



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Marilynne Beard, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner
Eric Shields, AICP, Planning Director

Date: May 5, 2010

Subject: Proposed Wild Glen Annexation (File ANN10-00010)

RECOMMENDATION

City Council approves the request to annex the Wild Glen condominium complex without modification and, further, that the area be zoned RMA 5.0 and that the assumption of indebtedness not be required.

BACKGROUND DISCUSSION

The attached letter from property owners in the Wild Glen condominium complex requests that the City Council consider annexing the 72 unit, 18 acre parcel currently in unincorporated King County. This area abuts the northern limits of the Finn Hill, Kingsgate, North Juanita annexation area and, if approved, would become a part of the Finn Hill Neighborhood (see attached map). This request would initiate a petition method annexation. State statutes allow for such an annexation to be initiated by property owners representing not less than 10% of the assessed valuation in the proposed annexation area. The letter contains signatures of property owners representing 23% of the total assessed value of the development.

State statutes require that the City Council meet with the parties initiating a petition method annexation within 60 days of the date that consideration of the annexation was requested. At the meeting, the City Council must make a determination on three questions. The questions are:

1. Whether to accept, reject, or geographically modify the proposed annexation.

Discussion: The Wild Glen Development is within Kirkland's Potential Annexation Area (PAA). State statutes require that a proposed annexation be within the PAA of the City to which annexation is proposed.

The 18 acre parcel was omitted from the Finn Hill, Kingsgate and North Juanita (FH, K, NJ) annexation due to mapping discrepancies between King County, Bothell and Kirkland. This area was mistakenly mapped by the Kirkland Comprehensive Plan as being outside of the Kirkland PAA and we presumed it was part of Bothell's PAA. The error wasn't discovered until after the Notice of Intent to

Annex was submitted to the King County Boundary Review Board (BRB). In order to meet the election date, the area could not be included in the ballot measure.

The rationale for the annexation request is the recognition that this parcel is within Kirkland's PAA and unless it is annexed it will be the only remaining parcel within Fire District 41 jurisdiction following the effective date of the FH, K, NJ annexation. Not enacting this annexation would create complications that the District and City would like to avoid.

Will the City accept, reject or geographically modify the proposed annexation?

(Staff recommends acceptance without modification)

2. Whether to require the simultaneous adoption of proposed zoning regulations.

Discussion: The adoption of O-4196 on July 21, 2009 intends to implement a rezone of the Wild Glen parcel from R-8 in King County (Multifamily Residential 8 dwelling units per acre) to RMA 5.0 (multifamily residential 9 du/acre) upon effective date of June 1, 2011. The most similar zoning category in Kirkland is RM 5.0,

Will the City require simultaneous adoption of a proposed zoning regulation?

(We recommend that the annexed area be zoned RMA 5.0, pursuant to Ordinance 4196)

3. Whether to require assumption of existing City indebtedness by the area to be annexed.

Discussion: In order to be consistent with the large annexation, this area should not be required to assume indebtedness.

Will the City require the assumption of the existing City indebtedness by the area to be annexed?

(We recommend that assumption of indebtedness not be required.)

Next Steps: If the Council authorizes this annexation to move forward, an annexation petition will be prepared for circulation to all property owners in the annexation area. Annexation proponents will have up to six months to circulate the petition and obtain the signatures of property owners representing at least 60% of the total assessed value in the area. If the petition is submitted with sufficient signatures, staff will prepare a report to the King County Boundary Review Board (BRB). If approved by the BRB, an annexation ordinance will be prepared for consideration by the City Council at a public hearing.

We tentatively anticipate that the annexation will be effective on June 1, 2011 concurrent with the effective date of the large annexation. However, the effective date will be determined by resolving a difference of opinion on the meaning of RCW 35A.14.010 – which establishes requirements for annexations to have contiguous boundaries with the cities to which they annex. Kirkland City Attorney William Evans and the attorney for the BRB are in discussion to resolve whether or not the Notice of Intent can be submitted for processing to the BRB prior to the effective date of the FH, K, NJ annexation. If not, we will have to wait

to submit an application to the BRB and the Wild Glen annexation will not be able to take effect until several months later.

Action Needed: The Council's wishes regarding requiring the assumption of the existing indebtedness and/or the simultaneous adoption of the existing zoning regulation should be addressed in a motion so that the minutes and the annexation petition will clearly reflect these requirements.

