

**CITY OF MONROE**  
**ORDINANCE NO. 022/2025**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ANNEXING THE PROPERTY COMMONLY KNOWN AS THE CONNER ANNEXATION AREA; ACKNOWLEDGING AND REQUIRING THAT THE ANNEXATION AREA SHALL BE DESIGNATED (R7) – SINGLE FAMILY RESIDENTIAL 7 UNITS PER ACRE ON THE CITY'S ZONING MAP AND RESIDENTIAL 1 ON THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; REQUIRING THAT THE PROPERTY WITHIN 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 adopted a Six-Year Annexation Plan under Resolution 2009/012 that provides an annexation strategy for the Monroe Urban Growth Area (UGA); and

WHEREAS, the City Council adopted pre-annexation zoning for the subject property as Single-Family Residential – 4 Units per Acre (R4) by Ordinance No. 001-2022 on February 22, 2022; and

WHEREAS, in response to a Notice of Intent to Commence Annexation filed by the landowners on March 8, 2022, the Monroe City Council passed Resolution 2022-012, authorizing the circulation of a petition for the annexation of approximately 1.91 acres located within the City's UGA and known commonly as the Conner Annexation Area, as 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 2022-012 was received on July 22, 2022, and the sufficiency of said petition was subsequently verified; and

WHEREAS, the Monroe 2044 Comprehensive Plan (adopted 2024) designates the Conner Annexation Area as Residential 1, which allows for a density of seven (7) units per acre; and

WHEREAS, pursuant to a City Wide Rezone Ordinance 006-2025, all properties previously zoned Single-Family Residential – 4 Units per Acre (R4) were rezoned to Single-Family Residential – 7 Units per Acre (R7) and effectively eliminated the R4 zoning district; and

WHEREAS, the City submitted a Notice of Intention to the Snohomish County Boundary Review Board (BRB) on June 18, 2025, and subsequently submitted a Second

Amended Notice of Intention on July 9, 2025, which was deemed legally sufficient with an effective filing date of July 25, 2025; and

WHEREAS, as required by RCW 35A.14.130, the City Council conducted a duly noticed public hearing on the proposed annexation on March 25, 2025, and all persons wishing to provide verbal or written comments were afforded the opportunity to do so; and

WHEREAS, the City received notice from the BRB on September 8, 2025, that the BRB did not invoke jurisdiction and that the City may continue finalizing the proposed annexation; 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 deems the annexation effectuated by this ordinance to be in the health, safety, morals, and the general welfare; and

WHEREAS, the City Council has determined that the annexation area will be responsible for its proportionate share of any of the outstanding indebtedness of the City of Monroe;

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 Nos. AB-25-393 and 25-416, 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 (R7) Single-Family Residential 7 Units Per Acre, with a Comprehensive Plan land use designation of Residential 1.

Section 5. Amendments of Maps. The City Council authorizes City Staff to amend all official maps for the City of Monroe, including without limitation the official zoning map, 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 14<sup>th</sup> day of October, 2025.

First Reading:	September 23, 2025	CITY OF MONROE, WASHINGTON:
Adoption:	October 14, 2025	
Published:	October 17, 2025	
Effective:	October 22, 2025	

  
[Geoffrey Thomas \(Oct 21, 2025 11:54:40 PDT\)](#)

---

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
[Jodi Wycoff \(Oct 21, 2025 12:07:44 PDT\)](#)  
\_\_\_\_\_  
Jodi Wycoff, City Clerk

  
[Zach Lell \(Oct 15, 2025 14:19:18 PDT\)](#)  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

# EXHIBIT A

November 7, 2024

**LEGAL DESCRIPTION**  
**FOR**  
**JON AND TRACEY CONNER**

## LAND AREA SUBJECT TO ANNEXATION

That portion of the East half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 10, Township 27 North, Range 6 East of the Willamette Meridian, lying Southeasterly of State Route 522 in Snohomish County, Washington, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10;

Thence S 00°11'37" E, along the East line thereof, a distance of 1541.78 feet to a point on the Southeasterly margin of said State Route 522, as delineated by a right-of-way fence which was field located on August 16, 2024, and the TRUE POINT OF BEGINNING of the herein described parcel of land;

Thence S 00°11'37" E, continuing along said East line, a distance of 508.11 feet to the Southeast corner of said East half;

Thence S 88°30'29" W, along the South line of said East half, a distance of 263.77 feet to a point on said Southeasterly margin of said State Route 522 and said right-of-way fence;

Thence Northeasterly, along said Southeasterly margin and said right-of-way fence, the following courses and distances:

N 24°46'24" E a distance of 30.08 feet;

N 23°14'02" E a distance of 38.93 feet;

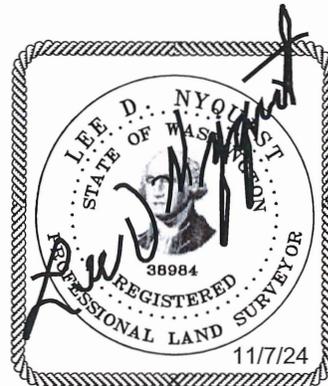
N 25°25'59" E a distance of 34.70 feet;

N 26°53'22" E a distance of 158.07 feet;

N 27°59'27" E a distance of 138.07 feet;

N 27°42'35" E a distance of 178.08 feet to the TRUE POINT OF BEGINNING of the herein described parcel.

The herein described parcel contains 68,692 square feet or 1.58 acres, more or less.



Prepared by:	 Digitally signed by Lee Nyquist Date: 2024.11.07 15:30:28-0800
Checked by:	E. Malm



# Ord 022 2025 Approving Conner Annexation

Final Audit Report

2025-10-21

Created:	2025-10-15
By:	Jodi Wycoff (jwycoff@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFBPerKEHpcc0KP0prF4icf3jKAPWkws6

## "Ord 022 2025 Approving Conner Annexation" History

-  Document created by Jodi Wycoff (jwycoff@monroewa.gov)  
2025-10-15 - 8:58:41 PM GMT
-  Document emailed to Zach Lell (zlell@omwlaw.com) for signature  
2025-10-15 - 9:00:16 PM GMT
-  Email viewed by Zach Lell (zlell@omwlaw.com)  
2025-10-15 - 9:19:06 PM GMT
-  Document e-signed by Zach Lell (zlell@omwlaw.com)  
Signature Date: 2025-10-15 - 9:19:18 PM GMT - Time Source: server
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature  
2025-10-15 - 9:19:20 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)  
2025-10-21 - 6:54:20 PM GMT
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)  
Signature Date: 2025-10-21 - 6:54:40 PM GMT - Time Source: server
-  Document emailed to Jodi Wycoff (jwycoff@monroewa.gov) for signature  
2025-10-21 - 6:54:42 PM GMT
-  Email viewed by Jodi Wycoff (jwycoff@monroewa.gov)  
2025-10-21 - 7:07:33 PM GMT
-  Document e-signed by Jodi Wycoff (jwycoff@monroewa.gov)  
Signature Date: 2025-10-21 - 7:07:44 PM GMT - Time Source: server
-  Agreement completed.  
2025-10-21 - 7:07:44 PM GMT