
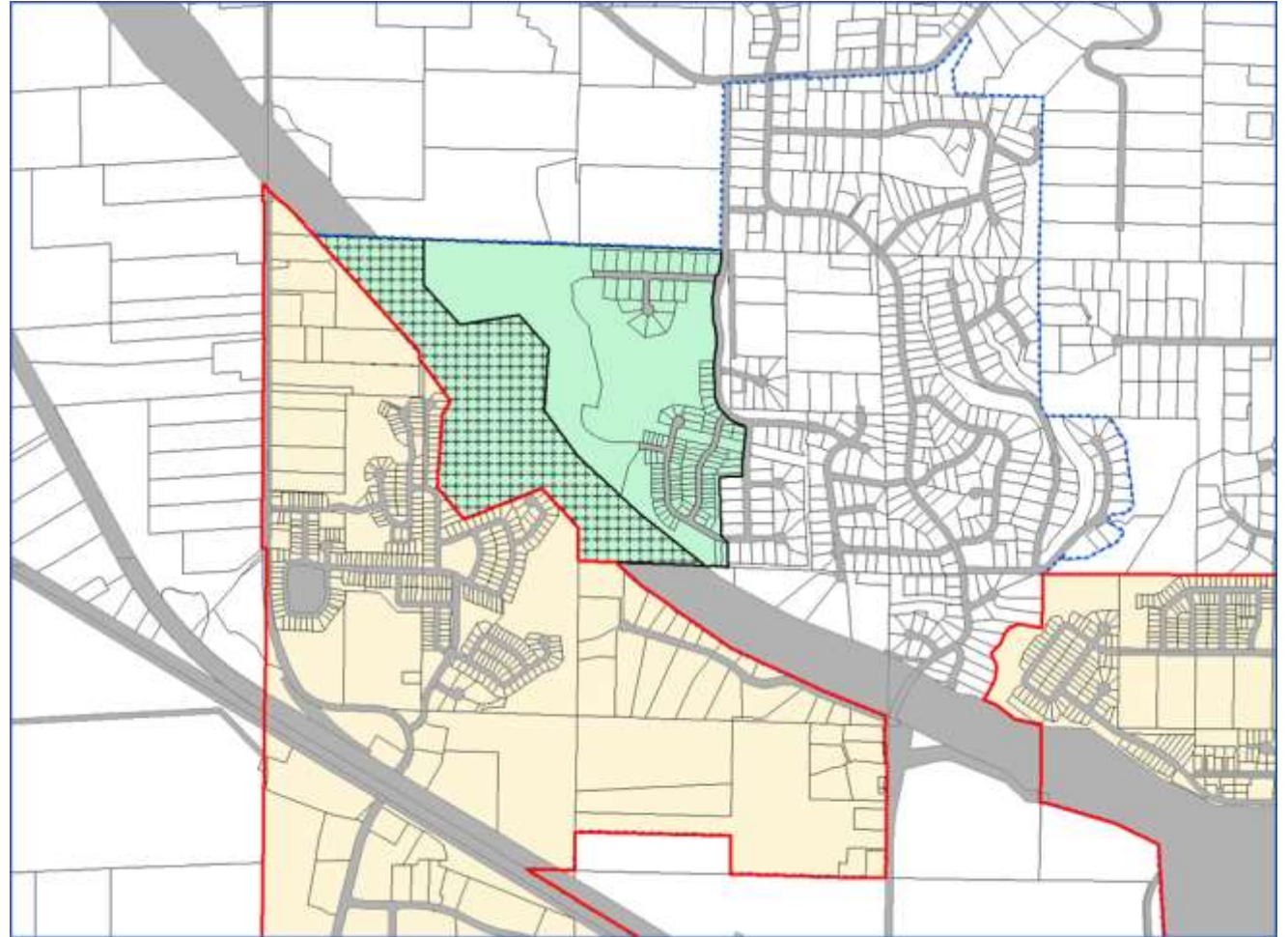


MONROE WOODLANDS ANNEXATION

 Proposed
Annexation
Area



Why is annexation being considered?

