

You're Invited.....

Informational Open House

September 9, 2010, 6:30 - 8:00 p.m.

Fairwood Community Church
13120 SE 192nd St.
Renton, WA 98058

Community members, King County and City of Renton representatives, along with other service providers, will be invited to provide information and answer questions.



The City of Renton is beginning the process of pre-zoning the Fairwood area. The Renton zoning would become effective only if the area annexes to the city. There will be two public hearings regarding the proposed pre-zoning, August 25, 2010, and September 29, 2010. Both meetings will be held at Renton City Hall in the Council Chambers and begin at 6:00 p.m.



City of Renton
1055 South Grady Way
Renton, WA 98057

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Questions?

For questions about this annexation information please contact the City of Renton's Assistant Chief Administrative Officer at 425-430-6526 or visit rentonwa.gov

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Annexation What Would it Mean for Fairwood Communities



On November 2, 2010, area voters will have the opportunity to choose to annex to the City of Renton, or to remain part of unincorporated King County. The Fairwood area includes over 27,000 residents in the neighborhoods south and east of current Renton boundaries. Area residents submitted a petition in January 2007 to vote on annexation to Renton.

RENTON. AHEAD OF THE CURVE.

City of
Renton



As a resident of the Fairwood area, you may be aware of the proposed annexation of Fairwood to the City of Renton. The Fairwood area is located east of the city and extends to the Urban Growth Boundary. The area is one of Renton's Potential Annexation Areas (PAAs). At the November 2, 2010, general election, registered voters in Fairwood will be able to vote on the annexation ballot measure, Proposition 1. This information is provided by the City of Renton to present a factual overview of the effects of the proposition's passage or failure.

PROPOSITION 1 ANNEXATION TO THE CITY OF RENTON

The Renton City Council received a petition to annex property to the City of Renton and passed a resolution calling for an election on the question. This measure would authorize annexation of that property, generally referred to as the Fairwood Annexation Area, to the City of Renton. Shall that area in unincorporated King County known as the Fairwood Annexation Area, as legally described in the above-mentioned resolution, be annexed to the City of Renton?

- For Annexation
 Against Annexation

About Annexation

- A process by which an area becomes part of a city.
- Up to voters in the annexation area to decide.
- If voters don't approve annexation, King County will continue to provide services to the area.
- The State Growth Management Act and King County policy encourage annexation of unincorporated urban areas so that services can be most efficiently provided.
 - Cities provide urban services (such as police, local parks and street maintenance).
 - Counties provide rural and regional services (such as transit and public health).
- Renton's Business Plan welcomes annexation areas that desire to become part of Renton provided that service levels to current Renton residents are maintained.

Annexation Would Change:

- Municipal responsibilities from King County to Renton (police services, planning, permitting, street and surface water maintenance).
- Land use and permitting policies and zoning from King County to Renton regulations.
- Residents' access to local government services and opportunities to serve in city government.

Annexation Does Not Change:

- Street addresses or zip codes.
- School district boundaries.
- Fire and emergency medical services.
- Garbage and recycling services for up to 7 years.
- Water and sewer services or rates.
- Library services.
- County, state or federal elected representatives.
- King County Metro bus service.
- Homeowner associations or their dues.



Public Services

Police Services

- Today, the King County Sheriff's Office provides police services to Fairwood. This will not change if voters disapprove annexation.
- A 2008 annexation increased the number of Renton patrol districts citywide from 7 to 10. A Fairwood annexation would bring another two patrol districts to the southeast of the city (12 total).
- The Renton Police Department would assign an officer in each of these two patrol districts, twenty-four hours a day.
- Other proposed police staffing includes officers for traffic, investigations, proactive patrol, parking enforcement and animal control to support Fairwood and a larger city.

Fire & Emergency Services

- Today, Renton Fire & Emergency Services serves 115,000 residents including Fire Districts 25 (East Renton) and 40 (Fairwood) by contract.
- There will be no change in service from Station 17 in Fairwood, whether annexation is approved or not.
- Renton meets on-scene fire and emergency medical response standards established by the Fire District 40 Board of Commissioners.
- Fire District 37 serves the southern part of the Fairwood area. Renton has entered into a contract to continue those services for at least two years.



