



CITY OF KIRKLAND

Planning and Community Development Department
3 Fifth Avenue, Kirkland, WA 98033 425.587-3225
rw.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

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

Date: November 13, 2008

Subject: Proposed Bridle View Annexation (File ANN07-00001)

RECOMMENDATION

We recommend that the City Council consider the proposed request to annex the Bridle View Development and Snyder's Corner Park and decide on the following three questions:

1. Will the City accept, reject or geographically modify the proposed annexation?
(We recommend acceptance without modification)
2. Will the City require simultaneous adoption of a proposed zoning regulation?
(We recommend that the annexed area be zoned RSX 35)
3. Will the City require the assumption of the existing City indebtedness by the area to be annexed?
(We recommend that assumption of indebtedness be required.)

If the Council wishes to require the assumption of the existing indebtedness and/or the simultaneous adoption of a proposed zoning regulation the Council should pass a motion so that the minutes and the annexation petition will clearly reflect these requirements.

BACKGROUND DISCUSSION

The attached letter from Alice Prince, Rena Peterson, Wray Featherstone, and Irene Carlson, of The Bridle View Annexation Committee requests that the City Council consider annexing the 54 lot Bridle View subdivision and Snyder's Corner Park, a four acre park owned by the City but currently in unincorporated King County. Both abut the eastern City limits of Kirkland in the Bridle Trails Neighborhood (see attached map). The Bridle View Annexation Committee is seeking to 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 16% 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: Both the Bridle View Development and Snyder's Corner are within Kirkland's Potential Annexation Area (PAA). Prior to October 2008, the proposed annexation area was within Redmond's PAA. King County cities ratified King County changes to potential annexation boundaries, including this one, in October. State statutes require that a proposed annexation be within the PAA of the City to which annexation is proposed.

The rationale for the PAA boundary change was the recognition by all parties that the equestrian zoning protection enjoyed by residential lots in Kirkland's RSX zone could not be accommodated by the City of Redmond. Kirkland's RSX zoning requires that permeable areas of at least 10,000 square feet be provided on all residential lots to ensure the potential for future equestrian use. Residents in the Bridle View development want this protection in order to ensure that the existing equestrian character of their development is preserved. Without Kirkland's equestrian zoning regulations, there is nothing to prevent re-development which could eliminate permeable areas currently or potentially used for paddocks.

Additionally, Snyder's Corner Park is owned by the City of Kirkland, but currently within the unincorporated King Co. It is logical to include this area within Kirkland's city limits.

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

Discussion: The Bridle View development and Snyder's Corner Park are zoned R-1 in King County (Residential 1 DU per acre). The most similar zoning category in Kirkland is RSX 35, which exists in the area directly to the west of the development. If annexation occurs, staff will propose to rezone the park to a Public Use (P) Zone and to amend the Bridle Trails Neighborhood Plan to address this area as part of the 2009 annual Comprehensive Plan and zoning amendments.

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

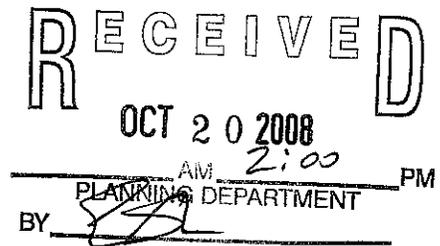
Discussion: The overall property tax rate for the unincorporated PAA is \$10.23 per \$1000 of assessed valuation. In Kirkland, the rate is \$8.49 per \$1000, of which \$1.28 is for voter approved debt. In the past, it has been Council policy to require annexed areas to assume indebtedness.

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 anticipate that the annexation process will be completed by mid-2009.

Attachments:

1. Initiation Petition
2. Map of Annexation Area

September 15, 2008



Mayor Jim Lauinger
Kirkland City Council
Eric Shields, Planning Director

Re: Annexation of Bridle View Housing Development

Dear Mayor Lauinger, Council Members and Mr. Shields:

We are writing to ask you to consider the annexation of the Bridle View Development, currently situated in King County, into the City of Kirkland. Planning Director, Eric Shields and his assistant, Joan Lieberman-Brill, have advised us that the best way to do this is the petition method which initially requires a request and signatures of the owners of at least 10% of the valuated properties to be annexed.

