

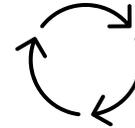
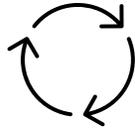
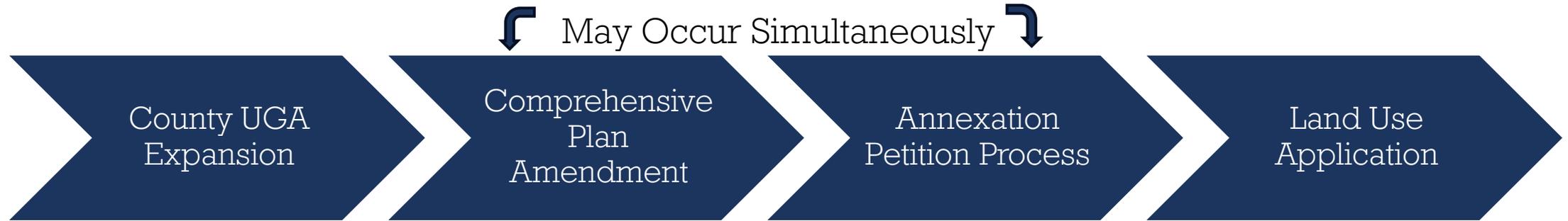
Planning Commission  
February 9, 2026, 7:00 PM

# Davis Pre-Annexation Zoning

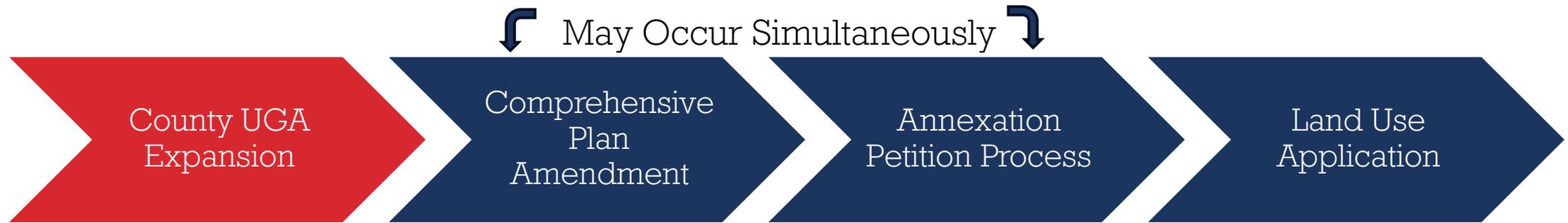
Findings of Fact, Conclusions of Law and  
Recommendation



