

Planning Commission
January 12, 2026, 7:00 PM

Davis Pre-Annexation Zoning Public Hearing



PURPOSE OF TONIGHT'S HEARING



Consider proposed pre-annexation zoning



Receive public testimony



Provide a recommendation to City Council

WHAT IS PRE-ANNEXATION ZONING?

Pre-Annexation Zoning (RCW 35A.14.330–340)

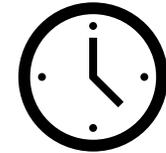
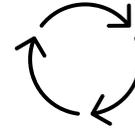
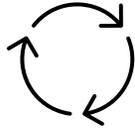
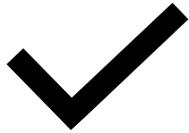
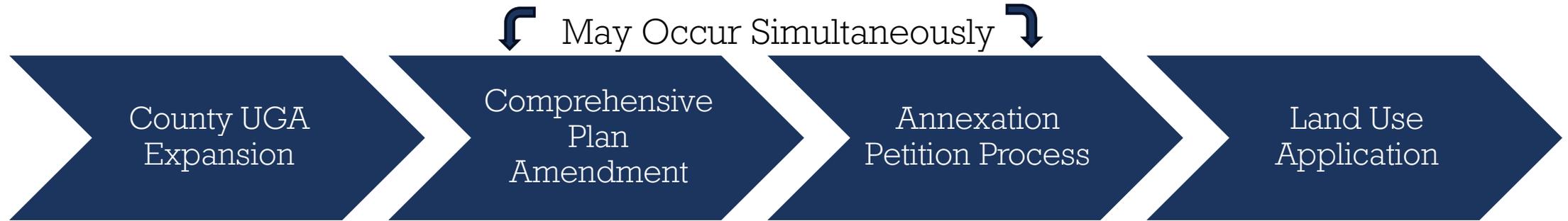
Allowed under Washington State law

