

**NOTICE OF INTENT**  
**PROPOSED GRAVES ANNEXATION**  
**TO THE CITY OF RENTON**

**I. BACKGROUND/MAPS**

**A. Basic Information**

1. The proposed action is to annex approximately 21.4-acres to the City of Renton. Annexation is sought by the proponent to receive Renton public services and was initiated through the 60% Direct Petition method under RCW 35A.14.120, 130, 140, and 150.
2. Copies of the Renton City Council minutes for actions taken relative to the proposed annexation:
  - a) **Exhibit A:** Certified minutes of the January 13, 2020 public meeting of the Renton City Council in the matter of the proposed annexation.
  - b) **Exhibit B:** Certified minutes of the July 7, 2020 public hearing of the Renton City Council in the matter of the proposed annexation.
3. **Exhibit C:** A copy of King County Assessor's Annexation Petition Certification.
4. Pursuant to RCW 43.21C.222, annexations are exempt from SEPA.
5. **Exhibit D:** A legal description of the proposed annexation boundaries.

**B. The following maps are enclosed:**

1. **Exhibit E:** King County Assessor's maps (two sets) displaying the proposed Graves Annexation boundary.
2. **Exhibit F:** Eight (8) sets of vicinity maps displaying:
  - a) The proposed Graves Annexation boundary with surrounding streets clearly identified and labeled.
  - b) The City of Renton existing corporate limits relative to the proposed annexation area with all major physical features (such as bodies of water), major streets, and highways.
  - c) The City of Renton existing corporate limits relative to the proposed annexation area and the boundaries of water districts having jurisdiction in or near the proposal.
  - d) The City of Renton existing corporate limits relative to the proposed annexation area and the boundaries of sewer districts having jurisdiction in or near the proposal.
  - e) The City of Renton existing corporate limits relative to the proposed annexation area and the boundaries of fire districts having jurisdiction in or near the proposal.
  - f) King County Urban Growth Area and City of Renton Potential Annexation Area boundaries established under the Growth Management Act.

- g) The City of Renton existing corporate limits relative to the proposed annexation area.

## II. EVALUATION CRITERIA

### A. Overview

1. **Population:** The current population of the proposed annexation area is estimated to be 36 persons in 15 single family dwelling units. It is estimated that there is capacity for 10 additional dwelling units in the area and that those dwelling units may be built in the next ten years. If those additional dwelling units are built, it is estimated the population would total 85 residents. The City of Renton population as of April 2020 was 105,500.
2. **Territory:** The proposed annexation area includes approximately 21.4-acres.
3. **Population Density:** The current population density is estimated to be 1.7 persons per gross acre. If the area reaches full built out capacity, the population density would be 3.97 persons per gross acre.
4. **Assessed Valuation:** The assessed value of the properties proposed for annexation is approximately \$7,478,600.

### B. Land Use

1. **Existing:** The existing land use is single family residential, vacant, and a church.
2. **Proposed:** Proposed use is single family residential and continued use of the church.

### C. State Growth Management Act

1. The proposed action is consistent with the Growth Management Act (GMA) in general and in specific aspects. GMA established cities as the jurisdictions intended to govern urban areas and encourages citizens of unincorporated lands to join existing cities. This proposed annexation would facilitate this aspect of GMA. Additionally, in compliance with GMA, the City of Renton has identified areas where it is logical to extend the community and where the City can provide government services. Those areas comprise the City's Potential Annexation Area (PAA) and by their nature are within the Urban Growth Area (UGA). The proposed Graves annexation is within the City's PAA and therefore is within the UGA and is also therefore urban in nature. The annexation meets the first goal of the Growth Management Act, which seeks to direct development to areas that are urban. This annexation is within an "urban area where adequate public facilities and services exist or can be provided in an efficient manner".

### 2. King County Comprehensive Plan/Ordinances

- a) King County Planning under the Growth Management Act.
  - i. The subject area is designated Urban Residential Medium, 4 - 12 du/ac in the King County Comprehensive Plan and is identified as being within Renton's Potential Annexation Area on the County's Potential Annexation Areas Map. King County planning efforts under the Growth Management Act have included ensuring that development in the Urban Growth Area occurs at urban densities and with urban level services available. The City of Renton has planned for urban densities for this area and can provide urban services within its negotiated service areas should annexation occur.

- b) The following adopted King County Comprehensive Plan policies specifically support the proposed annexation:
- i. **Chapter One, Regional Planning, Policy RP-203** King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.
    - a. The proposed annexation furthers this policy to support the reduction of sprawl because the area is within the Urban Growth Area.
  - ii. **Chapter Two, Urban Communities, Policy U-204** King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, and when the area proposed for annexation is wholly within the annexing city's officially adopted PAA.
    - a. The proposed annexation is consistent with Countywide Planning Policies and the Growth Management Act. Additionally, the area is wholly within the City's adopted PAA.
  - iii. **Chapter Seven, Utilities and Facilities, Policy F-102** King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide and regional services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery in urban areas. In general, the county will continue to provide local services delivery within the Rural Area and Natural Resource Lands. Special purpose districts may still provide services, where appropriate. The county will also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries.
    - a. Renton has adopted facilities plans that include this proposed annexation area and is prepared to assume primary responsibility to provide service delivery to the area.
- c) The proposed action is consistent with the **Countywide Planning Policies** in general and the following policies in particular:
- i. **DP-22** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Ensure that Potential Annexation Areas do not overlap or leave unincorporated urban islands between cities.
    - a. A map showing Renton's PAA's is **Exhibit G**.
  - ii. **DP-24** Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.
    - a. Renton is prepared to provide a full array of local urban services to the area including police, local government, and other community services. The Renton Fire Authority currently provides fire suppression and emergency service to the area; this would not change with annexation. The area is within Water District 90's service area and would continue

to be served by Water District 90 if annexed. Renton is the sewer service provider for the area; this also will not change upon annexation. The site will remain in the school district it is currently in. The area is within the Issaquah School District.

- d) Adopted King County Comprehensive Plan designation.
- i. The adopted King County Comprehensive Plan land use designation for the proposed annexation area is Urban Residential Medium 4-12 du/ac and is zoned King County R-4. Given that King County calculates density using gross density, this would allow an estimated additional 69 units on the site.
    - a. The area was pre-zoned in 2007 with both R-4 zoning. The R-4 zoning will become effective upon annexation. It is estimated that there is capacity for an additional 10 units on the site. Renton's zone in this area retains adequate land capacity for residential use, and has planned to accommodate most of its growth in its Regional Growth Center.
- e) Renton regulations will supplant King County regulations if the area annexes. City of Renton ordinances and regulations applicable to the proposed action include the following:
- i. Regulations for the protection of sensitive areas: The City of Renton's Critical Areas Ordinance (RMC 4-3-050) describes permitted and prohibited activities and uses, waivers, modifications and variances, and additional criteria and permit processes for development in critical areas. Critical areas regulated by the Ordinance include: streams and lakes, wetlands, aquifer, flood and geologic hazard areas, and habitat. Although specific regulations vary, Chapter 21A.24, *Environmentally Sensitive Areas*, of the King County Code provides comparable regulatory protection of sensitive areas.
  - ii. Regulations for the preservation of agricultural or other resource lands: Regulations preserving agricultural uses are not applicable to the subject area, as the proposed annexation area is not within any of the agricultural districts identified for first, second, or third priority for the purchase of development rights. Further, the property is not designated for agricultural production or other resource lands in the King County Comprehensive Plan and is not currently under agricultural use. The City of Renton does not have a program authorizing transfer or purchase of development rights.
  - iii. Preservation of Landmarks or Landmark Districts: The City of Renton has adopted regulations comparable to Chapter 20.62, *Protection and Preservation of Landmarks, Landmark Sites and Districts*, in the King County Code. However, no landmark sites or districts are known to exist in the subject annexation area.
  - iv. Surface Water Control: The City of Renton had adopted standards equivalent to the 2016 Ecology Stormwater Management Manual for Western Washington, as required by the Ecology National Pollutant Discharge Elimination System (NPDES) Phase 2 Municipal Stormwater Permit for Western Washington. It is expected that any development that

may occur in the future will be evaluated on a project level basis and at that time the effects proposed development may have on the environment would be evaluated, and if mitigation were appropriate the effects would be mitigated. In regards to annexation and the possible effects on surface water in this area, the application of King County's Surface Water manual would result in the same conditions of development in the City as would occur in the County and therefore annexation has no effect in this matter.

**D. City of Renton Comprehensive Plan**

1. The City of Renton plans under the Growth Management Act. The City has adopted a Comprehensive Plan that addresses annexations and the provision of urban services.
2. The City of Renton has an adopted Potential Annexation Area. This area includes three sub-areas, which are shown on Renton's Comprehensive Plan and on the King County Potential Annexation Area Map. The City has also negotiated a PAA boundary agreement with the City of Kent. No PAA agreement was necessary for the area currently proposed for annexation. The Comprehensive Plan Land Use Map identifies Potential Annexation Areas, including the area currently proposed for annexation, and shows land use designations for such areas.
3. The City of Renton adopted its first Comprehensive Plan in 1995, consistent with the requirements of the Growth Management Act. The mandated Growth Management Act Comprehensive Plan review and update was adopted June 22, 2015.
4. The proposal is consistent with the Land Use Element policies of the Renton Comprehensive Plan that support annexation of lands "that are within Renton's Potential Annexation Area where the availability of infrastructure and services allow for the development of urban densities" (Policy L-8). There are no amendments to Renton's Comprehensive Plan necessary to process the current proposed annexation.
5. There is no franchise that will be required for the City of Renton to provide services to the subject area.
6. The area has not been the subject of an Interlocal Agreement.
7. The area was pre-zoned in 2007 with R-4 zoning. Renton R-4 zoning will become effective upon annexation.
8. The subject area is designated Residential Low Density (RLD) on the City of Renton Comprehensive Plan Land Use Map.

**E. Revenues and Expenditures Planning Data:** This analysis identifies the General Fund revenues and costs associated with annexing the subject properties as they are currently developed, as well as estimating the annual fiscal impact in ten-years. All assumptions regarding revenues and costs are based on existing standards or other comparable data, but actual results are likely to vary from these estimates. In general, costs associated with utilities have been assumed to be supported by the rates charged for those services.

