

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 26th day of February, 2019.

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

EXHIBIT A

Legal Description of MainVue/Stahl Annexation Area and the Contiguous Right-of-Way of Chain Lake Road

THAT PORTION OF GOVERNMENT LOT 4 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30 AND GOVERNMENT LOT 4;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 30 AND GOVERNMENT LOT 4, SOUTH 89°54'26" EAST, A DISTANCE OF 530.73 FEET TO THE TO THE WESTERLY LINE OF THE EASTERLY 660.00 FEET OF GOVERNMENT LOT 4 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°54'26" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 363.56 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL NUMBER 280730-003-013-00 AND THE SOUTHERLY MARGIN OF CHAIN LAKE ROAD, FORMERLY KNOWN AS TROMBLEY ROAD;

THENCE CONTINUING SOUTH 89°54'26" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 88.01 FEET TO THE INTERSECTION WITH THE CENTERLINE OF BROWN ROAD AND THE SOUTH LINE OF SAID SECTION 30 AND GOVERNMENT LOT 4;

THENCE NORTH 53°28'29" WEST, A DISTANCE OF 118.38 FEET TO A POINT ON NORTH MARGIN OF SAID CHAIN LAKE ROAD AT THE TANGENT POINT OF THE CURVE RETURN OF THE WESTERLY MARGIN OF SAID BROWN ROAD;

THENCE NORTH 50°48'14" WEST ALONG THE SAID NORTHERLY MARGIN OF SAID CHAIN LAKE ROAD, A DISTANCE OF 241.51 FEET TO A TANGENT CURVE HAVING A RADIUS OF 1,402.70 FEET;

THENCE NORTHWESTERLY, ALONG THE CURVE OF THE SAID NORTHERLY MARGIN TO THE RIGHT A DISTANCE OF 152.79 FEET, THROUGH A CENTRAL ANGLE OF 06°14'27";

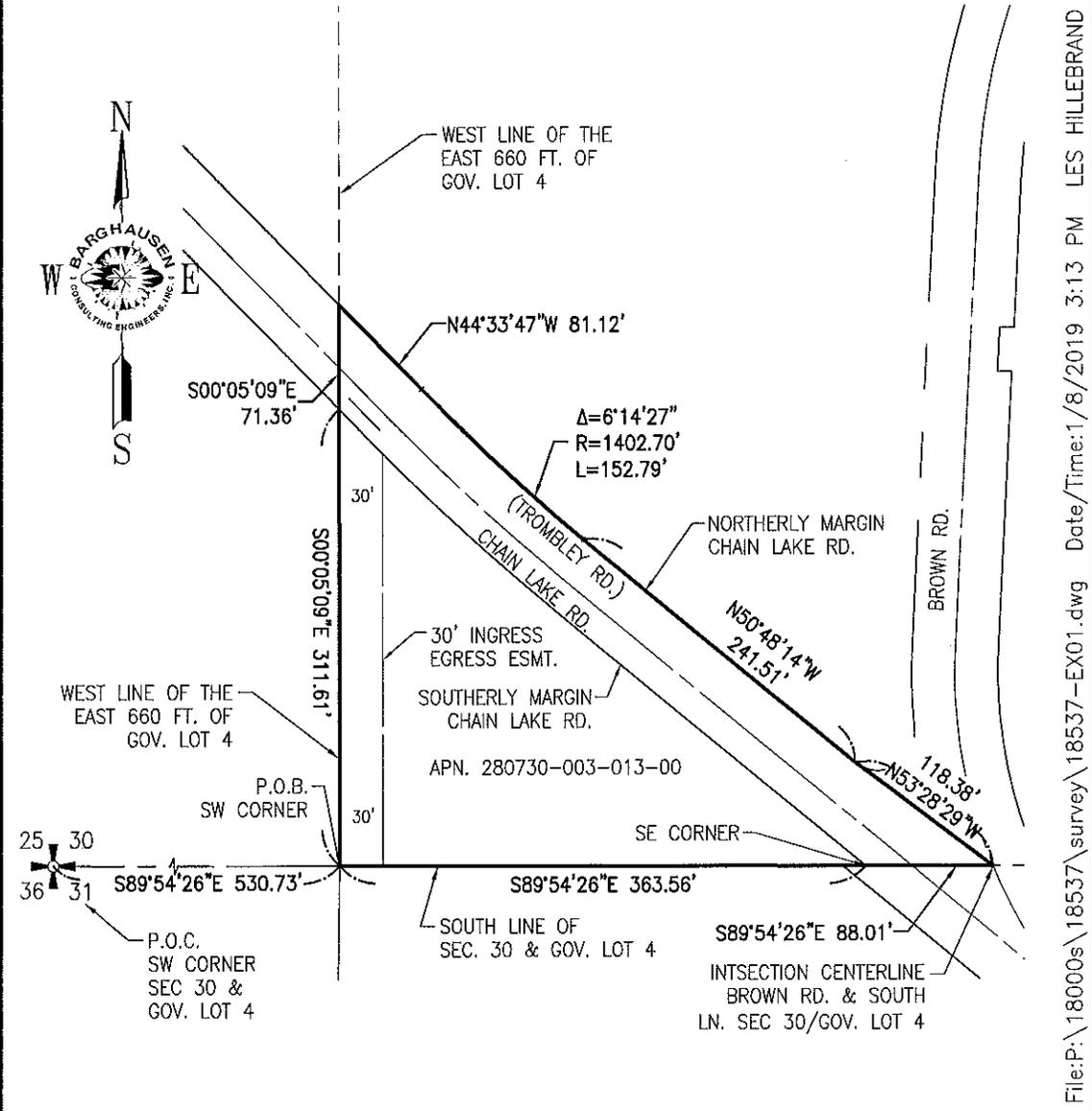
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN NORTH 44°33'47" WEST, A DISTANCE OF 81.12 FEET TO THE SAID WESTERLY LINE OF THE EASTERLY 660.00 FEET OF GOVERNMENT LOT 4;