Applies zoning in advance of annexation

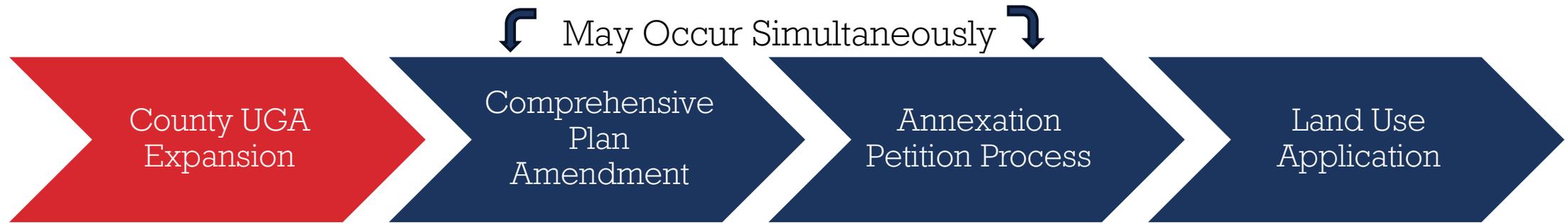
Prevents incompatible development

Ensures orderly and coordinated growth

ANNEXATION PROCESS

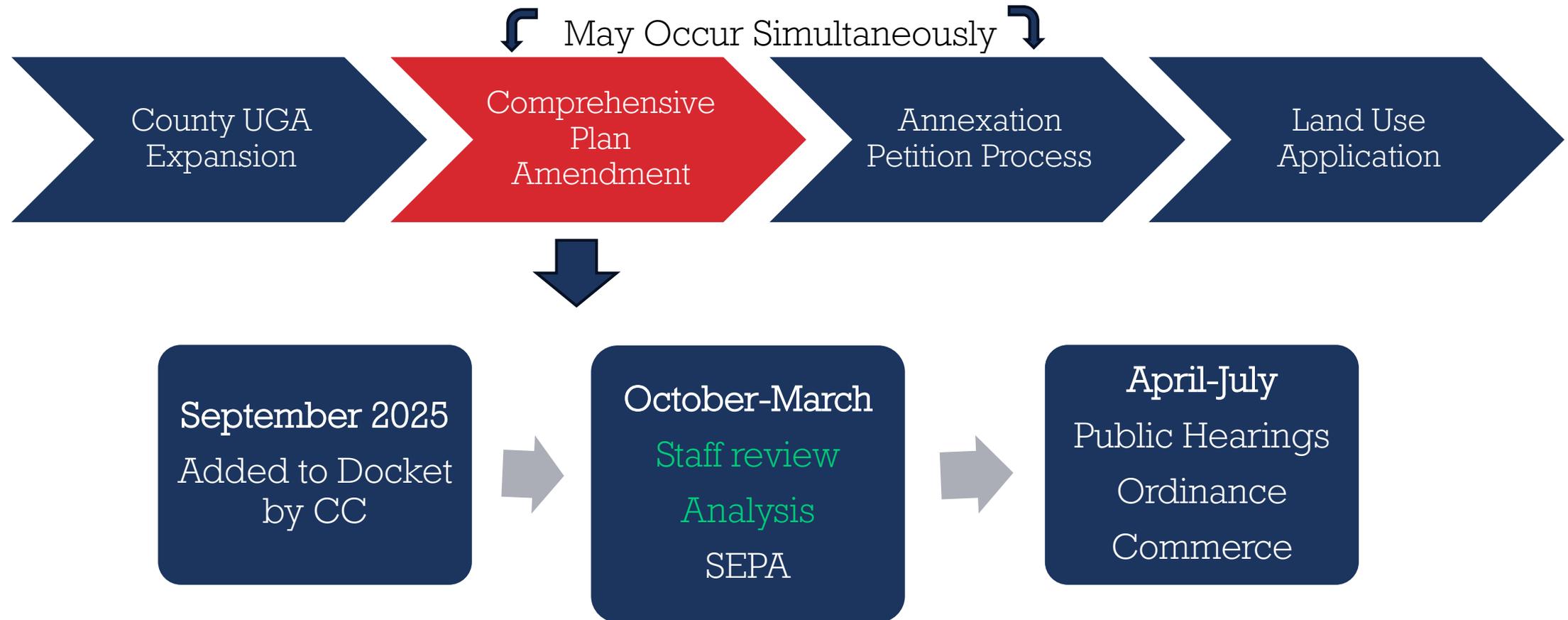


ANNEXATION PROCESS

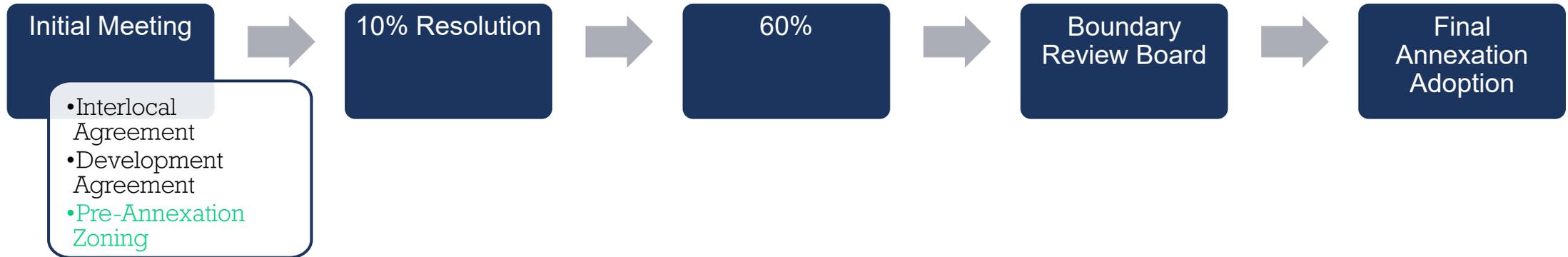
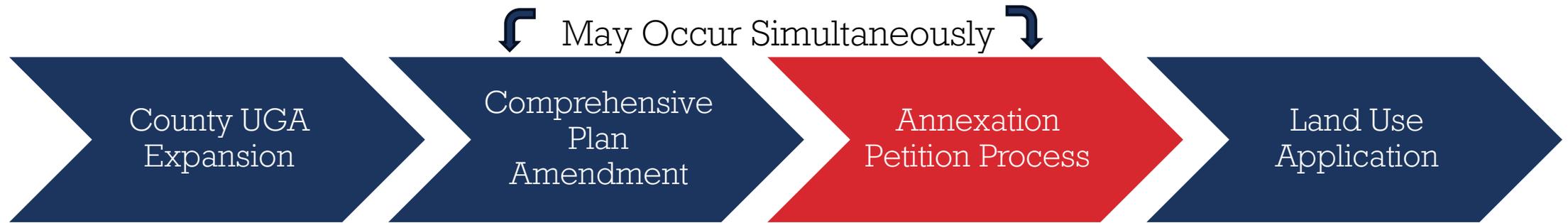


- Snohomish County Comprehensive Plan
- Approved December 2024
- Area added to Monroe UGA