F.

a) **Assessed Valuation:**

	<b>Single Family Units</b>	<b>Multi-Family Units</b>	<b>Population (est.)</b>	<b>Assessed Valuation</b>
Current	15	0	36	\$7,478,600
10-Year	25	0	85	

2. **Estimated City Expenditures:**

<b>City Services</b>	<b>Current</b>	<b>10-Year</b>
Operating Fund	\$20,820	\$40,664
Capital & Enterprise Funds	\$5,368	\$12,194
<b>Total ongoing costs</b>	<b>\$26,188</b>	<b>\$52,858</b>

3. **Estimated City Revenues:**

<b>Revenue Source</b>	<b>Current</b>	<b>10-Year</b>
Operating Fund	\$21,347	\$38,242
Capital & Enterprise Funds	\$6,342	\$13,201
<b>Total revenues</b>	<b>\$27,689</b>	<b>\$51,443</b>

4. **Estimated Net Fiscal Impact:**

	<b>Net Fiscal Impact</b>
<b>Existing</b>	\$1,501
<b>Full</b>	-\$1,415

5. **Estimated County Revenues Lost.** It is estimated that revenues generated from King County road levies would be reduced.

6. **Estimated Reduction in County Expenditures.** It is estimated that there would be a reduction in County expenditures to be recognized in areas such as in road maintenance.

7. **Estimated Fire Authority Revenue Lost.** The Renton Regional Fire Authority currently serves the area. Therefore, there would be no loss to the fire authority.

8. **Estimated Fire Authority Expenditures Reduced.** The Renton Regional Fire Authority currently serves the area. Therefore, there would be no reduction in expenditures to the fire authority.

## **F. Services**

### **1. Water Service**

- a. The area is within King County Water District 90's service area. There are fire hydrants and water lines in the area, but they likely would need to be extended if future development occurs. Most improvements are funded by developer extension and would be required at the time of new development.

### **2. Sanitary Sewer Service**

- a. The area is within the Renton Sewer utility service area. It would be served directly by Renton Sewer. A wastewater main is located within the annexation area. The City has a long-range plan in place to ensure sewer provision with adequate capacity to its service area. Most improvements are funded by developer extension and would be required at the time of new development.

### **3. Fire Service**

- a. The Renton Regional Fire Authority currently provides fire suppression services to the annexation area. Fire Station #16 serves the annexation area. The station is fully manned with full time personnel and equipment. Each shift at the fire station is staffed with EMT/D-Fib personnel. The fire rating is ISO 3. Valley Com is the source of dispatch for fire and emergency services.

## **G. General**

1. No annexation agreements for extensions of service have been required.
2. The topography of the area generally descends toward the northeast with the steepest slope of approximately 8% near the center of the area. There are no regulated slopes (greater than 40% grade) in the area. The natural features and critical areas present on the site and in close proximity include a wetland approximately 475 feet to the east and another approximately 340 feet to the northeast of the area. The category of each wetland is unknown. The boundaries are all comprised of parcel lines, there are no natural boundaries that define the boundary.
3. The projected 10-year growth is for an additional 10 housing units. The population in the area is projected to grow to 60 people.
4. With annexation, residents would have access to a full range of urban services including police, fire, parks, community services, and readily accessible local municipal government.
5. No delays are expected in implementing service delivery to the area. Waste Management provides waste hauling services to unincorporated King County, if residents are currently receiving solid waste removal services from Waste Management they will continue to receive solid waste removal for seven years after annexation from Waste Management, according to State law. At that time, the area would then be included in the contract with the City's waste hauler, Republic Services. City departments reviewing the annexation proposal indicated that they would be able to adequately serve existing and future development.

6. Existing services to the area appear to be adequate. If the City were to annex this area, it would have an estimated initial positive fiscal impact of \$1,501 per year. It is estimated that the net fiscal impact would become negative in ten years, estimated to be -\$1,415, if the area develops with 10 additional houses.

### III. OBJECTIVES

- A. The proposed Graves Annexation generally complies with all of the objectives of the Boundary Review Board. These include the following:
  1. Preservation of natural neighborhoods and communities.
    - a. No detrimental impacts to existing neighborhoods or communities are anticipated to result from the proposed action.
  2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours.
    - a. The proposed annexation is bounded by parcel lines. The parcel lines to the south and west are also coterminous with Renton City limits.
  3. Creation and preservation of logical service areas.
    - a. Service areas have been previously agreed to, annexation will not impact those agreements, except for solid waste removal. Residents served by Waste Management will continue to be served by that company for seven years and then will be served by Republic Services, as required by State law.
  4. Prevention of abnormally irregular boundaries.
    - a. The boundaries is not an irregular boundary and does not create an abnormal boundary.
  5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.
    - a. Not applicable.
  6. Dissolution of inactive special purpose districts.
    - a. Not applicable.
  7. Adjustment of impractical boundaries.
    - a. This annexation is not being undertaken to adjust impractical city boundaries.
  8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas, which are urban in character.
    - a. King County has designated this area for urban development.
  9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.
    - a. Not applicable. No portions of the proposed annexation area are designated Rural or designated for long term productive agricultural or resource use in the King County Comprehensive Plan.



# Exhibit A

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.



## CITY OF RENTON

### MINUTES - City Council Regular Meeting

7:00 PM - Monday, January 13, 2020

Council Chambers, 7th Floor, City Hall – 1055 S. Grady Way

#### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Pavone called the meeting of the Renton City Council to order at 7:00 PM and led the Pledge of Allegiance.

#### ROLL CALL

Councilmembers Present:

Ruth Pérez, Council President  
Randy Corman, Council Position No. 1  
Valerie O'Halloran, Council Position No. 3  
Ryan McIrvin, Council Position No. 4  
Ed Prince, Council Position No. 5  
Kim-Khánh Vãn, Council Position No. 7

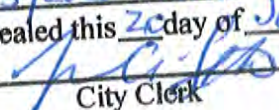
Councilmembers Absent:

Council Position No. 2 Vacant

#### ADMINISTRATIVE STAFF PRESENT

Armondo Pavone Mayor  
Robert Harrison, Chief Administrative Officer  
Shane Moloney, City Attorney  
Jason Seth, City Clerk  
Gregg Zimmerman, Public Works Administrator  
Ellen Bradley-Mak, Human Resources and Risk Management Administrator  
Jennifer Henning, Planning Director  
Angie Mathias, Long Range Planning Manager  
Commander Charles Karlewicz, Police Department



CERTIFICATE  
I, the undersigned City Clerk of the  
City of Renton, Washington, certify  
that this is a true and correct copy of  
1/13/2020 Minutes Subscribed  
and sealed this 20 day of July, 20 20  
  
City Clerk

RECEIVED

OCT 01 2020

**PROCLAMATION**

---

WA State Boundary Review Board for King Co.

- a) **National Mentoring Month:** A proclamation by Mayor Pavone was read in January 2020 to be National Mentoring Month in the City of Renton, in tribute to the many dedicated individuals who volunteer their time, compassion, and talents to mentor young people, encouraging all citizens to join in this special observance and to consider giving back to our community as mentors. Kathy Ulrich, Development Director for Communities in Schools of Renton, accepted the proclamation with appreciation.

**PUBLIC MEETING**

---

- a) **Graves Annexation (A-19-001):** This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pavone opened the public meeting to consider the 10% Notice of Intent to Commence Annexation Proceedings for the proposed Graves Annexation.

Long Range Planning Manager Angie Mathias reported that the proposed Graves Annexation site is located at the eastern portion of City limits in the East Plateau Community Planning Area, and bordered to the north by SE 128th St (NE 4th St), to the east at 162nd Ave SE, to the south by parcel lines and SE 130th St, and to the west by 158th Ave SE. She noted that the area has no regulated slopes or streams, and no wetlands in close proximity to the annexation area. Ms. Mathias also reported that if the site were to be annexed the fire authority, utilities, and school district would remain unchanged.

Reviewing the site's zoning, Ms. Mathias stated that the area is designated in King County's Comprehensive Plan as Urban Residential Low with R-4 zoning. She reported that the City has designated the site as Residential Low Density which provides the City with the option to zone it as Resource Conservation (RC) allowing one dwelling unit per 10 acres, R-1 allowing one dwelling unit per acre, or R-4 allowing four dwelling units per acre. She specified that this site was pre-zoned in 2007 with R-4 zoning. Ms. Mathias reported that currently there are 15 dwellings on the site with an estimated 36 residents. It is estimated there could be a total of ten additional dwelling units with an estimated 24 additional residents. If annexed, a conservative estimate of the fiscal impacts are that there would be a 3.5% annual cost increase and a 2.5% annual revenue increase.

Concluding, Ms. Mathias stated the proposed annexation is generally consistent with City annexation policies and Boundary Review board objectives, and the City's best interests and general welfare would be served by this annexation.

Public comment was invited:

The following people spoke in opposition to the annexation citing higher property taxes and the obligation to hook up to City sewer as their main objections:

- Boyd Speer, Unincorporated Renton
- Larry Sedgwick, Unincorporated Renton

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.

The following people spoke in support of the annexation:

- Allen Nicholson, Bellevue
- Terry Defoor, Seattle

Mr. Nicholson also read a letter of support for the proposed annexation from Diane Ribera of Seattle who owns property in the area.

Councilmember Corman noted that no one was obligated to hook up to sewer just because they were annexed, and he remarked that most residents often find that their taxes go down after being annexed to the City. He also asked staff to reach out to Mr. Speer (who had left the meeting) to inform him of the City's sewer hook-up policy.

There being no further public comment, it was

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.**

**MOVED BY CORMAN, SECONDED BY PÉREZ, COUNCIL AUTHORIZE THE CIRCULATION OF A 60% DIRECT PETITION TO ANNEX FOR THE GRAVES ANNEXATION SPECIFYING THAT PROPERTY OWNERS MUST ACCEPT THE CITY'S ZONING AND ASSUME THEIR PROPORTIONAL SHARE OF THE CITY'S EXISTING BONDED INDEBTEDNESS. CARRIED.**

#### ADMINISTRATIVE REPORT

---

Chief Administrative Officer Robert Harrison reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2020 and beyond. Items noted were:

- With more cold weather on the way, the Public Works Department will be out applying deicer to major arterials. Also, snow is not far away. It is imperative that motorists do not park or abandon their vehicles within any portion of the traffic lanes. Abandoned vehicles impair snow and ice removal, impact response of emergency vehicles, and may be towed. Please remember that during snow and ice events, the department sanders and snow plows are dispatched to keep major arterials drivable. Visit our website to view our deicing and snow route maps.
- Inclement weather conditions may prevent collection of garbage, recycling, and organics. Should this occur, please remove your carts from the curb at the end of the day and follow these guidelines:
  - Recycling and garbage carts will be collected on Saturday immediately following the missed collection, road conditions permitting.
  - Organics will be collected on the next regularly scheduled collection day the following week.