In Washington State, the Growth Management Act (GMA), requires counties and cities to help reduce urban sprawl by encouraging development in urban areas where adequate public facilities already exist and can be more efficiently provided. To help reduce sprawl, the GMA requires that counties, such as Snohomish County, designate urban growth areas (UGAs) or unincorporated areas that are identified for urban levels of development. In the City of Monroe, homeowners living just outside the City, but inside its UGA, are served by Snohomish County rather than the City. In 2008, Snohomish county and the City of Monroe entered into a joint agreement to plan for annexation of the communities within Monroe's UGA, with the goal of better supporting growing communities adjacent to the City.

What exactly is "annexation"?

Annexation is the process of expanding the City limits to include properties currently located outside of the City.

The Urban Growth Area has been discussed a lot over the years, what exactly is it?

The urban growth area is the area surrounding the City where urban scale development is to occur. This is to contain growth and prevent development from sprawling into the rural areas of the County. Part of a county's long-range planning process involves designating, expanding, and reducing UGA boundaries in consultation with the cities affected. UGAs should be able to accommodate the urban growth over the next 20 years.

How is an annexation done?

The most common method used is the Petition Method of Annexation. It starts with the property owner and is based on the tax assessed value of property. Any area that is to be annexed must have property owners representing at least 60% of the tax assessed value of the area requesting annexation. In other words, a property owner "votes" with their tax assessed value. A super majority (60%) in favor of the annexation is required for the annexation to be successful. For annexation laws, please see RCW 35A.14.120. For information on tax assessed values, please contact the Snohomish County Assessor's Office by phone at (425) 388-3433 or online at <https://snohomishcountywa.gov/5167/Assessor>

What about zoning?

Washington State law allows cities to "pre-zone" properties that are in their UGA. The zoning goes into effect when the properties are annexed into the City. On 10/22/2019, the City Council adopted zoning for all of the properties in the City's UGA. Future zones for properties in the UGA were assigned according to the Comprehensive Plan Future Land Use Map (see <http://www.monroewa.gov/DocumentCenter/View/6681>). Please see the table to the right to determine your new zoning.

Why would someone want their property to be annexed to the City of Monroe?

1. Better access to elected officials.
2. A smaller and more responsive local government.
3. More police officers per citizen
4. Efficient, consistent local service delivery
5. Minimizes impacts to agricultural lands and open space
6. Reduces urban sprawl

Why is the City looking into annexation?

Annexation allows long-term planning for essential public services and infrastructure. The City of Monroe is expected to continue growing. As we grow, the City wants to be smart about long-term investments to maintain essential public services and service levels that benefit the entire community. Annexation of unincorporated areas broadens our revenue and allows us to make investments that benefit everyone. Annexation allows us to address future service needs while providing flexibility in how we fund projects that are of high importance to the community, including police, roads, streets and parks.

Does denial of an annexation affect whether or not a development can continue?

In the event of a denial, developers will not be allowed to access the City's sanitary sewer system, which may impact future developments. Developments currently under construction are generally grandfathered by "no protest" agreements that allow access to sewer if the developer signs a contract assuring that they won't oppose any future attempts at annexation.

Existing Snohomish County Zoning	Monroe Zoning after Annexation
R-9,600 Residential – 9,600 sq. ft. per lot	Single-Family Residential – 4 Units per Acre (R4)
R-7,200 Residential – 7,200 sq. ft. per lot	Single-Family Residential – 7 Units per Acre (R7)

What about taxes?

Instead of paying County taxes for surface water management, the library system, and the Snohomish County surface water fee, new residents would pay locally for utilities, street maintenance, stormwater management, and the Monroe library capital bond. After annexation, property taxes, which fund City schools and the hospital, would remain about the same for new residents, as shown in the table below.