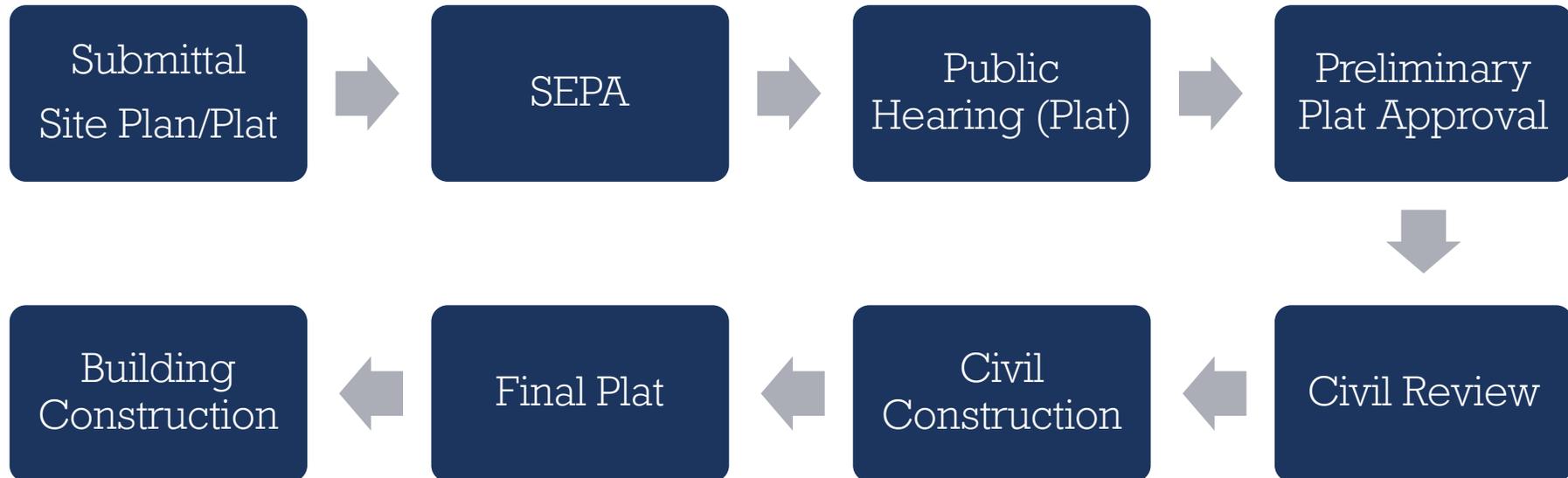
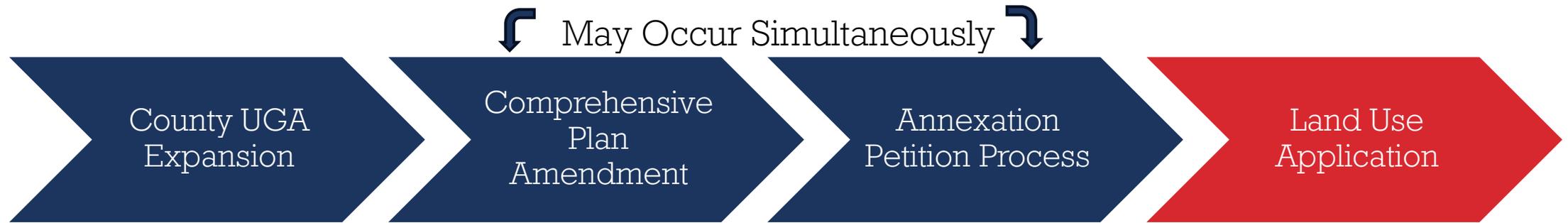
ANNEXATION PROCESS



