

# NOTICE OF PLANNING COMMISSION PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a **PUBLIC HEARING** is scheduled to be held **Monday, January 12, 2026 at 7:00 p.m.** by the **City of Monroe Planning Commission** to consider **pre-annexation zoning for the Davis Properties** and a potential recommendation to the City Council. Additional details are provided below:

**LOCATION:** In-Person at Monroe City Hall at  
806 West Main Street and online via Zoom - Virtual Meeting Platform  
**Zoom Link:** <https://us02web.zoom.us/j/83748075121>  
**Call-in Number:** 253-215-8782  
**Meeting ID:** 837 4807 5121

**\*Public Comment can only be made in person at the meeting or in writing prior to the public hearing\***

**PROJECT NAME:** DAVIS PRE-ANNEXATION ZONING

**PROJECT FILE#:** PREANZON2025-01, SEPA2025-14

**APPLICANT:** City of Monroe

**LOCATION:** Four parcels totaling approximately 23 acres within Monroe's Urban Growth Area: 28062500407800, 28062500407600, 28073000300600, and 28062500407700

**PROJECT DESCRIPTION:** The City of Monroe is proposing to establish pre-annexation zoning for the Davis Property located within the City's Urban Growth Area (UGA). Pre-annexation zoning is required prior to annexation under MMC 22.76 and ensures zoning consistency once the property is brought into city limits.

Two zoning designations are under consideration:

- **R7 – Single-Family Residential (7 units per acre)**  
Allows up to 7 detached units per acre or up to 14 attached units per acre, or a combination thereof.
- **R15 – Single-Family Residential (15 units per acre)**  
Allows up to 15 units per acre.

This action will establish the property's zoning designation in advance of annexation and provide a coordinated land use framework consistent with the City of Monroe 2044 Comprehensive Plan and RCW 35A.14.330–340.

**PUBLIC COMMENT PROCEDURE:** Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear before the Planning Commission at the time and place of said public hearing. Submit written comments to Hannah Maynard, Permit Technician, at [hmaynard@monroewa.gov](mailto:hmaynard@monroewa.gov) by 4:00 p.m. on the date of said public hearing. **During the public hearing, public comment can only be made in person. Public comment via Zoom is not permitted.**

**PUBLIC REVIEW OF DOCUMENTS:** A copy of the supporting documents are available for review on the city's website at: <https://monroewa.gov/1313/20020/Davis-Annexation#> Please contact Amy Bright @ (360) 863-4533 or [abright@monroewa.gov](mailto:abright@monroewa.gov) for further assistance.

**STAFF CONTACT:** Amy Bright @ (360) 863-4533 or [abright@monroewa.gov](mailto:abright@monroewa.gov)