Parks and Recreation

- King County operates four Fairwood area parks today: Petrovitsky Park, Boulevard Lane, Renton Park, Lake Youngs Park, and Soos Creek Regional Trail.
- Today, the City of Renton maintains and operates 29 public parks, 13 miles of trails, 813 acres of public open space, an 18-hole public golf course, two lake-front beaches, and a public boat launch.
- King County and Renton are negotiating the possible transfer of parks. Regardless of annexation, all properties will remain public parks.
- Annexation would make city recreation services available at resident fees.

Garbage and Recycling

- Renton contracts with Waste Management, Inc. (WMI) for residential service that includes every other week garbage and recycling, and weekly yard and food waste collection.
- Rates are variable by volume and structured to encourage recycling.
- To prevent accumulation of large amounts of waste, curbside collection is required for city residents and businesses.
- Fairwood residents are now served by both WMI and Allied/Republic (AR).
 - With annexation, residents and businesses served by WMI will be transitioned to Renton service at rates adopted by the Renton City Council.
 - With annexation, residents and businesses served by AR will retain the same service for at least seven years.
 - With annexation, residents and businesses who currently self-haul garbage will receive WMI services initiated by the City of Renton.

Surface Water Management

- Renton would become responsible to maintain existing surface water detention ponds in the public right-of-way that are today owned, maintained and operated by King County.
- Existing private surface water detention ponds would remain private facilities.

Zoning, Land Use Planning, Building Permits

- Today, King County's regulations guide zoning and land use.
- If annexation is approved, Renton will honor subdivisions, short plats, and other projects vested with King County.
- Permit processing and follow-up services such as inspections would be handled by the city.
- Overall, development for the Fairwood community with Renton would generally be less dense than what is currently allowed in King County. This is due to the proposed zoning and the method Renton uses to calculate density. Renton concentrates new development in its designated Regional Growth Center located in the City Center (historic downtown and Boeing former industrial land).
- Renton has designated land uses in all of its Potential Annexation Areas and pre-zoning for the Fairwood area will begin in late August.

Finances

- The amount of money a typical Fairwood household will pay in total taxes will remain the same or decrease if annexation is approved.
- Property taxes would decrease because the city rate is lower than the combined King County Road Tax and Fire Protection District #40 levy rates and benefit charge, both of which would be eliminated with annexation.
- Property taxes for 2010 on a home valued at \$375,000 would decrease by about \$135 per year (City - \$2.71 per \$1,000 AV; Road+ Fire District - \$3.13).
- Annexation does not change property taxes for school districts, libraries, hospitals, or the countywide levy that pays for general county services, human services, the Port of Seattle, and regional parks.
- The city utility tax would be new to residents. Renton has a 6% utility tax on electric, natural gas, garbage, cable, and telephone utilities. Utility companies add this tax onto the billing.
- Generally, charges for drainage and garbage for a typical household would be lower with annexation. Individual tax experience will vary based on consumption by household.
- King County does not currently have businesses taxes or licenses. Renton does have a business license fee per individual worker of approximately \$55/year, based on hours worked.
- Visit www.rentonwa.gov for current garbage rates and a property tax calculator searchable by address.
- The financial impact of the annexation on Renton's city budget would be neutral. The annual operating cost to serve the Fairwood area is estimated to be \$13.1 million, and the revenues are about the same, including a 10-year credit on the State share of the sales tax that on annually to help fund services.