ANNEXATION PROCESS



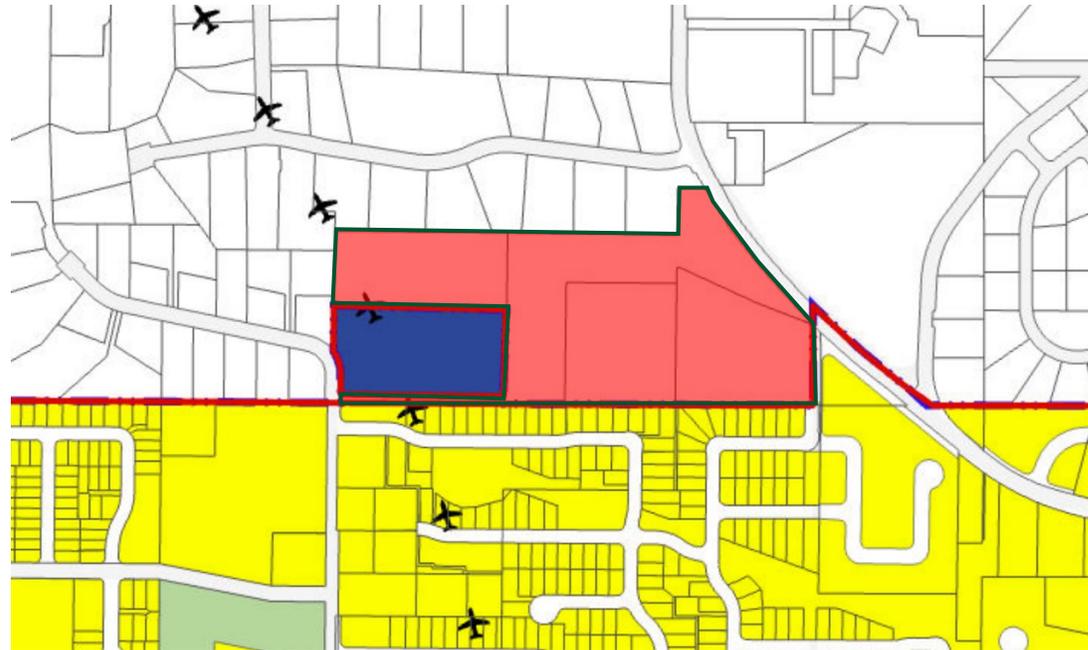
ANNEXATION PROCESS

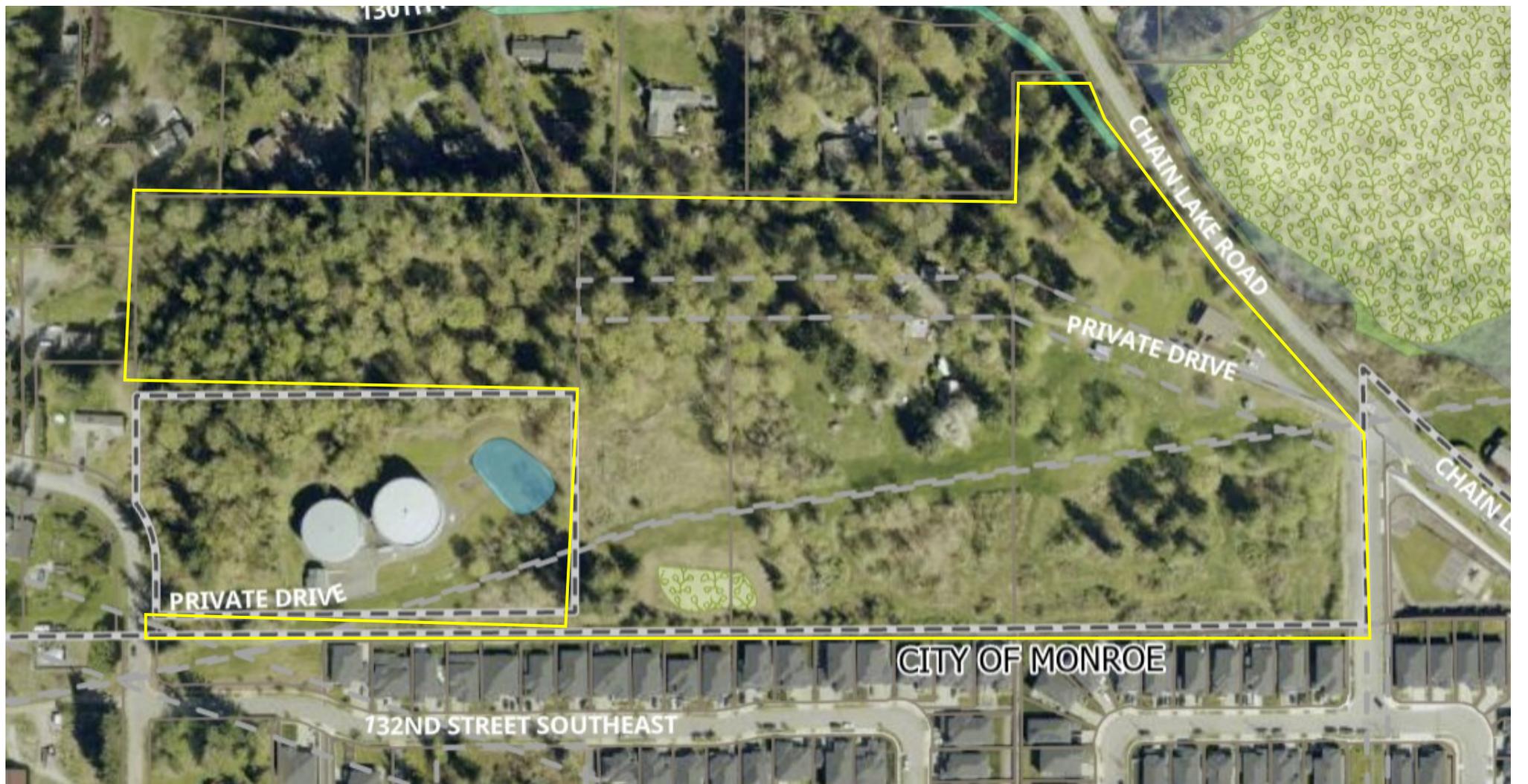


Background

LOCATION & VICINITY

- Four Parcels
- Approximately 23 acres
- West of Chain Lake Road
- East of 191st Avenue SE
- North of existing City limits