For more information, please visit the City website.

- The City of Renton and Catholic Community Services will open the city's severe weather shelter on Monday, January 13 and Tuesday, January 14. The shelter will open each day at 8 p.m. and close the following morning at 7 a.m. Renton Ecumenical Association of Churches (REACH) will serve a warm-up breakfast from 8 to 10 a.m. Where: Old Chamber of Commerce building, 300 Rainier Avenue North (Metro bus route 106 & 107 stops nearby)

Date: Monday, January 13 through Tuesday, January 14, 2020

RECEIVED

OCT 01 2020

Check-in and registration: 8 p.m. daily  
Check-out: 7 a.m. daily – all must vacate

WA State Boundary Review  
Board for King Co.

All are welcome. The severe weather shelter (SWS) is barrier free and available for single women and men, couples, and homeless families with children who are living on the streets or in vehicles. Separate sleeping spaces have been prepared for men, women, and families with children. The SWS will be operated by Catholic Community Services staff. All must register at the door. As with all shelters, rules for the health and safety of clients, staff, and the broader community will apply. The shelter has a maximum capacity of 30. Contact the Crisis Clinic at 2-1-1 to access shelter information.

For more information, please contact the City of Renton Human Services office at 425-430-6600 during business hours or visit the City of Renton's website.

- Preventative street maintenance will continue to impact traffic and result in occasional street closures.

#### AUDIENCE COMMENTS

---

- Shane Carlson, Seattle, spoke about the Federal Aviation Administration's (FAA) reclassification of the Renton Airport and urged Council to petition the FAA to rescind the designation. He noted the new designation will likely harm his business, Northwest Seaplanes, which operates at the airport.
- Diane Paholke, Renton, also urged Council to petition the FAA to rescind its recent decision to reclassify the Renton Airport from B-II to D-III. She noted that it would be financially harmful to her business, Pro-Flight Aviation, which operates at the airport.
- Vin Bueller, unknown, also urged Council to petition the FAA about rescinding the recent reclassification of the Renton Airport. He also noted that it would be a heavy financial burden on his place of business, Lang Hangar Condo Associates, which operates at the airport.

Councilmember Corman noted that this topic will be discussed at the February 28, 2020 Council retreat, which is open to the public. Mayor Pavone added that this is a very important topic and the City will be working with the airport tenants to address the situation.

#### CONSENT AGENDA

---

*Items listed on the Consent Agenda were adopted with one motion, following the listing.*

- a) Approval of Council Meeting minutes of January 6, 2020. **Council Concur.**
- b) **AB - 2556** Community & Economic Development Department recommended amending Renton Municipal Code (RMC) 2-8 in order to redefine the duties and responsibilities of the Municipal Arts Commission and the department, and to approve the commission's bylaws. **Refer to Community Services Committee.**
- c) **AB - 2553** Community & Economic Development Department recommended approval of a 100-percent waiver of eligible development fees as provided in Renton Municipal Code (RMC) 4-1-210.C.4 for the Renton Housing Authority (RHA) Sunset Oaks Apartments development, with the City contributing \$101,732.80 or 20-percent of the transportation, parks, and fire impact fees pursuant to RCW 82.02.060. Additionally, recommended deferring recording the affordable housing restrictive covenant to prior to issuance of the Temporary Certificate of

RECEIVED

OCT 01 2020

Occupancy, and approval to execute the related contract with RHA that outlines the terms and conditions of the proposed fee waiver. **Refer to Finance Committee.**

WA State Boundary Review Board for King Co.

- d) **AB - 2555** Executive Department recommended approval to execute the Emergency Management Performance Grant (EPMG) Contract E20-174, with the Washington State Military Department and the Department of Homeland Security, to accept \$58,013 in grant funds to bolster the City's Emergency Management program. **Council Concur.**

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA, AS PRESENTED. CARRIED.**

#### UNFINISHED BUSINESS

---

- a) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to approve a special King County Parks Property Tax Levy Agreement with King County in consideration of mutual undertakings resulting from the King County Parks – Proposition 1 Levy approved by voters on August 6, 2019. Funds collected will be distributed to the city through 2025. Proceeds can be utilized for open space, natural lands and urban green space acquisition and capital projects, local trails capital projects and other city identified capital projects in parks or recreational facilities. The Committee recommended that the budget be adjusted and proceeds be accounted for in the Capital Improvement Fund (316) separately from the 2013 King County Parks Levy – Proposition 1 voter approved funds. The Committee further recommended that the Mayor and City Clerk be authorized to sign the agreement.

**MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- b) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to hire the Capital Project Coordinator/Park Planning at Pay Grade a28, Step D. The position is currently budgeted at Pay Grade a28, Step E. The position was advertised five times within six months, with eight applicants submitting resumes in the fifth round. One candidate met all the qualifications of the position and is a licensed Landscape Architect, has extensive public capital improvement project park design, construction administration, and community engagement experience.

**MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- c) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute the 2-year Transportation Demand Management Implementation Agreement with WSDOT that provides a cost reimbursement to the city of \$81,271.

**MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- d) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to approve the Agreement with the State Department of Commerce to accept \$605,640 in funding for the Gene Coulon Memorial Beach Park Play Equipment Replacement project. The Committee further recommended that the Mayor and City Clerk be authorized to execute the Agreement with the Department of Commerce.

**MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King County

- e) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to approve the 2020 contract agreement with Davey Resource Group, Incorporated, in the amount of \$134,400 for Consulting Certified Arborist Inspector services to assist with the Community Services Department - Urban Forestry Program tree requests for service.

**MOVED BY PRINCE, SECONDED BY VÄN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- f) **Finance Committee Chair** Prince presented a report concurring in the staff recommendation to approve the May Creek Corridor acquisition and authorize the Mayor and the City Clerk to execute the Purchase and Sales Agreement. The Committee further recommended authorizing use of the Impact Mitigation Fund (Fund 303) to fund the acquisition and transaction costs estimated at \$625,000 and adjust the budget as described.

**MOVED BY PRINCE, SECONDED BY VÄN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- g) **Utilities Committee Chair** O'Halloran presented a report concurring in the staff recommendation to execute the agreement with Carollo Engineers in the amount of \$299,066 for engineering services for the 2019-2020 Sanitary Sewer Rehabilitation and Replacement Project.

**MOVED BY O'HALLORAN, SECONDED BY MCIRVIN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- h) **Utilities Committee Chair** O'Halloran presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute the agreement with King County Flood Control District to accept \$125,000 in grant funds for the Monroe Avenue NE Storm System Improvement Project.

**MOVED BY O'HALLORAN, SECONDED BY MCIRVIN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

#### NEW BUSINESS

---

*Please see the attached Council Committee Meeting Calendar.*

#### ADJOURNMENT

---

**MOVED BY PRINCE, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED.**  
TIME: 7:58 P.M.

  
\_\_\_\_\_  
Jason A. Seth, MMC, City Clerk

Jason Seth, Recorder  
Monday, January 13, 2020



Armondo Pavone Mayor

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.

September 14, 2020

State of Washington  
Boundary Review Board for King County  
Yesler Building, Suite 205  
400 Yesler Way  
Seattle, WA 98104

**RE: NOTICE OF INTENTION TO EXPAND THE CITY OF RENTON CORPORATE LIMITS BY  
ANNEXATION**

Dear Board Members:

As required by Chapter 36.93 of the Revised Code of Washington (RCW), the City of Renton hereby gives notice of intention to annex territory hereafter referred to as the "Graves Annexation." This annexation is proposed under the 60% Direct Petition method in accordance with the applicable provisions of Chapter 35A.14 of the RCW.

To assist in your consideration of the proposed action and request, the required articles and exhibits are enclosed and numbered in accordance with the Board's suggested format. The \$50.00 filing fee is enclosed. Should questions arise during the review of the information and exhibits provided with this Notice of Intention to Annex, please feel free to contact Angie Mathias, Long Range Planning Manager, at 425-430-6576.

Please send notices and other communications regarding the proposed annexation to:

Angie Mathias, Long Range Planning Manager  
Department of Community & Economic Development  
City of Renton  
1055 South Grady Way  
Renton, WA 98057

Thank you for your consideration.

Sincerely,

Armondo Pavone  
Mayor

Enclosures

AP:aa

20-077

**Council Committee Meeting Calendar**

**January 13, 2020**

**RECEIVED**

OCT 01 2020

WA State Boundary Review  
Board for King Co.

**January 20, 2020**

Monday

**NO MEETINGS      MARTIN LUTHER KING JR HOLIDAY**

**January 27, 2020**

Monday

**5:00 PM                  Finance Committee, Chair Prince – Council Conference Room**

1. Sunset Oaks Fee Waiver Request
2. Vouchers
3. Emerging Issues in Finance

**5:30 PM                  Planning & Development Committee, Chair Corman – Council Conference Room**

1. 2020 CED Work Program
2. Parks, Recreation and Natural Areas Plan
3. Emerging Issues in CED

**6:00 PM                  \*      Committee of the Whole, Chair Pérez – Council Chambers**

1. Community Services Levy Spending Update
2. Federal and Regional Legislative Affairs Agenda
3. Emerging Issues

\*Revised to meet in Council Chambers



OCT 01 2020

WA State Boundary Review Board for King Co



# CITY OF RENTON

## MINUTES - City Council Regular Meeting

7:00 PM - Monday, July 6, 2020

Council Chambers, 7th Floor, City Hall – 1055 S. Grady Way

### CALL TO ORDER

Mayor Pavone called the meeting of the Renton City Council to order at 7:00 PM.