# ANNEXATION PROCESS

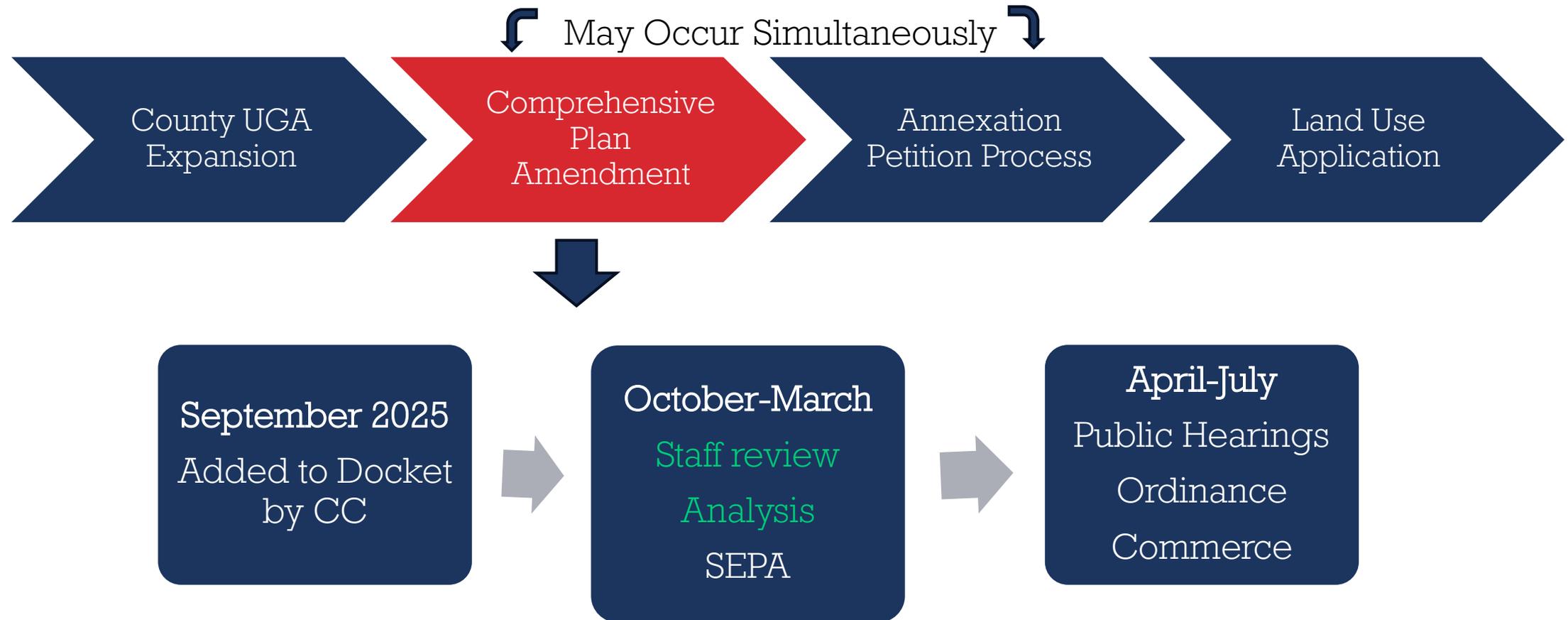


# ANNEXATION PROCESS

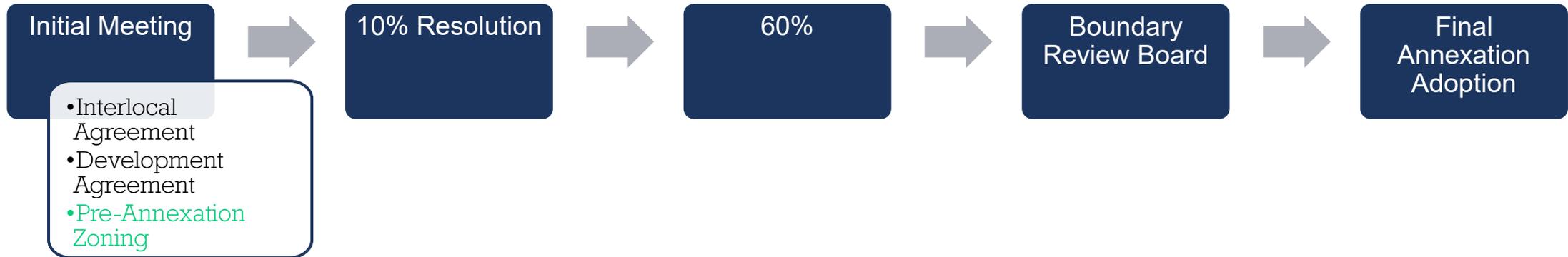
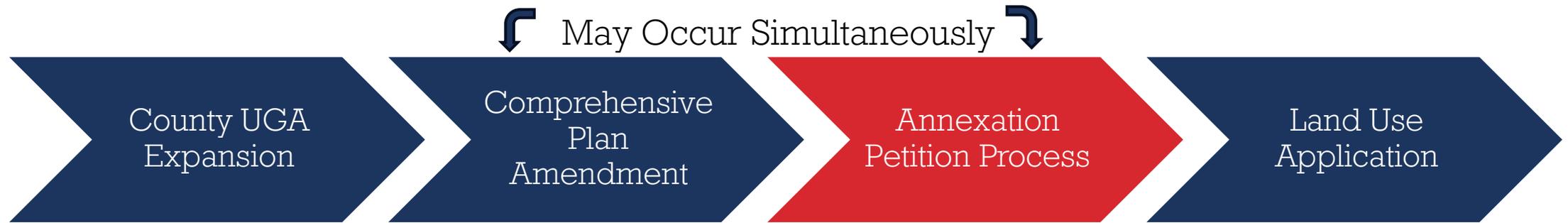


- Snohomish County Comprehensive Plan
- Approved December 2024
- Area added to Monroe UGA