COUNTY ACTION: UGA EXPANSION

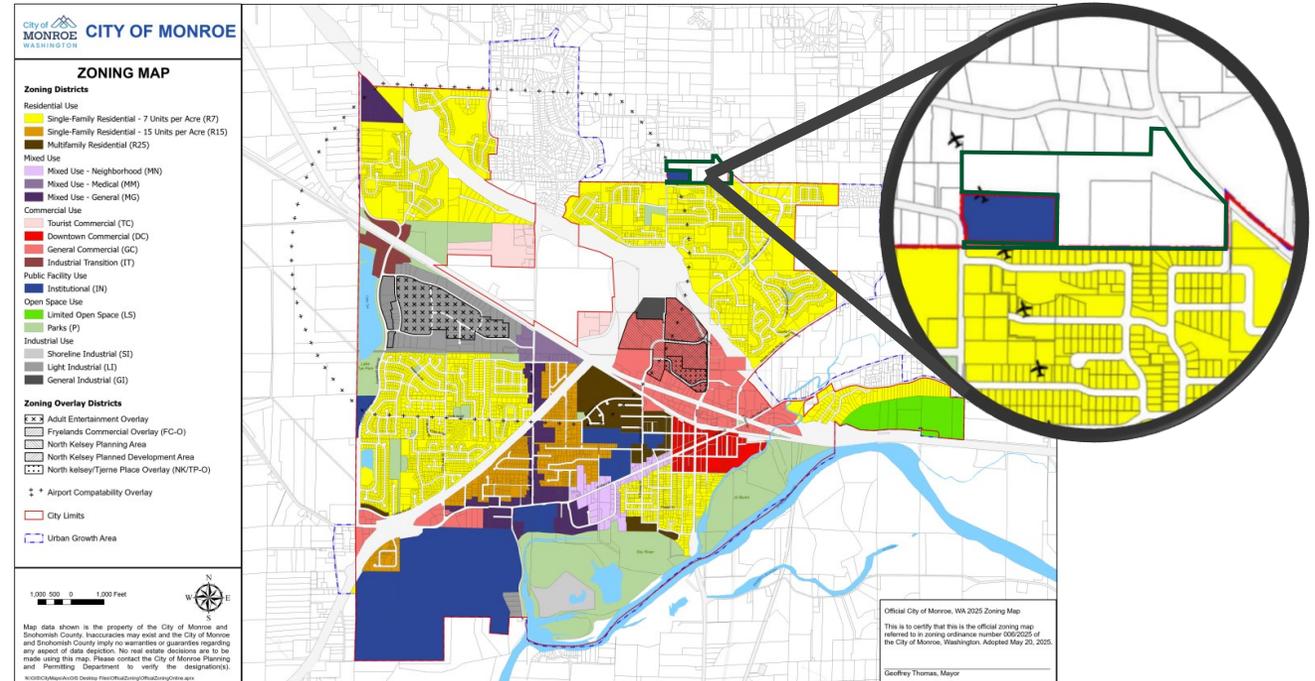
How Did This Area Enter the UGA?

Approved by Snohomish County in
December 2024

MON2 County Comprehensive Plan
Update

Supported by Monroe City Council

Rezoned by County to R-9600 (~6 units
per acre)