### ROLL CALL

Councilmembers Present:

- Ruth Pérez, Council President
  - Randy Corman, Council Position No. 1
  - Angelina Benedetti, Council Position No. 2
  - Valerie O'Halloran, Council Position No. 3
  - Ryan McIrvin, Council Position No. 4
  - Kim-Khánh Văn, Council Position No. 7
- (Councilmembers attended remotely)

Councilmembers Absent:

- Ed Prince, Council Position 5

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBER ED PRINCE. CARRIED.**

### ADMINISTRATIVE STAFF PRESENT

- Armondo Pavone, Mayor
- Shane Moloney, City Attorney
- Jason Seth, City Clerk
- Julia Medzegian, Council Liaison
- Preeti Shridhar, Deputy Public Affairs Administrator
- Martin Pastucha, Public Works Administrator
- Jan Hawn, Administrative Services Administrator
- Ellen Bradley-Mak, Human Resources and Risk Management Administrator
- Kelly Beymer, Community Services Administrator
- Cailin Hunsaker, Parks & Trails Director
- Maryjane Van Cleave, Recreation Director
- Cliff Long, Economic Development Director
- Angie Mathias, Long Range Planning Manager
- Kristi Rowland, Organizational Development Manager

### CERTIFICATE

I, the undersigned City Clerk of the City of Renton, Washington, certify that this is a true and correct copy of 7/6/2020 Minutes Subscribed and sealed this 20 day of July, 2020

*[Signature]*  
City Clerk



RECEIVED

Chief Ed VanValey, Police Department Administrator  
Deputy Chief Kevin Keyes, Police Department  
(All City staff attended remotely except City Clerk Seth)

OCT 01 2020

WA State Boundary Review  
Board for King Co.

## PROCLAMATION

---

- a) **Designation of July as Parks and Recreation Month - July 2020:** A proclamation by Mayor Pavone was read declaring July 2020 to be Parks and Recreation Month in City of Renton, encouraging all members of the community to join in this special observation. Parks & Trails Director Cailin Hunsaker and Recreation Director Maryjane Van Cleave accepted the proclamation with appreciation.

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.**

## PUBLIC HEARING

---

- a) **Graves Annexation (File No. A-19-001):** This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pavone opened the public hearing to consider the 60% Notice of Intent to Commence Annexation Proceedings for the proposed Graves Annexation.

Long Range Planning Manager Angie Mathias reported that the proposed Graves Annexation site is located at the eastern portion of City limits in the East Plateau Community Planning Area, and bordered to the north by SE 128th St (NE 4th St), to the east at 162nd Ave SE, to the south by parcel lines and SE 130th St, and to the west by 158th Ave SE. She noted that the area has no regulated slopes or streams, and no wetlands in close proximity to the annexation area. Ms. Mathias also reported that if the site were to be annexed the fire authority, utilities, and school district would remain unchanged.

Reviewing the site's zoning, Ms. Mathias stated that the area is designated in King County's Comprehensive Plan as Urban Residential Low with R-4 zoning. She reported that the City has designated the site as Residential Low Density which provides the City with the option to zone it as Resource Conservation (RC) allowing one dwelling unit per 10 acres, R-1 allowing one dwelling unit per acre, or R-4 allowing four dwelling units per acre. She specified that this site was pre-zoned in 2007 with R-4 zoning. Ms. Mathias reported that currently there are 15 dwellings on the site with an estimated 36 residents. It is estimated there could be a total of ten additional dwelling units with an estimated 24 additional residents. If annexed, a conservative estimate of the fiscal impacts are that there would be a 3.5% annual cost increase and a 2.5% annual revenue increase.

Concluding, Ms. Mathias stated the proposed annexation is generally consistent with City annexation policies and Boundary Review board objectives, and the City's best interests and general welfare would be served by this annexation. She recommended that Council accept the petition and authorize staff to forward this annexation package to the King County Boundary Review Board.

Public comment was invited.

RECEIVED

- Terry Defoor, Seattle, explained that he is the petitioner and encouraged Council to support the annexation proposal.
- Adi Mandvilli, King County, asked if the City was going to be installing bike racks and trails in or near this area if the annexation is approved.

There being no further comment it was

**MOVED BY CORMAN, SECONDED BY MCIRVIN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

**MOVED BY CORMAN, SECONDED BY MCIRVIN, COUNCIL ACCEPT THE 60% DIRECT PETITION TO ANNEX FOR THE GRAVES ANNEXATION AND AUTHORIZE STAFF TO FORWARD THE ANNEXATION PACKAGE TO THE BOUNDARY REVIEW BOARD. CARRIED.**

#### **ADMINISTRATIVE REPORT**

---

City Clerk Jason Seth reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2020 and beyond. Items noted were:

- The City of Renton is distributing face masks free to residents to help combat the spread of COVID-19. Distribution will take place every Wednesday and Thursday through the end of July or for as long as supplies last. Mask distribution will take place at Renton Community Center (1715 Maple Valley Hwy) from 4 to 6 p.m. on Wednesdays and from 9 to 11 a.m. on Thursdays. Residents are asked to drive to the building's main entrance and each vehicle will receive two (2) five-mask packets. There will be no proof of residence required and we ask that you only pass through once. Renton seniors picking up lunches at the Renton Senior Activity Center as part of the senior lunch program will also receive masks.
- Renton's annual Water Quality Report was published June 30 and may be found at [www.rentonwa.gov/waterquality](http://www.rentonwa.gov/waterquality). The Federal Safe Drinking Water Act requires that water utilities provide an annual Consumer Confidence Report. In this report, water utility customers can read about their water source and treatment, how the city complies with strict water standards, and learn water saving techniques.
- Preventative street maintenance will continue to impact traffic and result in occasional street closures.

#### **AUDIENCE COMMENTS**

---

- Diane Dobson, Renton, speaking as the CEO of the Renton Chamber of Commerce, expressed appreciation to Community and Economic Development staff for assisting local businesses during the COVID-19 crisis. She also thanked the City for supporting local businesses in regards to King County's de-intensification site located at the Red Lion hotel.
- Nate Mills, Renton, requested data regarding police use of force, discipline actions, and other related information so that he could build a database that could quantify factual information regarding the department's actions.

OCT 01 2020

- Tamey Gall, Renton, agreed with Mr. Mills' comments and expressed an interest to assist with this idea. Councilmember Corman encouraged residents to express their views regarding police issues so that Council could hear those comments and discuss the issues at the next Committee of the Whole meeting.
- Krysta Strasbaugh, Renton, provided information regarding anti-racism and trauma informed practices. She also noted that real change means freeing ourselves from historically white supremacist institutions, and urged council to include anti-racism and trauma informed practices in their next discussion on police practices.
- Jacob Hyland, Renton, remarked that he has breathing issues and asked if there were ways to address his health concerns in regards to the mandatory mask-wearing policy. He also stated, in response to the earlier comments on police reform that he understands that racism is terrible, but would like to make sure that police show up if he calls 9-1-1. Mayor Pavone remarked that he should check with state or public health agencies to see if he qualifies for an exemption to the mask-wearing policy.
- Winter Cashman, Renton, voiced opposition to the City using permitting and building codes against the Red Lion hotel that is housing homeless persons during the COVID-19 crisis. He remarked that Renton is not being inclusive by trying to exclude this community of people.
- Erica Conway, Renton, noting that she is African American and has an African American son, expressed concern about police practices in Renton. She asked if anyone in the City had reached out to the local NAACP chapter to ask for assistance with police reforms.
- Joseph Todd, Renton, asked why the presentation given by the Police Chief at the Committee of the Whole meeting did not include attainable goals and targets. He also remarked that Renton needs a Citizen's Oversight Committee.

## CONSENT AGENDA

*Items listed on the Consent Agenda were adopted with one motion, following the listing. Council President Pérez removed Item 7.f for separate consideration.*

- a) Approval of Council Meeting minutes of June 22, 2020. **Council Concur.**
- b) **AB - 2668** Administrative Services Department recommended adopting an ordinance to amend the 2019/2020 Biennial Budget in the amount of \$(11,881,437), with the total amended budget to be \$833,690,676 for the biennium, and approve an amendment to the 2019/2020 Fee Schedule. **Refer to Finance Committee.**
- c) **AB - 2672** Community & Economic Development Department recommended approval and ratification of the Standstill Agreement with DevCo in order to attempt, in good faith, to establish a Development Agreement for the Solera project. **Council Concur.**
- d) **AB - 2674** Community & Economic Development Department submitted information regarding required implementation of floodplain management measures consistent with new county-wide Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) that become effective on August 19, 2020. This will require amendments to the Renton Municipal Code (RMC). A recommendation regarding proposed code changes will be provided to Council following a review by the Planning Commission. **Refer to Planning Commission and Planning & Development Committee.**

RECEIVED

OCT 01 2020

- BJA FY 20 Coronavirus WA State Boundary Review Board for King Co.
- e) **AB - 2667** Police Department requested authorization to execute the Emergency Supplemental Funding Program with the U.S. Department of Justice to receive \$100,954 in grant funds for the procurement of Personal Protective Equipment (PPE), cleaning supplies, and other various equipment and supplies if they contribute to the prevention, preparation, or response to the Coronavirus pandemic. **Refer to Finance Committee.**
- g) **AB - 2669** Utility Systems Division requested authorization to execute the Water Quality Grant Agreement WQC-2020-Renton-00016 with the Department of Ecology to accept \$187,500 in grant funds for the Stormwater Facility Retrofit Study project. **Refer to Finance Committee.**
- h) **AB - 2670** Utility Systems Division recommended approving the Application Resolution/Authorization, which is necessary to apply for a \$412,500 grant (with a \$137,500 City match) for a Brian Abbot Fish Barrier Removal Board grant, to assist with the design of the removal of the Panther Creek fish barrier at the Talbot Road South crossing. **Council Concur.**

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA, MINUS ITEM 7.f. CARRIED.**

#### SEPARATE CONSIDERATION - ITEM 7.f.

---

- f) **AB - 2666** Transportation Systems Division recommended approval of Local Agency Agreement Supplement No. 1 to CAG-19-340, with the Washington State Department of Transportation, for the obligation of an additional \$1 million in grant funds (in exchange for local funds) for the Williams Ave S and Wells Ave S Conversion project, and approval of all subsequent agreements necessary to accomplish the authorized funding reassignment of the \$1 million in local funds from the Williams Ave S and Wells Ave S Conversion project to the SW 43rd St Pavement Preservation project. ~~Refer to Finance Committee.~~

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CONCUR TO APPROVE ITEM 7.f. AS COUNCIL CONCUR. CARRIED.**

#### LEGISLATION

---

##### *Resolution:*

- a) **Resolution No. 4412:** A resolution was read authorizing the submission of an application for grant funding assistance for a Brian Abbott Fish Barrier Removal Board Project to the Recreation and Conservation Funding Board as established by RCW 77.95.160 for the Panther Creek Barrier Removal - Talbot Road South Project.