Estimated Taxes by Property Value

Property Value	2020 Snohomish County Residents	2020 City of Monroe Residents	Difference in Taxes after Annexation
\$300,000	\$3,034	\$2,912	Decrease of \$122 per year (\$10.17 per month)
\$400,000	\$3,996	\$3,880	Decrease of \$116 per year (\$9.67 per month)
\$500,000	\$4,958	\$4,848	Decrease of \$110 per year (\$9.17 per month)
\$600,000	\$5,920	\$5,816	Decrease of \$104 per year (\$8.67 per month)
\$700,000	\$6,882	\$6,784	Decrease of \$98 per year (\$8.17 per month)
\$800,000	\$7,844	\$7,752	Decrease of \$92 per year (\$7.67 per month)
\$900,000	\$8,806	\$8,720	Decrease of \$86 per year (\$7.17 per month)
\$1,000,000	\$9,768	\$9,688	Decrease of \$80 per year (\$6.67 per month)

What about homeowners insurance?

In most instances, homeowners insurance rates have been observed to stay the same or decrease slightly. Rates vary between companies and individual insurance plans, so check with your insurance agent to determine the effect on your homeowners insurance premiums.

What about auto insurance?

Most insurance companies base auto insurance rates on zip codes and an individual's driving record, not city limits.

What about schools?

There is no effect on schools. School district boundaries are independent of city boundaries.

What about zip codes?

Zip codes are not affected by annexation.

My well water is great and I have a fairly new septic system. Do I have to hook up to city water and sewer?

Homeowners with private septic systems can keep their septic system until the end of its useful life. If, or when, the septic system fails (some do, some don't), residents would then be required to hook up to the city's sanitary sewer line, if, and only if, the home is within 200 feet of the sewer line.

Can I burn tree limbs and yard debris if I'm annexed?

Outdoor burning is not affected by annexation. State law has prohibited outdoor burning in urban growth areas and cities since 2007.

What about my livestock?

No problem. You can keep your farm animals; they will be "grandfathered." In fact, certain livestock are actually allowed outright on lots with an area of more than 20,000 square feet.

Will the City pay the electric bill for the street lights in my neighborhood?

The City will take responsibility for the maintenance and electricity costs for County owned streetlights that are in the right-of-way and are up to current City standards.

**Need more information about annexation?
Please contact the Monroe Community Development Department at (360) 360-794-7400.**

What's this about better access to local elected officials?

In the City of Monroe, there are eight elected officials, including the Mayor and seven council members, for 19,250 residents. This means there is an elected official for approximately every 2,400 residents in Monroe. In contrast, there are five County councilmembers for 818,700 County residents. That means there are 163,740 people vying for each County Councilmember's attention. *Source. Washington State OFM: April 1, 2019 Population Projections*

Can I help guide local decisions?

Yes. Annexation would give new City residents a voice in the government of the larger community in which they live. Annexation means new residents will be able to vote on tax increase requests involving emergency services and elect City Council members. Additionally, you would be eligible to be on Monroe's boards and commissions, including the Planning Commission, the Civil Service Commission, the Economic Development Advisory Board, and the Park Board.

Can I still vote for County Commissioners?

You can still vote for the Snohomish County Commissioners if you are annexed. You will be also be able to vote in the elections for the Monroe City Council positions and the Mayor.

How would police services be different?

Responsive and effective local public life and safety services are essential to the health and well-being of our community. After annexation, the Monroe Police Department will expand its coverage to those areas annexed. The City of Monroe has over four times as many officers per thousand residents than Snohomish County. The City of Monroe provides 1.7 commissioned officers per thousand residents. Snohomish County provides 0.4 commissioned officers per thousand residents. *Source. Crime in Washington: 2018 Annual Report, Washington Association of Sheriffs and Police Chiefs*

How would fire services be different?

New City residents will continue being served by Snohomish County Fire District 7. Fire District 7 is a trusted emergency services provider for residents and businesses in Monroe; these strong relationships will continue under annexation.

Disclaimer:

The information contained within this brochure was obtained and compiled through staff research. The information is accurate to the best of our knowledge, however, circumstances and situations can vary between individuals which can affect the impacts of annexation discussed within this brochure. We encourage citizens to get involved and research the facts for themselves. Therefore the City of Monroe does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information show herein or for any inferences made here from.