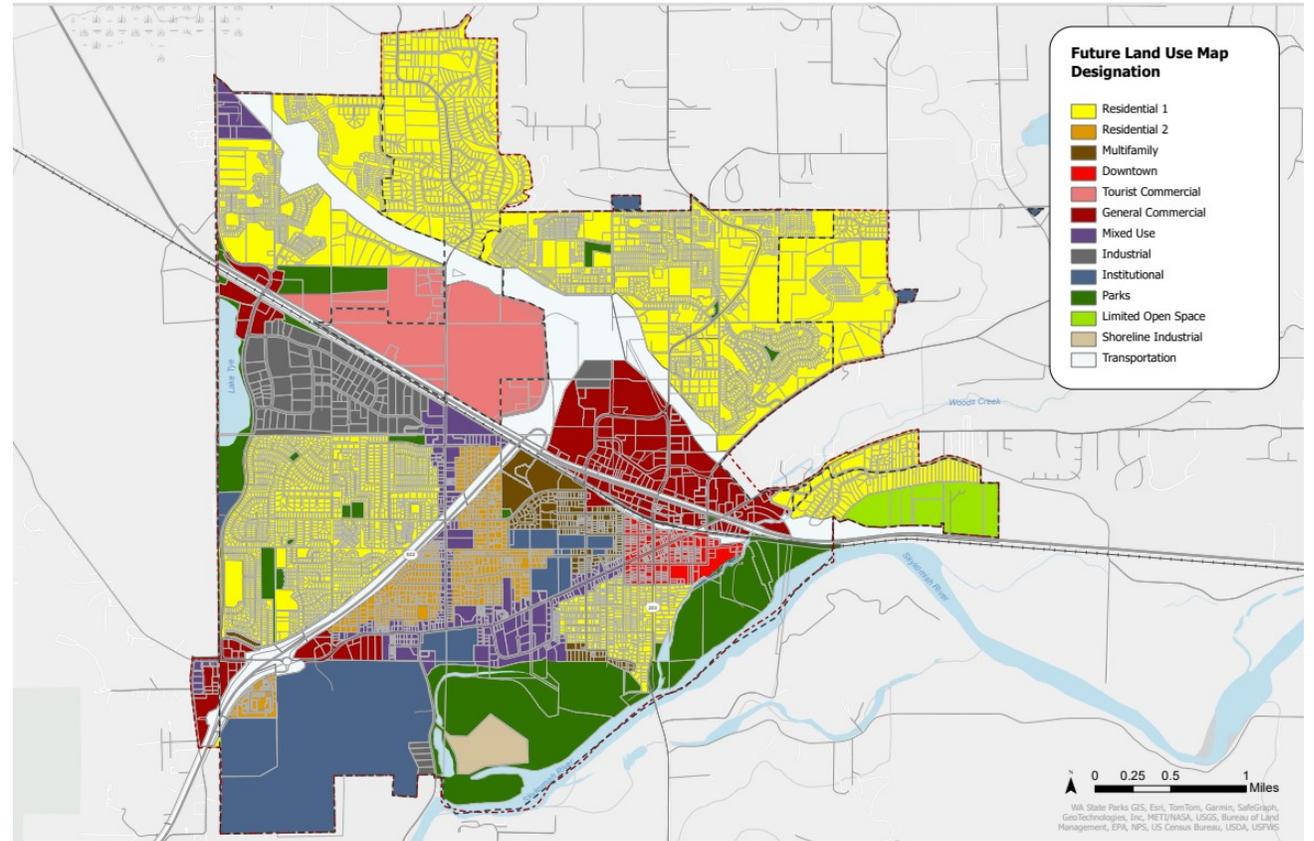


Monroe 2044 Comprehensive Plan

Completed December 2024

Did not include the Davis Properties

City Initiated Comprehensive Plan
Amendment 2025-2026 Docket



Notice of Intent to Annexation (NOI)



July 24, 2025: Notice of Intent (NOI) received



Submitted by Davis family (property owners)

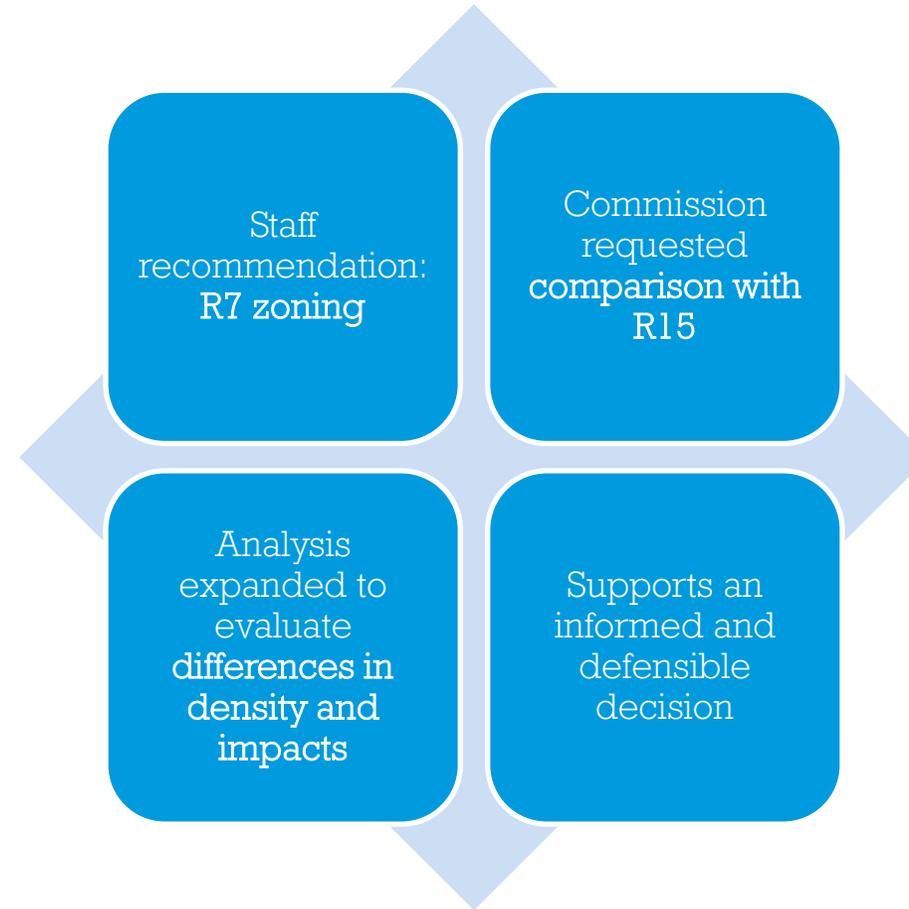


NOI formally initiates annexation process

City Council Action

- Prepare resolution accepting 10% annexation boundary and assumption of City indebtedness
- Authorize circulation of 60% annexation petition; record action in official minutes
- Begin pre-annexation zoning review for the site
- Hold Pre-Application meeting with City departments & Snohomish Regional Fire
- Coordinate development agreement:
 - Multimodal trail along Chain Lake Road
 - Trail across Williams Pipeline easement (connecting 191st Ave SE & Chain Lake Rd)
 - Mix of housing types
- Work with Snohomish County on interlocal agreement for utilities, infrastructure, permitting

Planning Commission Introduction



WHY PRE- ANNEXATION ZONING IS NECESSARY

MMC 22.76.030: The city council shall establish zoning designations for territory subject to annexation effective upon the annexation of that territory, and as consistent with the Monroe comprehensive plan and this title.

A. The preannexation zoning designation(s) for the territory to be annexed shall be consistent with the territory's currently adopted comprehensive plan future land use map designation.

B. When a territory to be annexed does not have a specified comprehensive plan future land use map designation, preannexation zoning of the territory shall have a default designation of low density single-family residential per Chapter 22.14 MMC, Zoning Maps and Districts.