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

#### NEW BUSINESS

---

*Please see the attached Council Committee Meeting Calendar.*

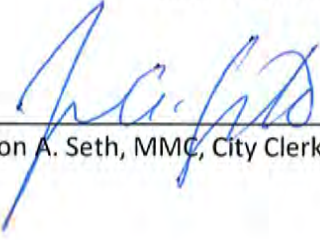
RECEIVED

OCT 01 2020

ADJOURNMENT

MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL ADJOURN CARRIED  
TIME: 8:03 P.M.

WA State Boundary Review  
Board for King Co.



Jason A. Seth, MMC, City Clerk

Jason Seth, Recorder  
06 Jul 2020

# Council Committee Meeting Calendar

July 06, 2020

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.

**July 13, 2020**

Monday

2:00 PM

**Utilities Committee, Chair O'Halloran - VIDEOCONFERENCE**

1. Emerging Issues in Utilities

3:00 PM

**Finance Committee, Vice Chair Vän - VIDEOCONFERENCE**

1. 2020 2<sup>nd</sup> Quarter Budget Amendment and Fee Schedule Update
2. City Clerk Office Reorganization
3. BJA Coronavirus Emergency Funding
4. Stormwater Facility Retrofit Grant
5. Vouchers

4:15 PM

**Planning & Development Committee, Chair Corman - VIDEOCONFERENCE**

1. Shoreline Master Program
2. Docket #15
3. 2020 Flood Insurance Rate Maps Adoption
4. Housing Action Plan
5. Emerging Issues in CED

5:30 PM

**Committee of the Whole, Chair Pérez - VIDEOCONFERENCE**

1. COVID-19 Impacts Update
2. Police Department Policy and Community Engagement (Continued)

7:00 PM

**Council Meeting - VIDEOCONFERENCE**

RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.



**King County**

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0725  
Seattle, WA 98104-2384

(206) 263-2381 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

**John Wilson**  
*Assessor*

## ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted April 22, 2020 to the King County Department of Assessments by Angie Mathias, Long Range Planning Manager, City of Renton, supporting the annexation to the City of Renton of the properties described as the Graves Annexation, has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriate time-frame and this document does not certify such to be the case.

Dated this 26<sup>th</sup> day of May, 2020

---

John Wilson, King County Assessor



RECEIVED

OCT 01 2020

Exhibit D

GRAVES ANNEXATION

WA State Boundary Review  
Board for King Co.

That portion of the Northeast quarter of Section 14, Township 23 North, Range 05 East, W.M. and the Southeast quarter of Section 11, Township 23 North, Range 05 East, W.M in King County, Washington described as follows:

Beginning at the northeast corner of the Kendall Annexation per City of Renton Ordinance No. 5552, also being a point on the north margin of NE 4<sup>th</sup> Street as known as SE 128<sup>th</sup> Street;

Thence south along the east line of said City limits to the northwest corner of Lot 1, Block 1 of Janett's Renton Boulevard Tracts, as per plat recorded in Volume 17, Page 60;

Thence west along the south line of said City limits to the northeast corner of Lot 1, Block 2 of said Janett's Renton Boulevard Tracts;

Thence south leaving said City limits along the west margin of 158<sup>th</sup> Avenue SE to the southeast corner of said Lot 1, Block 2;

Thence east to the southeast corner of said Lot 1, Block 1 of Janett's Renton Boulevard Tracts;

Thence south along the west margin of 160<sup>th</sup> Avenue SE to a point being the westerly extension of the southerly margin of SE 130<sup>th</sup> Street;

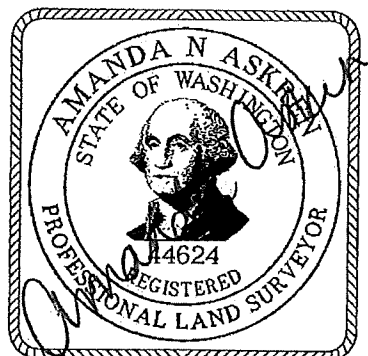
Thence east along said extension and said margin to the easterly extension of said SE 130<sup>th</sup> Street and the intersection with the east line of Lot 7, Block 3A of Hendrickson's Heights Addition No. 2, as per plat recorded in Volume 63, Page 63;

Thence north along the west line of said plat, also being the easterly margin of 162<sup>nd</sup> Avenue SE, to the northerly extension of the westerly margin of 162<sup>nd</sup> Avenue SE and the intersection with the northerly margin of SE 128<sup>th</sup> Street, also being a point on the south line of Tract A of Coalfield Crossing, as per plat recorded in Volume 185, Page 72;

Thence west along the south line of said Tract A to westerly extension of said Tract A and the intersection with the westerly margin of 160<sup>th</sup> Avenue SE;

Thence south along said westerly margin of 160<sup>th</sup> Avenue SE to the northerly margin of SE 128<sup>th</sup> Street;

Thence west along said northerly margin to the point of beginning.



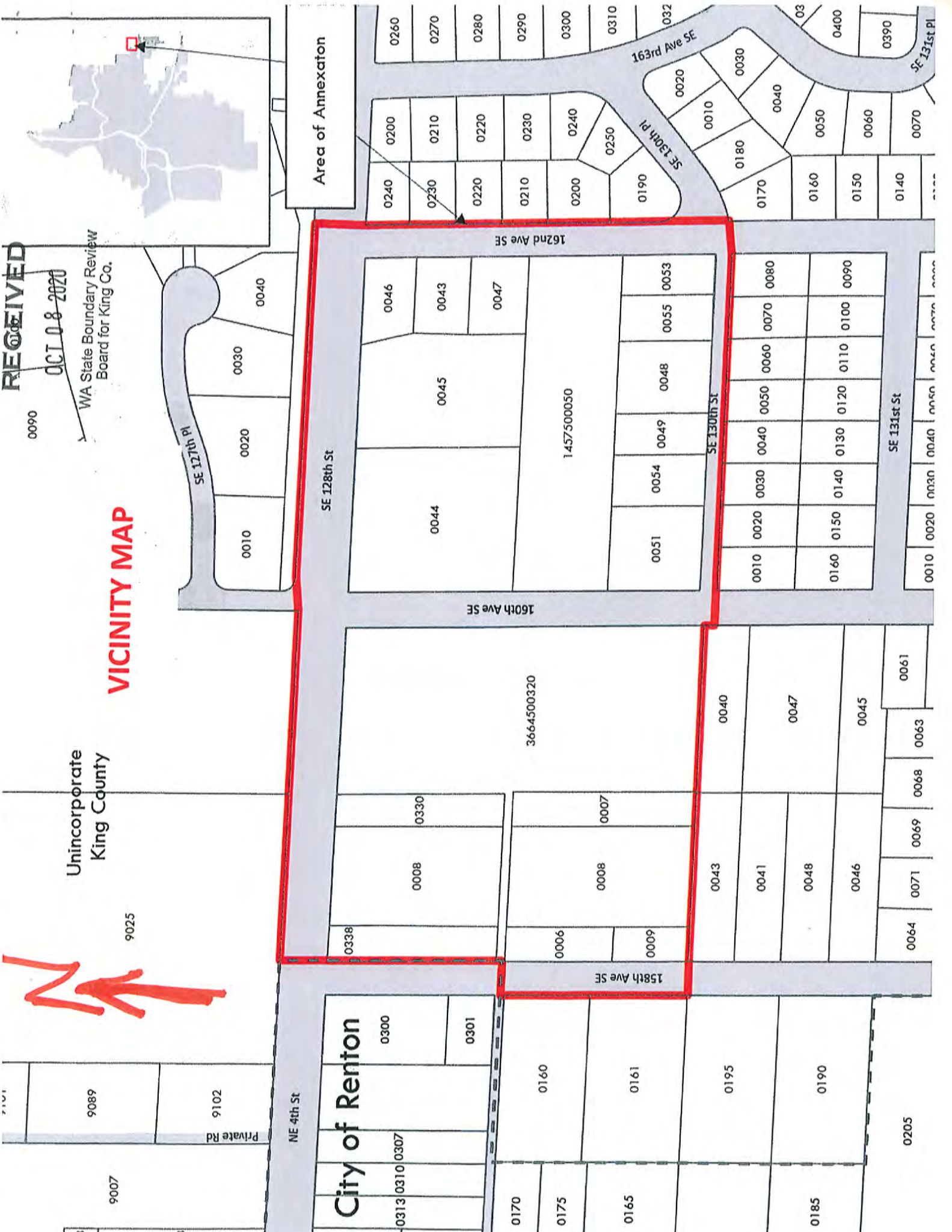
7/27/2020

RECEIVED

OCT 08 2020

WA State Boundary Review Board for King Co.