THENCE DEPARTING THE SAID NORTHERLY MARGIN OF CHAIN LAKE ROAD SOUTH 00°05'09" EAST ALONG SAID WESTERLY LINE OF THE EASTERLY 660.00 FEET OF GOVERNMENT LOT 4, A DISTANCE OF 71.36 TO THE SOUTHERLY MARGIN OF CHAIN LAKE ROAD;

THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 00°05'09" EAST, A DISTANCE OF 311.61 FEET TO THE SAID SOUTH LINE OF SAID SECTION 30 AND GOVERNMENT LOT 4 AND THE **POINT OF BEGINNING**.

CONTAINING 81,532.2 SQUARE FEET (1.87 ACRES), MORE OR LESS.

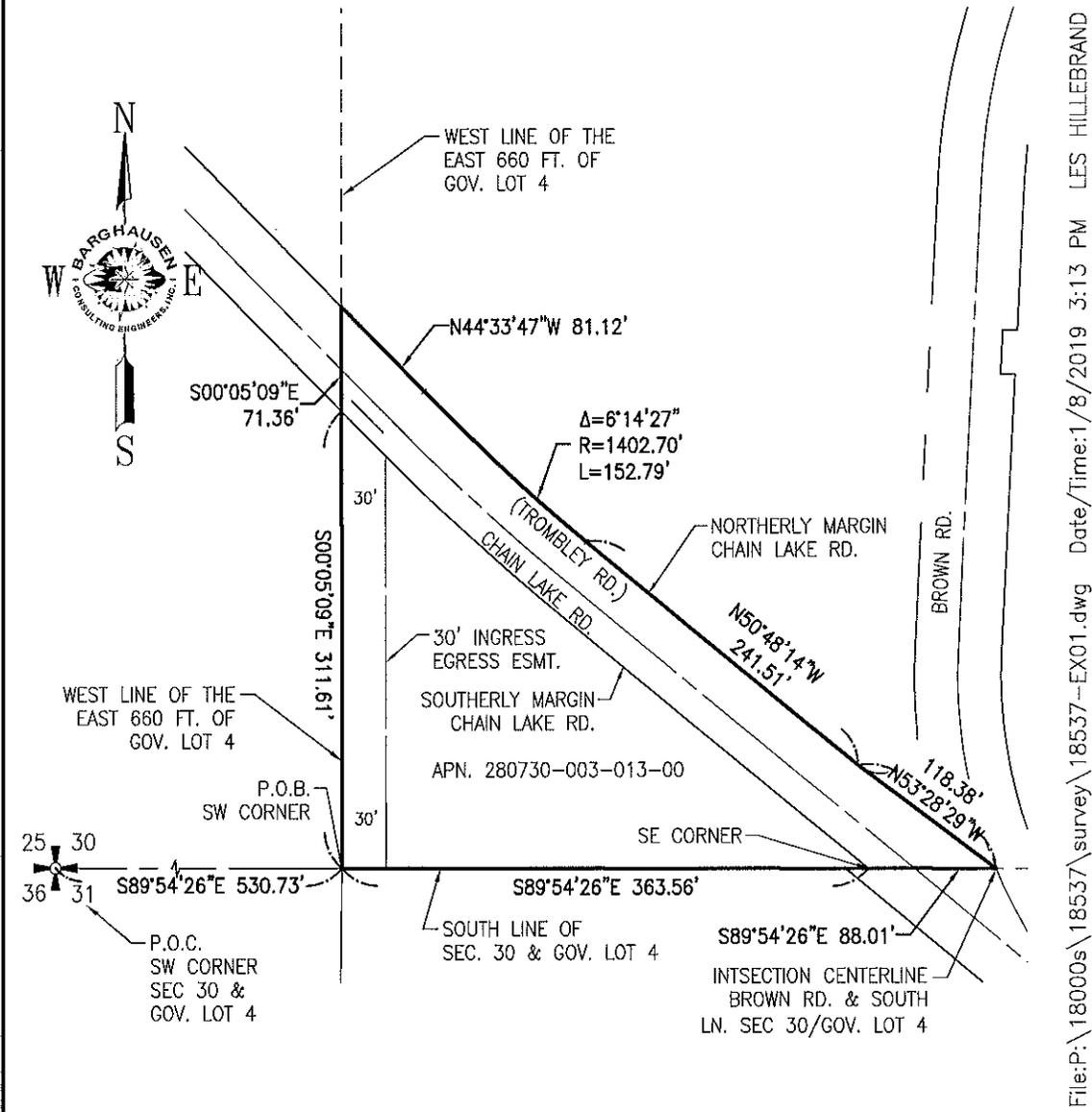
PTN OF GOV. LOT 4, SW1/4, OF THE SW1/4 OF SEC. 30,
 TWP. 28 N., RGE 7 EAST, W. M.
 CITY OF MONROE SNOHOMISH COUNTY
 STATE OF WASHINGTON



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SCALE: HORIZONTAL 1"=120' VERTICAL N/A		For: - -	JOB NUMBER 18537						
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		Title: GRAPHIC EXHIBIT FOR METES AND BOUNDS	SHEET 1 of 1						
DESIGNED	NA	DRAWN	RLH	CHECKED	BDG	APPROVED	RLH	DATE	1/3/19

PTN OF GOV. LOT 4, SW1/4, OF THE SW1/4 OF SEC. 30,
 TWP. 28 N., RGE 7 EAST, W. M.
 CITY OF MONROE SNOHOMISH COUNTY
 STATE OF WASHINGTON



File:P:\18000s\18537\survey\18537-EX01.dwg Date/Time:1/8/2019 3:13 PM LES HILLEBRAND

SCALE:
 HORIZONTAL 1"=120' VERTICAL N/A

BARGHAUSEN
 CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX

CIVIL ENGINEERING, LAND
 PLANNING, SURVEYING,
 ENVIRONMENTAL SERVICES

For: -
 -

JOB NUMBER
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**GRAPHIC EXHIBIT FOR
 METES AND BOUNDS**

SHEET
1 of 1

DESIGNED NA DRAWN RLH CHECKED BDG APPROVED RLH DATE 1/3/19