Properties are within Monroe's UGA

Not yet on City's Future Land Use Map

Council directed zoning review

MMC 22.76.030(B) applies

COMPREHENSIVE PLAN CONSISTENCY



SUPPORTS
COORDINATED
ANNEXATION



EMPHASIZES
EQUITABLE
OUTCOMES



ENCOURAGES
HOUSING VARIETY



REQUIRES
COORDINATION
WITH COUNTY

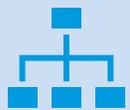
Monroe 2044 Comprehensive Plan



Land Use Policy 3.5.1: Ensure that future annexations consider equitable outcomes for all current and future residents.



Land Use Policy 3.5.2: Create an annexation process that meets the City's Imagine Monroe Vision and provides housing opportunities for varied income levels.



Land Use Policy 3.5.3: Coordinate with Snohomish County on all annexations and UGA planning.

Preannexation Zoning SEPA Review

Zoning action subject to SEPA

Non-project legislative action

DNS issued November 1, 2025

No SEPA comments or appeals received

Public Benefit



Supports **orderly growth** within the Urban Growth Area



Implements the **Monroe 2044 Comprehensive Plan**



Establishes **R7 zoning**, the City's lowest-density single-family district



Ensures development under **City of Monroe standards**



Enables coordinated planning for:

- Transportation
- Utilities
- Schools
- Environmental protection
- Provides predictability

COMPARATIVE ANALYSIS

R7 – Single-
Family
Residential

R15 – Single-
Family
Residential

R7 ZONING OVERVIEW



UP TO 7 DETACHED
UNITS/ACRE



UP TO 14 ATTACHED
UNITS/ACRE



MIX OF HOUSING
TYPES REQUIRED



CONSISTENT WITH
ADJACENT CITY
ZONING

R15 ZONING OVERVIEW



UP TO 15 UNITS/ACRE



HIGHER DENSITY
THAN SURROUNDING
AREAS



TYPICALLY
TOWNHOME STYLE
DEVELOPMENT



CREATES GREATER
IMPACTS THAN R7
ZONING

COMPARATIVE IMPACT SUMMARY

Topic	R7	R15
Housing Units	Up to 161 detached Up to 322 attached DA will require a mix	Up to 345 attached
School Impact	Lower School Impact	Moderate School Impact
Traffic Impact	Lower	Moderate
Compatibility	High	Lower
Infrastructure Demand	Lower	Manageable

PUBLIC COMMENTS



PUBLIC COMMENTS: KEY THEMES

Public Comment Themes

- Density and compatibility
- School capacity
- Traffic and safety
- Infrastructure timing
- Environmental and wildlife concerns