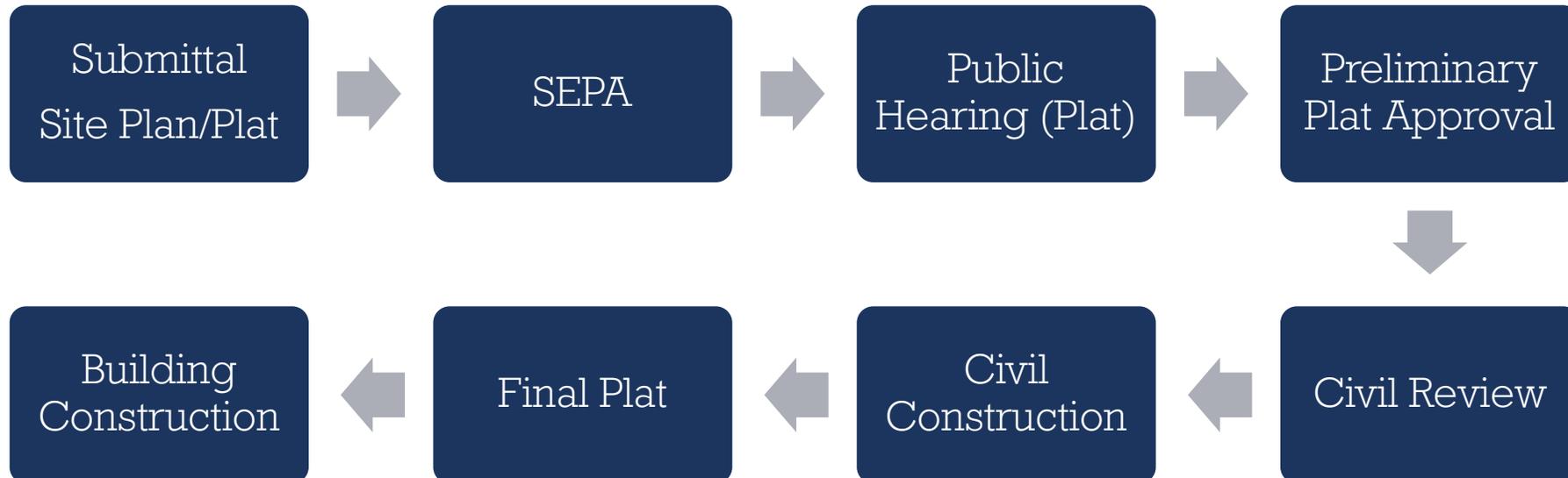
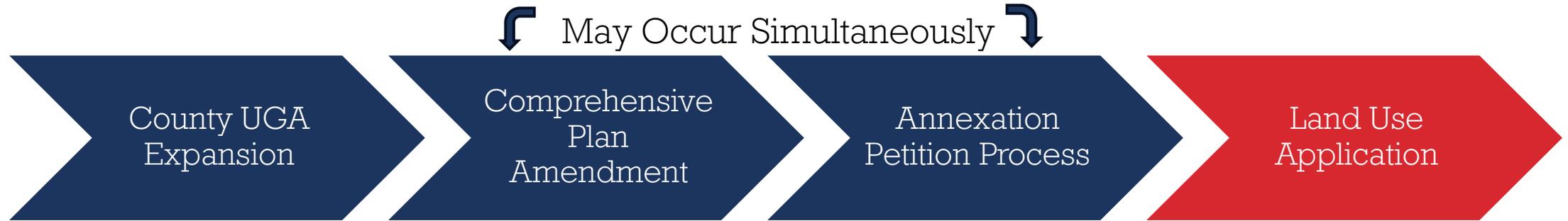
# ANNEXATION PROCESS