Attachments:

1. Initiation Petition
2. Map of Annexation Area
3. Vicinity Map of Annexation Area

cc: Wild Glen Condominium representative; Laurel Mitzel, email: lmmessage@juno.com

Jlb: Wild Glen Annexation

NOTICE OF INTENT TO ANNEX

Mayor Joan McBride
 Kirkland City Council
 Eric Shields, Planning Director

RECEIVED
 MAR 31 2010
 BY _____ PLANNING DEPARTMENT PM (1/3)

Re: Annexation of Wild Glen Condominium Association

Dear Mayor McBride, Council Members & Joan Lieberman-Brill:

We are writing to ask you to consider the annexation of Wild Glen Condominium Association, currently situated in unincorporated King County, into the City of Kirkland. Planning Director, Eric Shields and his assistant, Joan Lieberman-Brill, have required a request and signatures of the owners of at least 10 % of the valuated properties to be annexed.

We are situated on the corner of Simonds Road N.E. and 100th Ave N.E. with N.E.144th LN , Bothell, WA turning into our complex.

Unit # Property Owners Signature Printed Name Date Signed Address of Owner

Unit #	Property Owners Signature	Printed Name	Date Signed	Address of Owner
1.43 % ✓ 804	<i>Barbara R. Thomas</i>	Barbara R. Thomas	3-15-2010	9927 NE 144 th LANE Bothell, WA 98011
1.36 % ✓ 802	<i>Laurel A. Mitzel</i>	Laurel A. Mitzel	3-15-2010	9927 NE 144 th Ln Bothell, WA 98011
? 1.43 % ? 901	<i>Carol L. Simms</i> (tenant?)	CAROL L. Simms	3-15-2010	9931 NE 144 th Ln Bothell WA 98011
1.36 % ✓ 1002	<i>Kenneth R. Moore</i>	Kenneth R. Moore	3-15-2010	9935 NE 144 th Ln Bothell, WA 98011
? 1.43 % ? 104	<i>[Signature]</i> (tenant?)			9934 NE 144 th Ln #104 Bothell 98011
1.36 % ✓ 507	<i>Roy W. Enberg</i>	ROY W. ENBERG	MONDAY MARCH 15, 2010	9922 NE 144 th LN #507 Bothell, WA 98011

RECEIVED Attachment 1

MAR 31 2010

PLANNING DEPARTMENT PM

Unit # Property Owners Signature Printed Name Date Signed Address of Owner

2/3

- 1.43% ✓ 703 Claudette SETH CLAUDETTE SETH 3-15-2010
9923 NE 144th LN Bothell wa. 98011
- 1.36% ✓ 702 Diane Wiggins DIANE WIGGINS 3-15-2010
9923 NE 144th LN #702, Bothell, WA 98011
- 1.43% ✓ 1006 Safia Benslimane Safia Benslimane 3/15/2010
9935 NE 144th Lane Bothell, WA 98011
- 1.43% ✓ 805 W. Darlene Mosby W. Darlene Mosby 3/15/10
9927 NE 144th LN #805
- 1.43% ✓ 305 Donores H. Fratt DONORES H. FRATT 3/15/10
9926 NE 144th LANE #305 BOTHELL 98011
- 1.43% ✓ 304 Linda Thomson LINDA THOMSON 3/15/10
9926 NE 144th Lane #304 Bothell 98011
- 1.43% ✓ 903 B Boies Jane B. Boies 3/15/10
9927 NE 144th LN #803 Bothell 98011
- 1.36% ✓ 701 Kathryn Kocha Kathryn Kocha 3/15/2010
9923 NE 144th 701 Bothell 98011
- 1.43% ✓ 306 Rochelle Smith Rochelle Smith 3.19.10
9924 NE 144th LN #306
- 1.36% ✓ 101 Dana Pumilia DANA PUMILIA 3/18/10
9934 NE 144th Ln #101 Bothell
- 1.36% ✓ 807 Stephanie Morgan Stephanie Morgan 3/22/10
9927 NE 144th Ln #807
Bothell 98011

9/3

Unit # Property Owners Signature Printed Name Date Signed Address of Owner

? 1.43³ 902 ^{tenant? new owner} Ruby Joyce Stagg Ruby JOYCE STAGG
9931 NE 144th LANE
Bothell, WA 98011

1.36 ✓ 905 Mony Ran gyp YANBY, MONBY RAN 03/27/10
tenant?
9931 NE 144th Lane -

? 1003 April Arend
9935 NE 144th LN, Bothell, WA 98011

1.36 ✓ 1001 Ellenlee Bare Ellenlee Bare ~~3/27/10~~ WA
9935 NE 144 Ln #1001 Bothell,
98011