DENSITY AND COMPATABILITY

Current Zoning: R9600

- 6 units per acre*

Recommended R7
Zoning

- Up to 7-14 units per acre **

Planning Commission
Requested Comparison
of R15 Zoning

- Up to 15 units per acre **

*Net Density

**Gross Density

SCHOOL CAPACITY

Monroe School District

R7: ~150 students

R15: ~225 students

School Impact fees

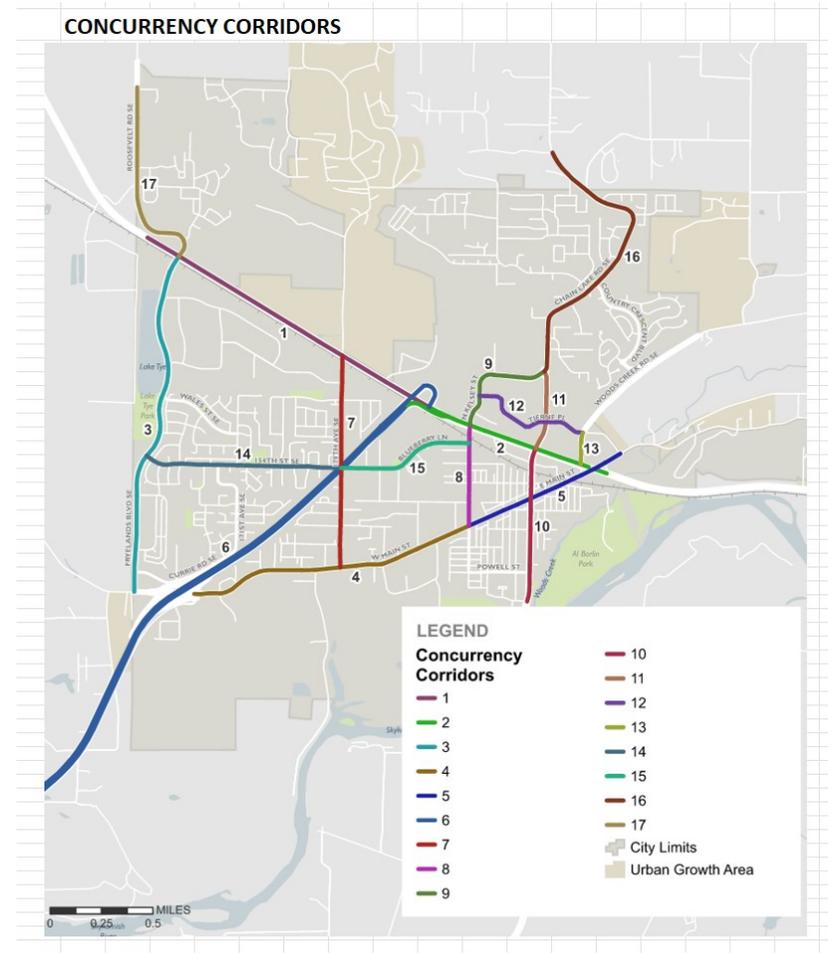
TRAFFIC & CHAIN LAKE ROAD

Chain Lake Road is primary access

Existing capacity remains sufficient

Future Traffic Impact Analysis required

Mitigation required if impacts identified



WATER CAPACITY

The City's adopted Water System Plan shows adequate system capacity to serve future development within the UGA, including this area.

Development would require:



System modeling



Infrastructure extensions



On-site and off-site improvements based on project design



All costs for utility extensions are borne by the applicant.



System Development Charges (SDC)

SEWER CAPACITY

According to the City's General Sewer Plan, Monroe's wastewater treatment and collection capacity can support additional residential growth within the UGA.

Any future project would require:



Engineering analysis



Infrastructure extensions



On-site and off-site improvements based on project design



All costs for utility extensions are borne by the applicant.



Connection fees and impact fees System Development Charges (SDC)

Environmental and Wildlife Concerns



High-level review completed; site has critical areas



Pre-annexation zoning **does not** approve development

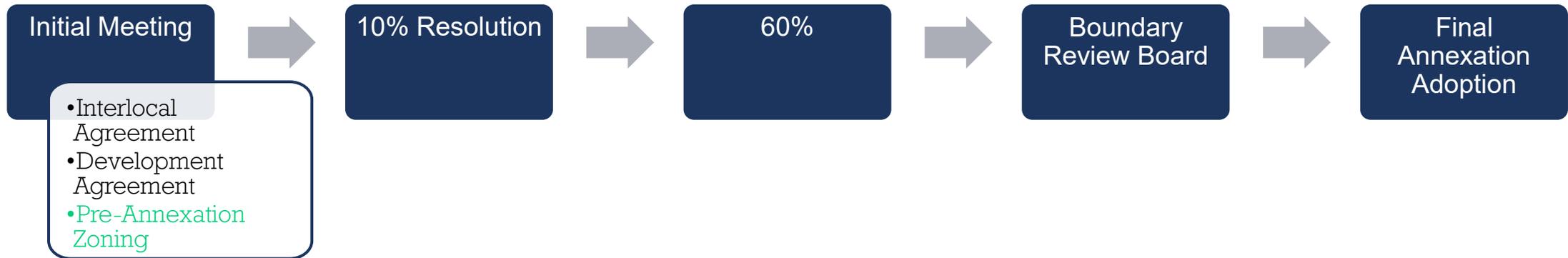
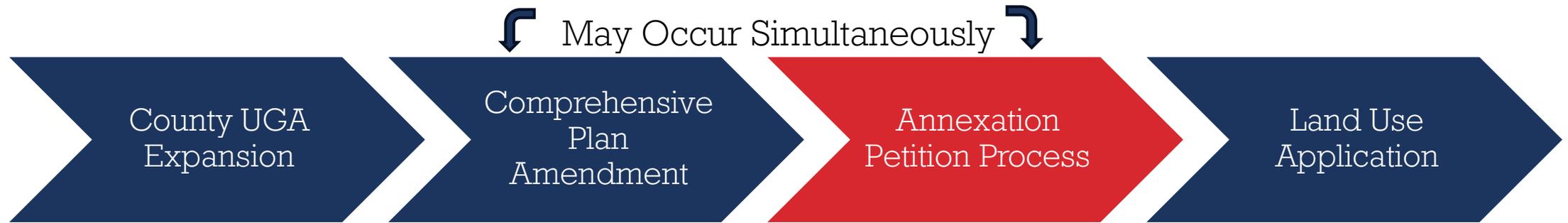


Project-level review required for future proposals: wetlands, wildlife, stormwater, compliance



Future development must avoid, minimize, and mitigate impacts

ANNEXATION PROCESS



STAFF RECOMMENDATION

- Recommend R7 – Single-Family Residential
- Lowest-density City zoning district
- Compatible with surrounding zoning districts
- Consistent with MMC and Comp Plan
- Supports orderly annexation

Next Steps For Pre-Annexation Zoning

- January 12, 2026 – Planning Commission Public Hearing
- January 26, 2026 – Planning Commission Recommendation
- February 2026 – City Council Introduction
- February-March 2026 – City Council Public Hearing
- Filing, Certification and Recording

COMMISSION ACTION

- **Planning Commission Action**
 - Conduct public hearing
 - Receive testimony
 - Forward recommendation to City Council

Requested Action

- Move to direct staff to prepare Findings and Conclusions recommending that the Monroe City Council establish preannexation zoning for the Davis properties at Single-Family Residential – 7 units per acre (R7).



Questions?

Amy Bright

Planner

abright@monroewa.gov