VICINITY MAP

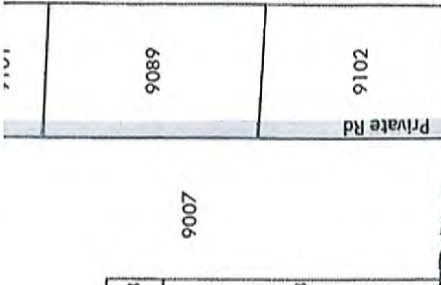


Area of Annexation

Unincorporate King County



City of Renton



Graves  
Annexation Area

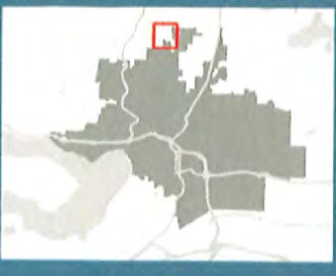


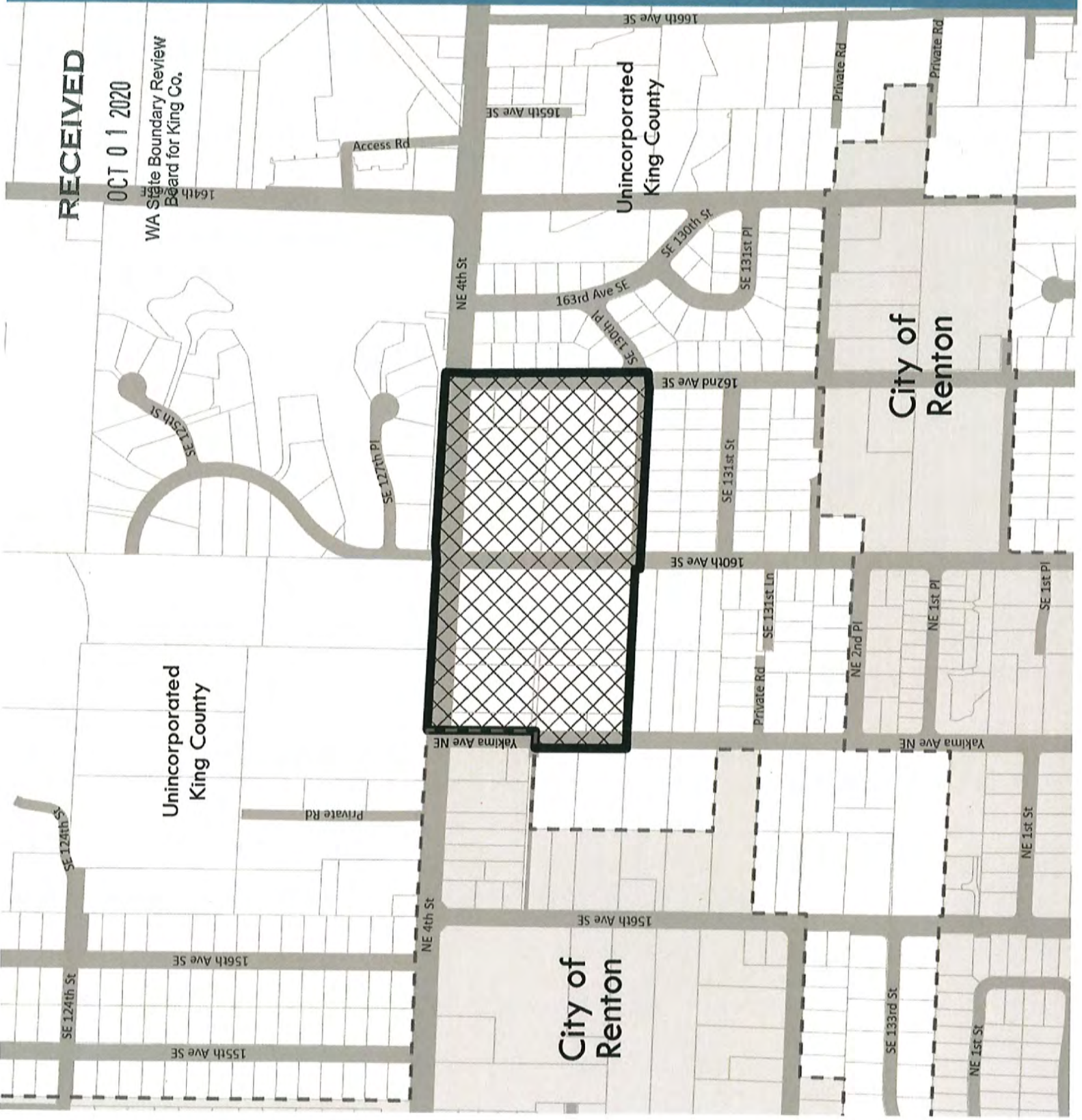
Exhibit F.a.  
Vicinity

- Annexation Boundary
- Parcels
- City Limits



RECEIVED  
OCT 01 2020

WA State Boundary Review  
Board for King Co.



Graves Annexation Area

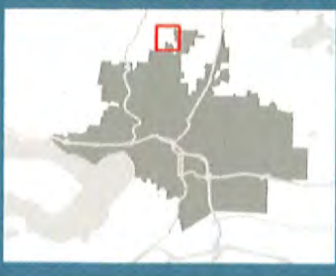
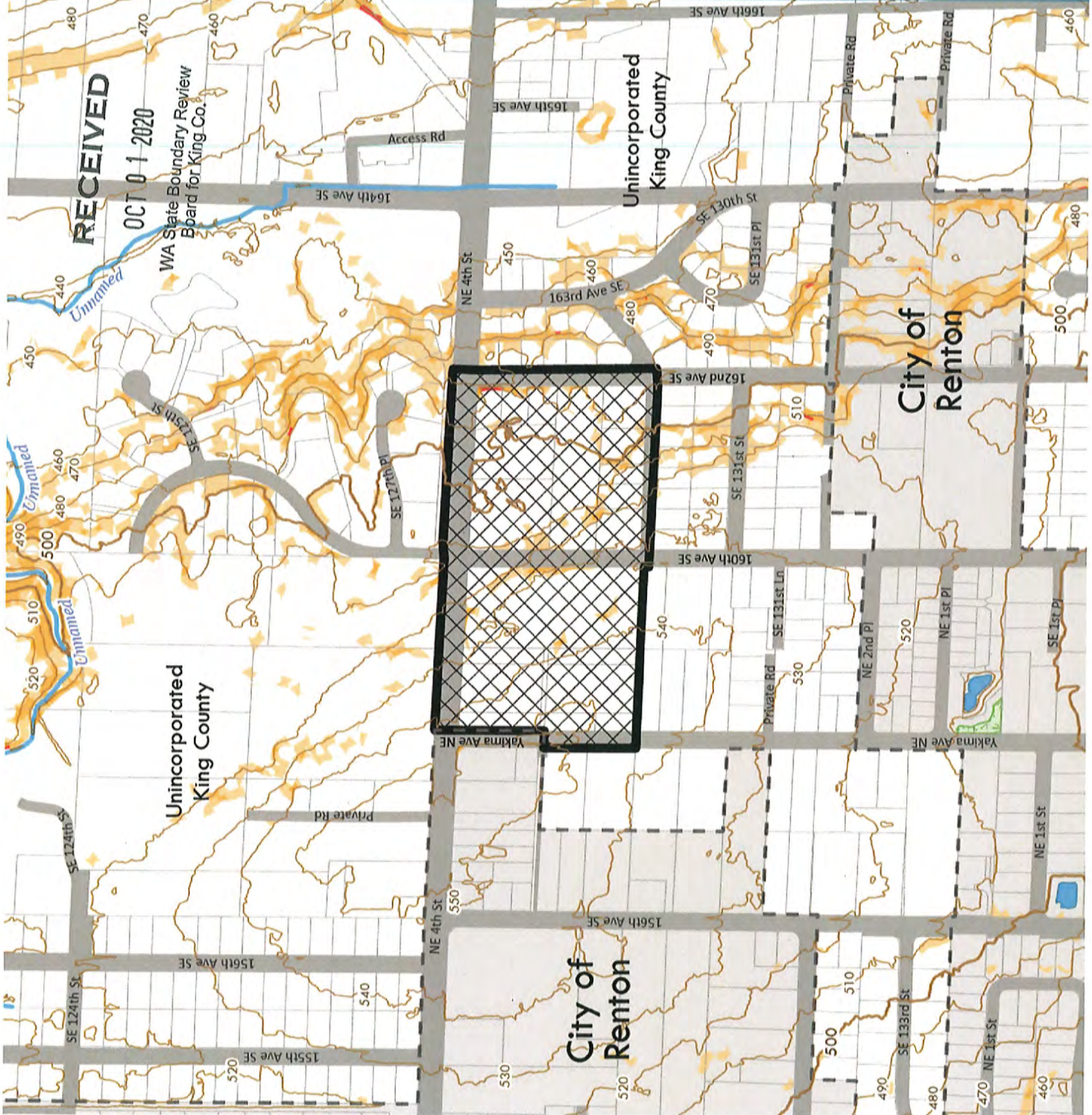


Exhibit F.b.  
Major Physical Features

- Stream
- Waterbodies
- Wetlands
- 10' Contours
- 100' Contours
- Steep Slopes
- 15% - 25%
- 25% - 40%
- 40% - 90%
- Annexation Boundary
- Parcels
- City Limits



Source: City of Renton, 2020



RECEIVED  
OCT 01 2020

WA State Boundary Review Board for King Co.

Unincorporated King County

Unincorporated King County

City of Renton

City of Renton

Graves  
Annexation Area

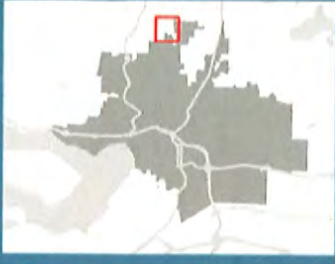
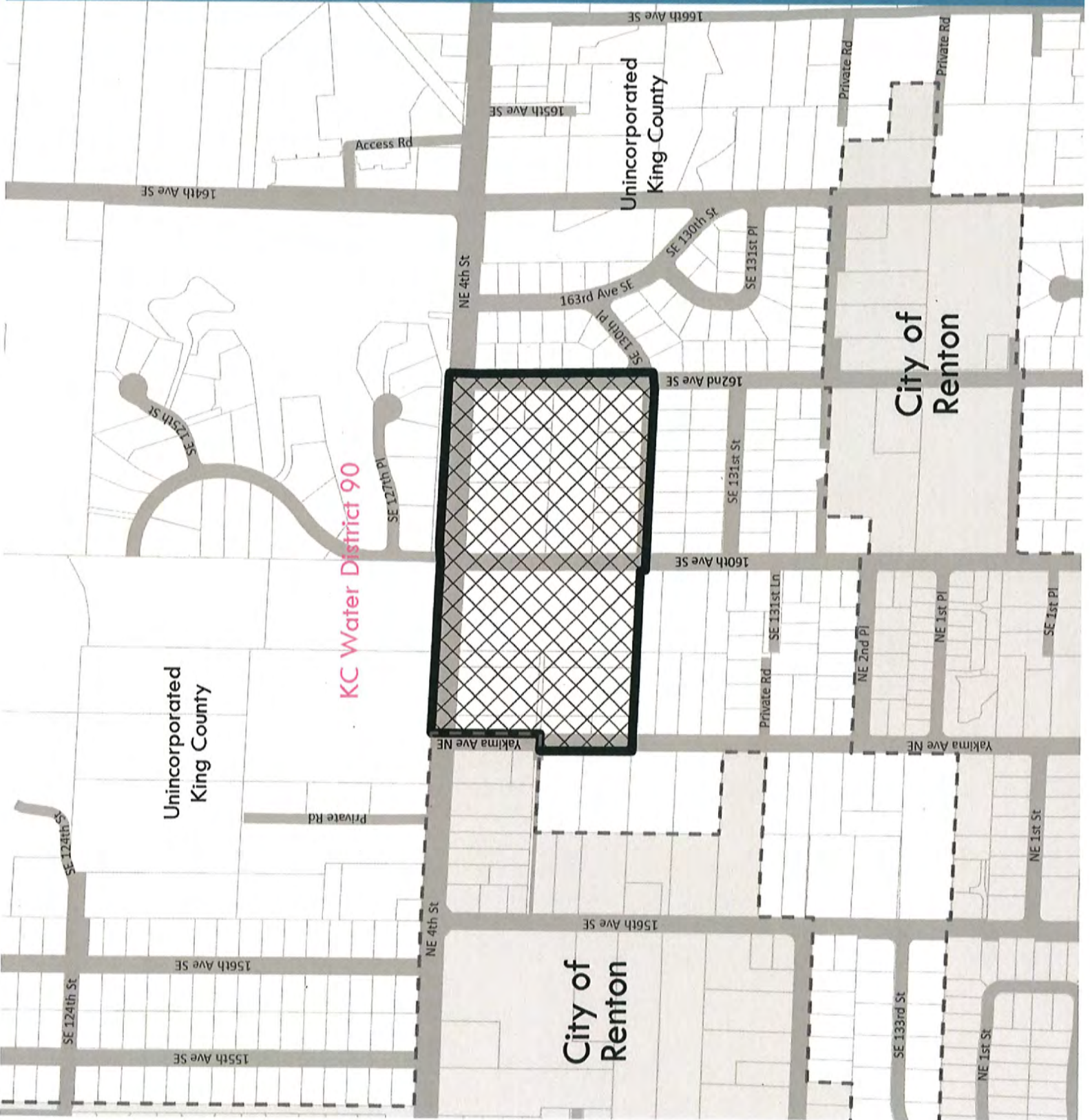