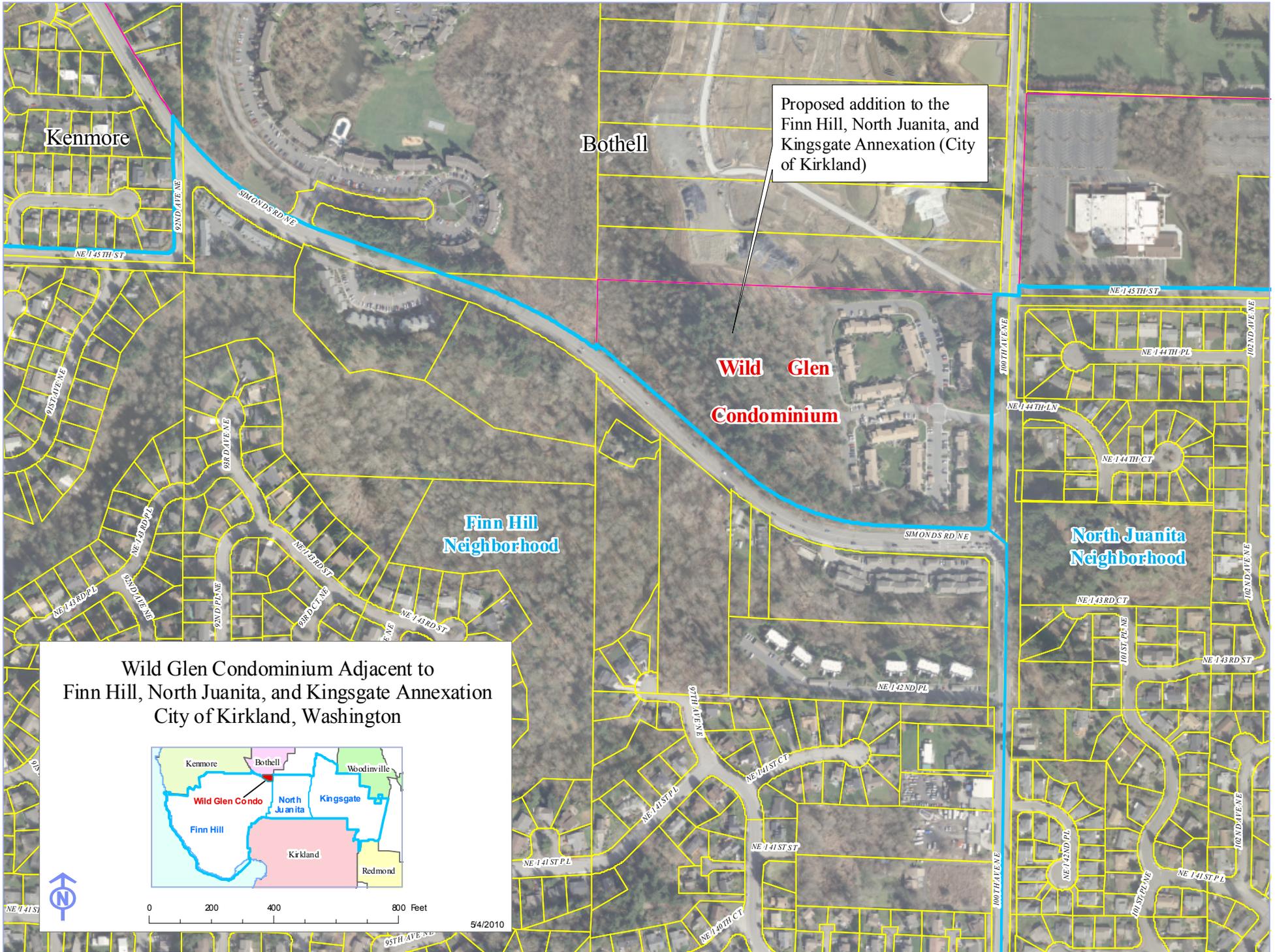
1.43 ✓ 104 Nancy S. McWinnis Nancy S. McWinnis 3/27/10
9934 N.E. 144th Ln. #106 -

1.43 ✓ 903 Laurie Simon Laurie Simon
9931 NE 144th LN #903, Bothell, WA
98011

RECEIVED

MAR 31 2010

PLANNING DEPARTMENT PM
BY _____



Proposed addition to the Finn Hill, North Juanita, and Kingsgate Annexation (City of Kirkland)

**Wild Glen
Condominium**

Kenmore

Bothell

**Finn Hill
Neighborhood**

**North Juanita
Neighborhood**

Wild Glen Condominium Adjacent to Finn Hill, North Juanita, and Kingsgate Annexation City of Kirkland, Washington

0 200 400 800 Feet

54/2010

Finn Hill, North Juanita, & Kingsgate Annexation Area

pending Wild Glen Annexation

Finn Hill Neighborhood

Juanita Neighborhood

Kingsgate Neighborhood



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