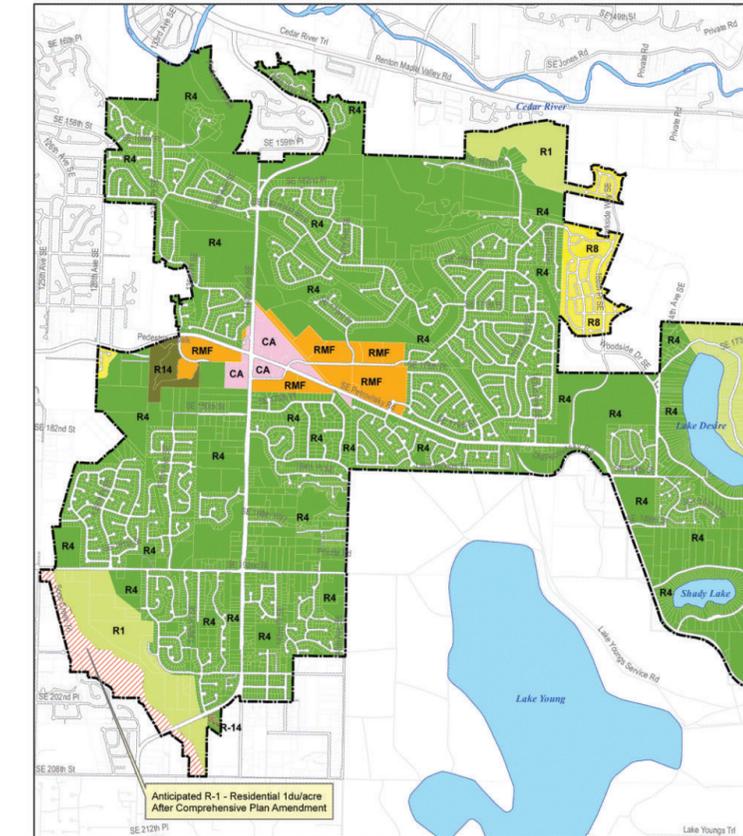
Taxes to Expect with Annexation

Property tax rates apply to Levy Code Districts 5055, 5160, 5100, 4250 (66% of the area)

Type of Tax or Fee	2010 Tax Rate
Consolidated Countywide Property Tax Levy	\$3.72 per \$1000 assessed property value (AV)
City of Renton Property Tax	\$2.71 per \$1000 AV
Unincorporated Road Levy	Eliminated
Renton or Kent School District Levy	\$3.74-\$4.81 per \$1000 AV
KCFD 40 Property Tax Levy	Eliminated
KCFD 40 Benefit Charge	Eliminated (based on square footage and fire flow)
KCFD 40 Bond (Benson Hill Station)	\$0.027 per \$1000 AV
Hospital Levy	\$0.53 per \$1000 AV
Library	\$0.48 per \$1000 AV (to \$0.50 in 2010)
KC Emergency Medical Services Levy	\$0.30 per \$1000 AV
Flood Control District	\$0.10 per \$1000 AV
King County Ferry District	\$0.003 per \$1000 AV
Utility Tax	6% usage of electric, natural gas, garbage, cable TV, and telephone utility
Surface Water Fee	\$7.41/month
Cable Franchise Fee	5% on cable television basic rate
Solid Waste Collection Charges	\$19.15/month for 35 Gallon Contractor Cart-residential

Proposed Pre-Zoning Map

Renton is proposing three types of zoning classifications for the Fairwood area:



1) Residential, Single Family:

R-1 Residential One Dwelling Unit per Acre zone. This single family residential zone allows a maximum of one dwelling unit per net acre.

R-4 Residential Four Dwelling Units per Acre. This single family residential zone allows a maximum of four dwelling units per net acre.

R-8 Residential Eight Dwelling Units per Acre. This single family residential zone allows a maximum of eight dwelling units per net acre.

R-14 Residential Fourteen Dwelling Units per Acre zone. This zone allows single family housing on small lots and attached housing such as townhomes at a maximum of fourteen dwelling units per net acre.

2) Residential, Multi-Family:

RMF Residential Multi-Family zone. This zone allows a maximum of twenty dwelling units per net acre. This is a zone that allows apartment buildings and/or condominiums.

3) Commercial:

CA Commercial Arterial zone. This zone allows uses such as grocery stores, retail, offices, churches, and restaurants. Renton's CA zone also allows residential when it is a part of a project that includes commercial uses.

As shown on the map, the vast majority of the Fairwood area is proposed to be pre-zoned as one of four single family residential zones (R-1, R-4, R-8, or R-14). Renton is proposing that the multi-family zone (RMF) only be applied to the areas in Fairwood that have existing apartment buildings and/or condominiums. No areas in Fairwood are proposed to be pre-zoned multi-family that are not part of an apartment and/or condominium complex that is already completely built. The city is also proposing that areas with existing commercial uses be zoned as Commercial Arterial (CA). There are no areas proposed to be pre-zoned with CA that do not have one of these types of uses already existing.