Exhibit F.c.  
Water Districts

-  Water Service District
-  Annexation Boundary
-  Parcels
-  City Limits



Source: City of Renton, 2020



Graves  
Annexation Area

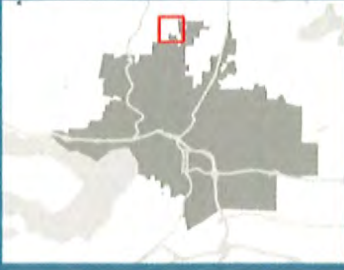


Exhibit F.d.  
Sewer Districts

- Sewer Service District
- Annexation Boundary
- Parcels
- City Limits



RECEIVED

OCT 01 2020

WA State Boundary Review  
Board for King Co.

Sewer Service  
Not Provided

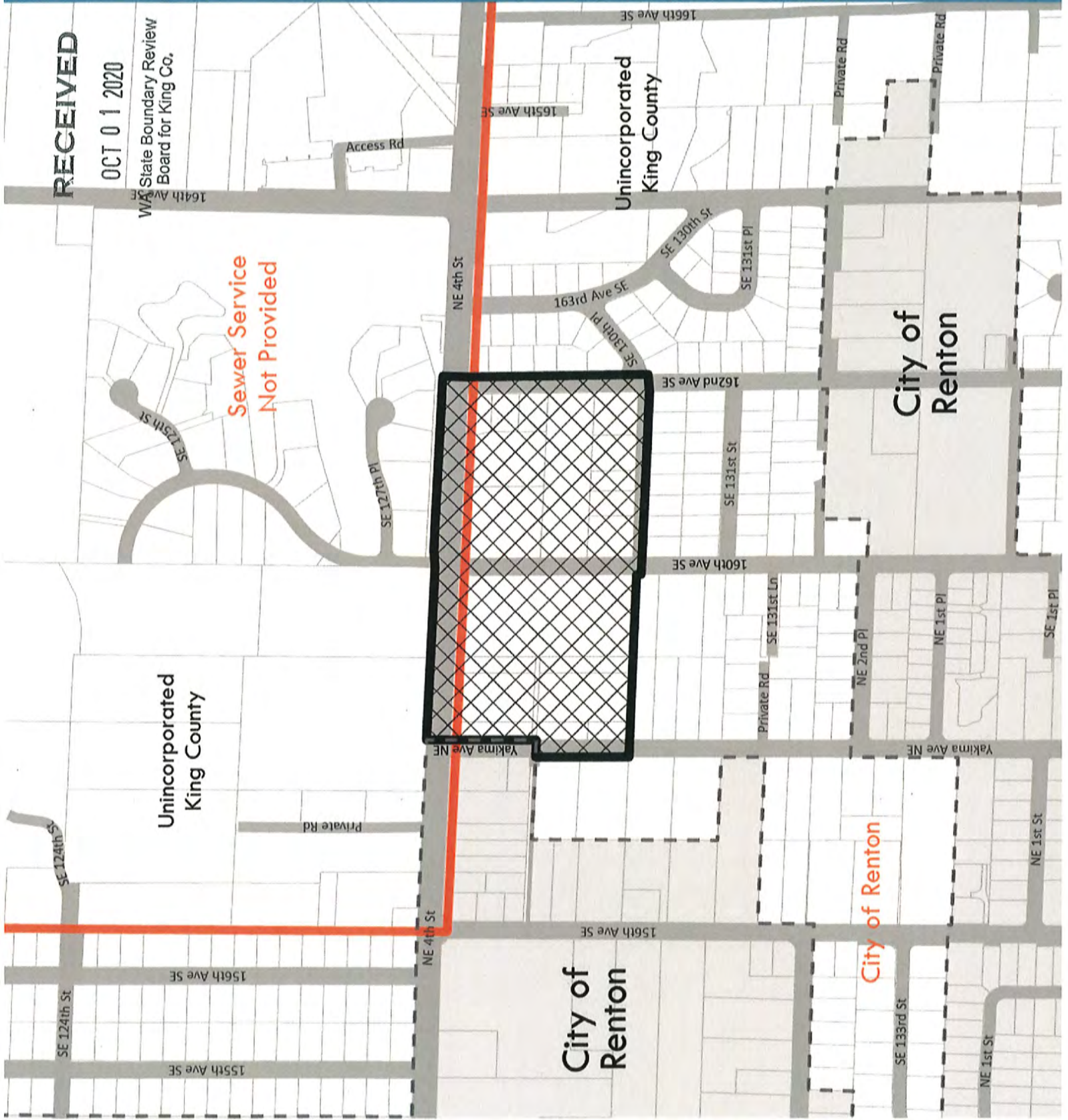
Unincorporated  
King County

Unincorporated  
King County

City of  
Renton

City of  
Renton

City of Renton



Graves  
Annexation Area

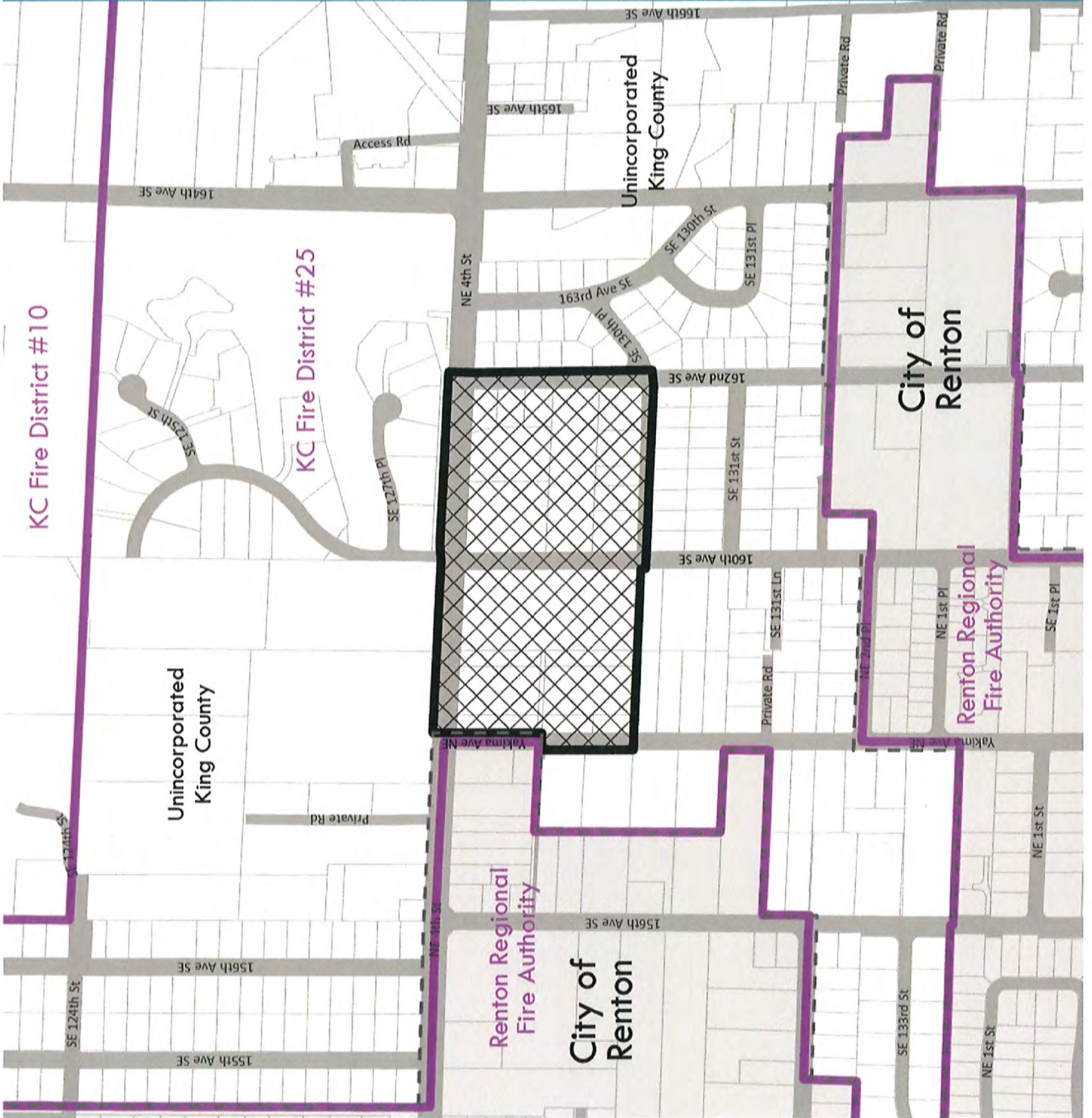


Exhibit F.e.  
Fire Districts

- Fire Service District
- Annexation Boundary
- Parcels
- City Limits



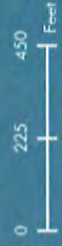
Source: City of Renton, 2020



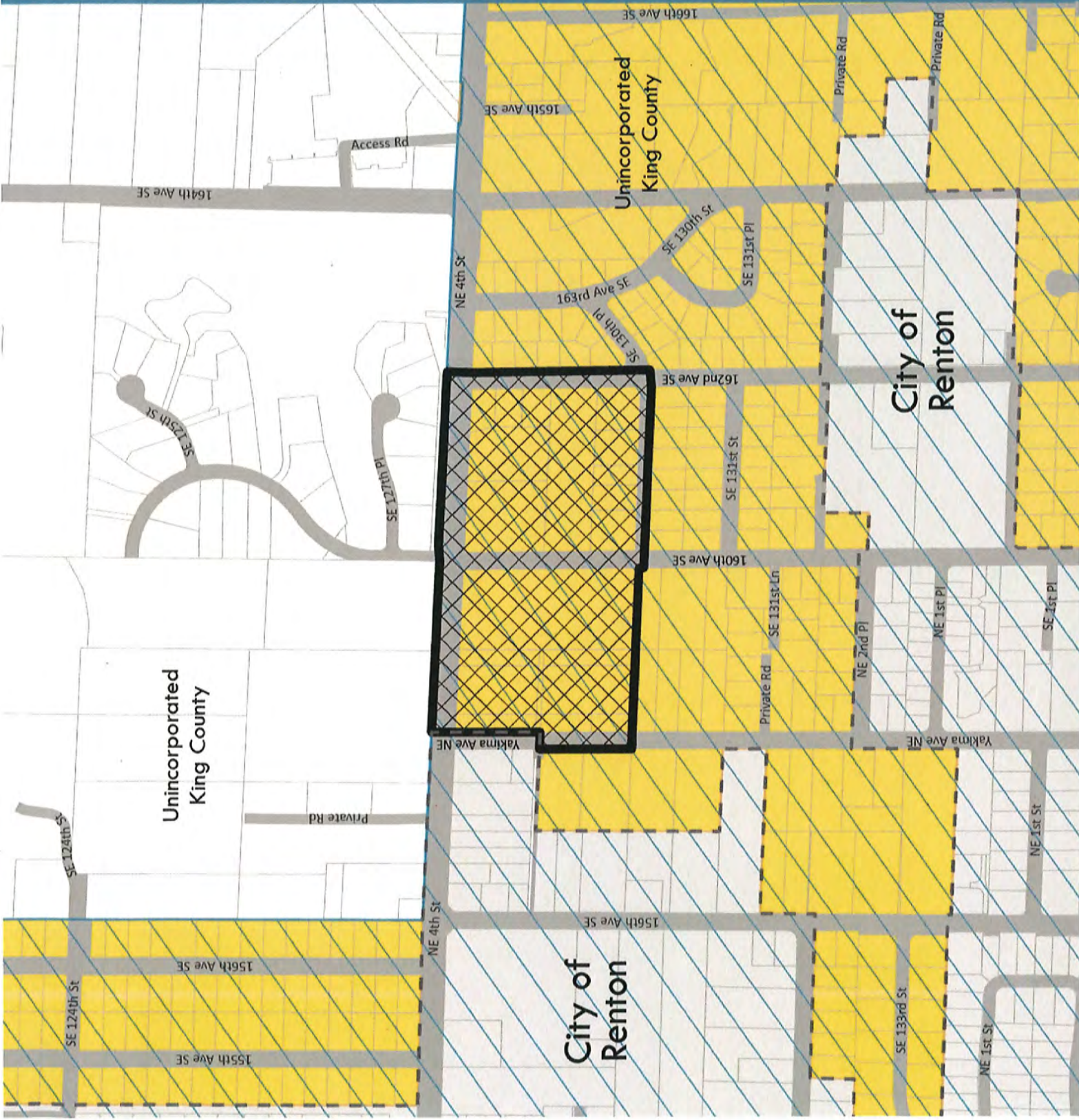


# Exhibit F.f. Urban Growth Area & Potential Annexation Area

- Potential Annexation Area (PAA)
- King County Urban Growth Area
- Annexation Boundary
- Parcels
- City Limits



Source: City of Renton, 2020





Armondo Pavone  
Mayor



City Clerk Jason A. Seth, MMC

February 2, 2021

Re: City of Renton Ordinance No. 6011  
Graves Annexation, File No. A-19-001

Dear Interested Agency:

Enclosed is a copy of the above-referenced ordinance adopted by the Renton City Council on February 1, 2021. This annexation is effective March 6, 2021.

Please feel free to call if additional information is needed.

Sincerely,

A handwritten signature in blue ink that reads 'J.A. Seth'.

Jason A. Seth, CMC  
City Clerk

Enclosure

cc: Angie Mathias, Long Range Planning Manager  
File A-19-001

RECEIVED

FEB 6 2021

WA State Boundary Review  
Board for King Co.

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 6011

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ANNEXING CERTAIN TERRITORY TO THE CITY OF RENTON (GRAVES ANNEXATION; FILE NO. A-19-001) AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, under the provisions of RCW 35A.14.120, as amended, a written annexation petition was presented and filed with the City Clerk on or about November 19, 2019; and

WHEREAS, the area to be annexed, known as the Graves Annexation, is approximately 21.5 acres and is located at the eastern portion of City limits. It is bordered by SE 128<sup>th</sup> Street to the north, 162<sup>nd</sup> Avenue SE to the east, SE 130<sup>th</sup> Street and parcel lines to the south, and 158<sup>th</sup> Avenue SE to the west. The boundary to the west is coterminous with existing City limits. The area to be annexed is legally described and depicted in Exhibit A, attached hereto and made a part hereof as if fully set forth (the "Property" or "area to be annexed"); and

WHEREAS, prior to the filing and circulation of the petition for annexation to the City of Renton, pursuant to RCW 35A.14.120, the petitioning parties, comprised of property owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation of the area to be annexed, notified the City Council of their intention to commence the direct petition for annexation proceedings; and

WHEREAS, after a public hearing, it was determined that the petitioning owners agreed to accept that portion of the City's Comprehensive Plan as it pertains to the area to be annexed including the applicable zoning regulation relating thereto; and

WHEREAS, the King County Department of Assessments examined and verified the signatures on the petition for annexation on or about May 26, 2020, and determined that the

signatures represent at least sixty percent (60%) of the assessed value (excluding streets) of the area to be annexed, as required by RCW 35A.14.120; and