We are situated between 132nd Ave. NE on the west, 136th Ave. NE on the east, NE 60th (or the Bridle Crest Trail because NE 60th doesn't exist that far east) on the south, and the four acres known as Snyder's Corner which already belongs to the City of Kirkland, but is also being considered for annexation.

It is our belief that we should be considered for annexation because of the size and nature of our properties, most of which are "horse acres" or nearly so, and many of them are set up for and do have horses in residence) and our proximity to other properties like ours in Silver Spurs and Bridlewood Circle, already within the city limits of Kirkland.

Horse acre lots such as these, as we all know, will never be created again in this county, and it is our desire to do what we can to be a part of the only city that is actively making an effort to preserve these very unique properties as a part if the legacy of the greater Bridle Trails Community.

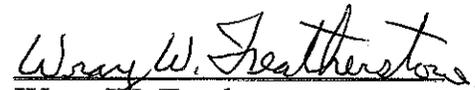
We ask that you consider our request and contact us regarding whatever steps we need to take after this to help make this annexation a reality.

Thank you for all your help and consideration in this matter.

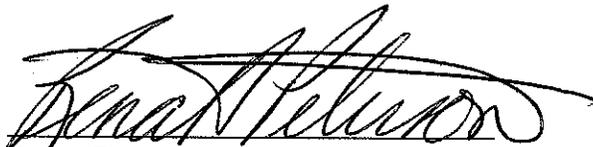
Sincerely,
The Bridle View Annexation Committee



Alice Prince



Wray W. Featherstone



Rena Peterson



Irene Carlson

Attachment: We, the undersigned, are asking that you consider the above request to annex the Bridle View development into the city of Kirkland.

I/We, the undersigned, being the owners of the real property shown on Exhibit "A" attached hereto, do hereby petition the City of Kirkland to accept our Letter of Intent from a 10% representation of property ownership in the Bridle View subdivision to Annex to the City of Kirkland. WHEREFORE, the undersigned respectively petition the Honorable Mayor and City Council and ask that appropriate actions be taken to authorize this action.

1. NAME (Print) Nelson Betty SIGNATURE Nelson Betty
ADDRESS 6105-136th Ave NE
DATE 9-12-08
2. NAME (Print) Chris Tett SIGNATURE Christopher J Tett
ADDRESS 6313 135th Ave NE
DATE 9-14-08
3. NAME (Print) Frene Carlson SIGNATURE Frene J Carlson
ADDRESS 6350-133rd Ave NE
DATE 9-14-08
4. NAME (Print) Rebecca Hastings SIGNATURE Rebecca Hastings
ADDRESS 6113 136th Ave NE
DATE 9-15-08
5. NAME (Print) Morgan Burbridge SIGNATURE M Burbridge
ADDRESS 6306 135th Ave NE 98033
DATE 9-15-08
6. NAME (Print) Donald Prince SIGNATURE Donald Prince
ADDRESS 6021-136th Ave NE
DATE 9-15-08
7. NAME (Print) Rena Peterson SIGNATURE Rena Peterson
ADDRESS 6148-133rd AVE NE, KIRKLAND, WA 98033
DATE 9-16-2008

8. NAME (Print) WRAY W. FEATHERSTONE SIGNATURE W. W. Featherstone
ADDRESS 13330 N.E. 41ST ST
DATE SEPT 14, 2008

9. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

10. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

11. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

12. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

13. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

14. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____

15. NAME (Print) _____ SIGNATURE _____
ADDRESS _____
DATE _____



NE 70TH STREET

NE OLD REDMOND ROAD

Snyder's Corner

132ND AVENUE NE

Bridle View

NE 60TH STREET



Potential Annexation Area

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