# ANNEXATION PROCESS

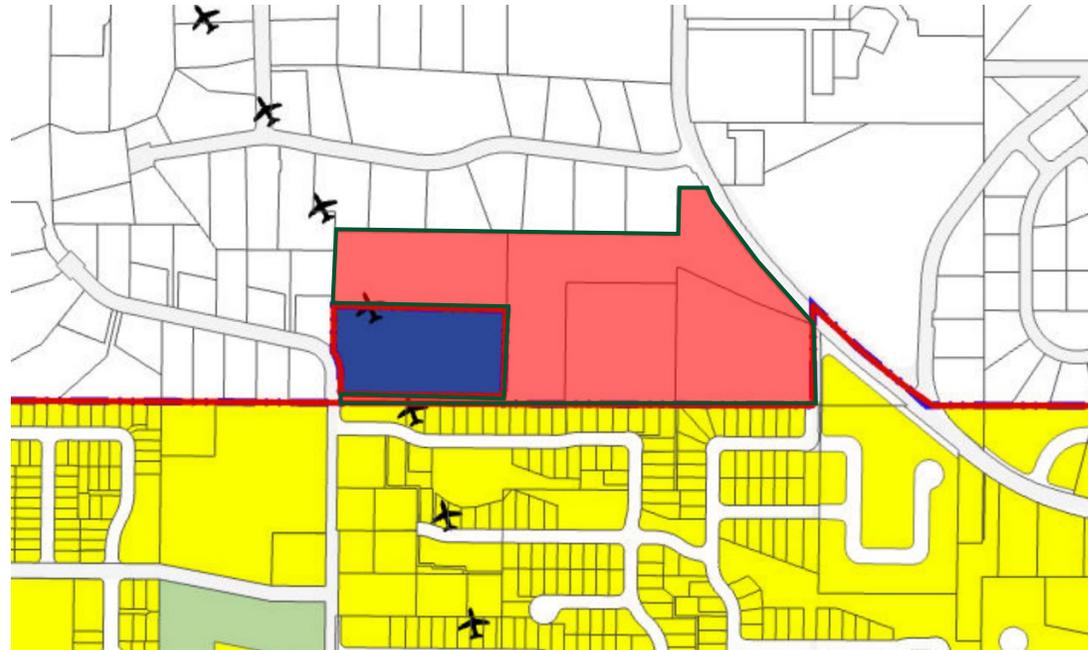


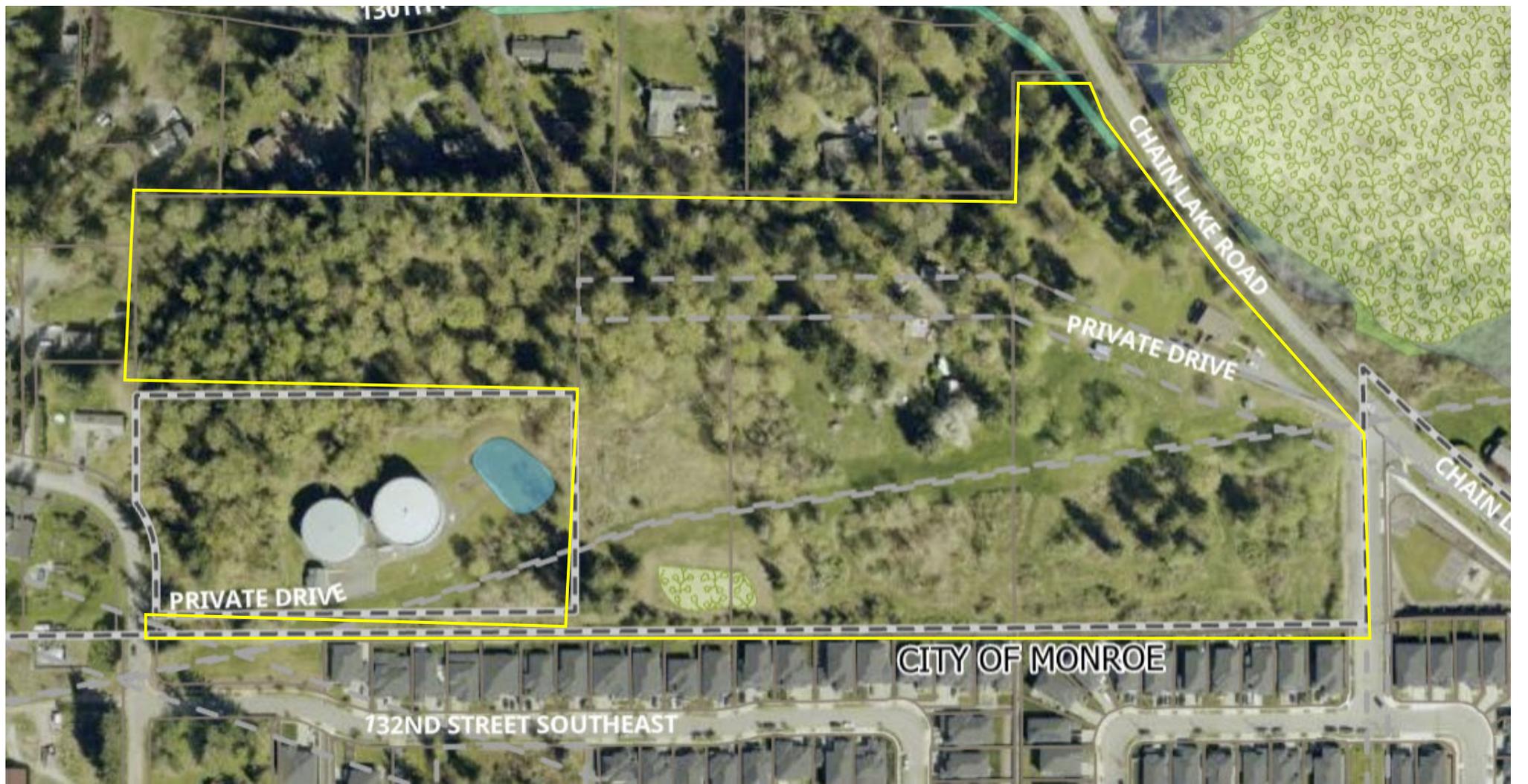
# ANNEXATION PROCESS



# LOCATION & VICINITY

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





# 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

# Next Steps For Pre-Annexation Zoning

- January 12, 2026 – Planning Commission Public Hearing
- February 9, 2026 – Planning Commission Recommendation
- March 2026 – City Council Introduction
- March-April 2026 – Two City Council Public Hearings at least 30 days apart
- Filing, Certification and Recording

# Requested Action

Adopt the Findings of Fact and Conclusions of Law and Recommendation to City Council for the Davis Property Pre-Annexation Zoning and authorize the Planning Commission Chair to sign the document on behalf of the Commission.



Questions?

Amy Bright

Planner

[abright@monroewa.gov](mailto:abright@monroewa.gov)