**WHEREAS**, the Department of Community and Economic Development of the City of Renton considered and recommended that the City of Renton annex the Property; and

**WHEREAS**, consistent with RCW 35A.14.130, the City Council set July 6, 2020, in the City Council Chambers, City Hall, as the time and place for a public hearing on the petition with notice as required by law; and

**WHEREAS**, pursuant to notice, the public hearing was held at the time and place specified, and the City Council considered all matters in connection with the petition and determined that all legal requirements and procedures applicable to the RCW 35A.14.120 petition method for annexation have been met; and

**WHEREAS**, a "Notice of Intention," including all required information for review of the annexation, was transmitted to the King County Boundary Review Board and approved as of December 7, 2020;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**SECTION I.** All requirements of the law in regard to the annexation by the direct petition method, including the provisions of RCW 35A.14.120, 130, 140, and 150 have been met. It is further determined that the petition for annexation to the City of Renton of the Property is hereby approved and granted; the Property being contiguous to the city limits of the City of Renton is hereby annexed to the City of Renton, and such annexation to be effective on and after the approval, passage, and thirty (30) days after publication of this ordinance; and on and after

said date the Property shall constitute a part of the City of Renton and shall be subject to all its laws and ordinances then and thereafter in force and effect; and the owners of the properties within the area to be annexed shall be subject to the City's Comprehensive Plan and Zoning Code.

**SECTION II.** This ordinance shall be effective upon its passage, approval, and thirty (30) days after publication of a summary of this ordinance in the City's official newspaper. The summary shall consist of this ordinance's title.

A certified copy of this ordinance shall be filed with the King County Council, State of Washington, and as otherwise provided by law.

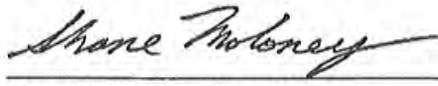
PASSED BY THE CITY COUNCIL this 1<sup>st</sup> day of February, 2021.

  
\_\_\_\_\_  
Jason A. Seth, City Clerk

APPROVED BY THE MAYOR this 1<sup>st</sup> day of February, 2021.

  
\_\_\_\_\_  
Armondo Pavone, Mayor

Approved as to form:

  
\_\_\_\_\_  
Shane Moloney, City Attorney

Date of Publication: 2/4/2021 (Summary)

ORD:2153:12/23/2020



**EXHIBIT A**

**LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY**

ORDINANCE NO. 6011

GRAVES ANNEXATION

That portion of the Northeast quarter of Section 14, Township 23 North, Range 05 East, W.M. and the Southeast quarter of Section 11, Township 23 North, Range 05 East, W.M in King County, Washington described as follows:

Beginning at the northeast corner of the Kendall Annexation per City of Renton Ordinance No. 5552, also being a point on the north margin of NE 4<sup>th</sup> Street as known as SE 128<sup>th</sup> Street;

Thence south along the east line of said City limits to the northwest corner of Lot 1, Block 1 of Janett's Renton Boulevard Tracts, as per plat recorded in Volume 17, Page 60;

Thence west along the south line of said City limits to the northeast corner of Lot 1, Block 2 of said Janett's Renton Boulevard Tracts;

Thence south leaving said City limits along the west margin of 158<sup>th</sup> Avenue SE to the southeast corner of said Lot 1, Block 2;

Thence east to the southeast corner of said Lot 1, Block 1 of Janett's Renton Boulevard Tracts;

Thence south along the west margin of 160<sup>th</sup> Avenue SE to a point being the westerly extension of the southerly margin of SE 130<sup>th</sup> Street;

Thence east along said extension and said margin to the easterly extension of said SE 130<sup>th</sup> Street and the intersection with the west line of Lot 7, Block 3A of Hendrickson's Heights Addition No. 2, as per plat recorded in Volume 63, Page 63;

Thence north along the west line of said plat, also being the easterly margin of 162<sup>nd</sup> Avenue SE, to the northerly extension of the westerly margin of 162<sup>nd</sup> Avenue SE and the intersection with the northerly margin of SE 128<sup>th</sup> Street, also being a point on the south line of Tract A of Coalfield Crossing, as per plat recorded in Volume 185, Page 72;

Thence west along the south line of said Tract A to westerly extension of said Tract A and the intersection with the westerly margin of 160<sup>th</sup> Avenue SE;

Thence south along said westerly margin of 160<sup>th</sup> Avenue SE to the northerly margin of SE 128<sup>th</sup> Street;

Thence west along said northerly margin to the point of beginning.

LND 01-0385



12/7/2020

ORDINANCE NO. 6011

