



## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

Council Meeting: 11/20/2007  
Agenda: New Business  
Item #: 11. c.

**To:** David Ramsay, City Manager

**From:** Eric Shields, Planning Director

**Date:** November 7, 2007, 2007

**Subject:** BRIDLE VIEW ANNEXATION

### RECOMMENDATION:

Provide direction on whether to amend Kirkland's potential annexation boundary to include the Bridle View subdivision and the City owned "Snyder's Corner" property by:

- 1) Revising Figure I-2 of the Kirkland Comprehensive Plan; and
- 2) Submitting a proposal to amend the King County Countywide Planning Policies.

### BACKGROUND DISCUSSION:

The Bridle View subdivision is located along the east side of 132<sup>nd</sup> Ave. NE, between NE 60th St. (if extended) and the Kirkland owned "Snyder's Corner" property on the SE corner of 132<sup>nd</sup> and NE 70<sup>th</sup> St. The property is unincorporated and within the potential annexation area (PAA) of Redmond. For some time, many residents of the subdivision have expressed an interest in annexing to Kirkland rather than Redmond. Recently, a letter and petition requesting annexation to Kirkland were submitted to both Redmond and Kirkland. The Redmond City Council considered the request on November 5, 2007 and approved the attached resolution to change Kirkland's and Redmond's PAA boundary to include Bridle View and Snyder's Corner in Kirkland's PAA.

Prior to annexation proceeding, potential annexation area boundaries must be amended. If the Council agrees, Figure I-2 of the Kirkland Comprehensive Plan can be amended to include both the Bridle View subdivision and the Snyder's Corner property within Kirkland's PAA. This can be accomplished as part of the annual Comprehensive Plan amendment process now in progress.

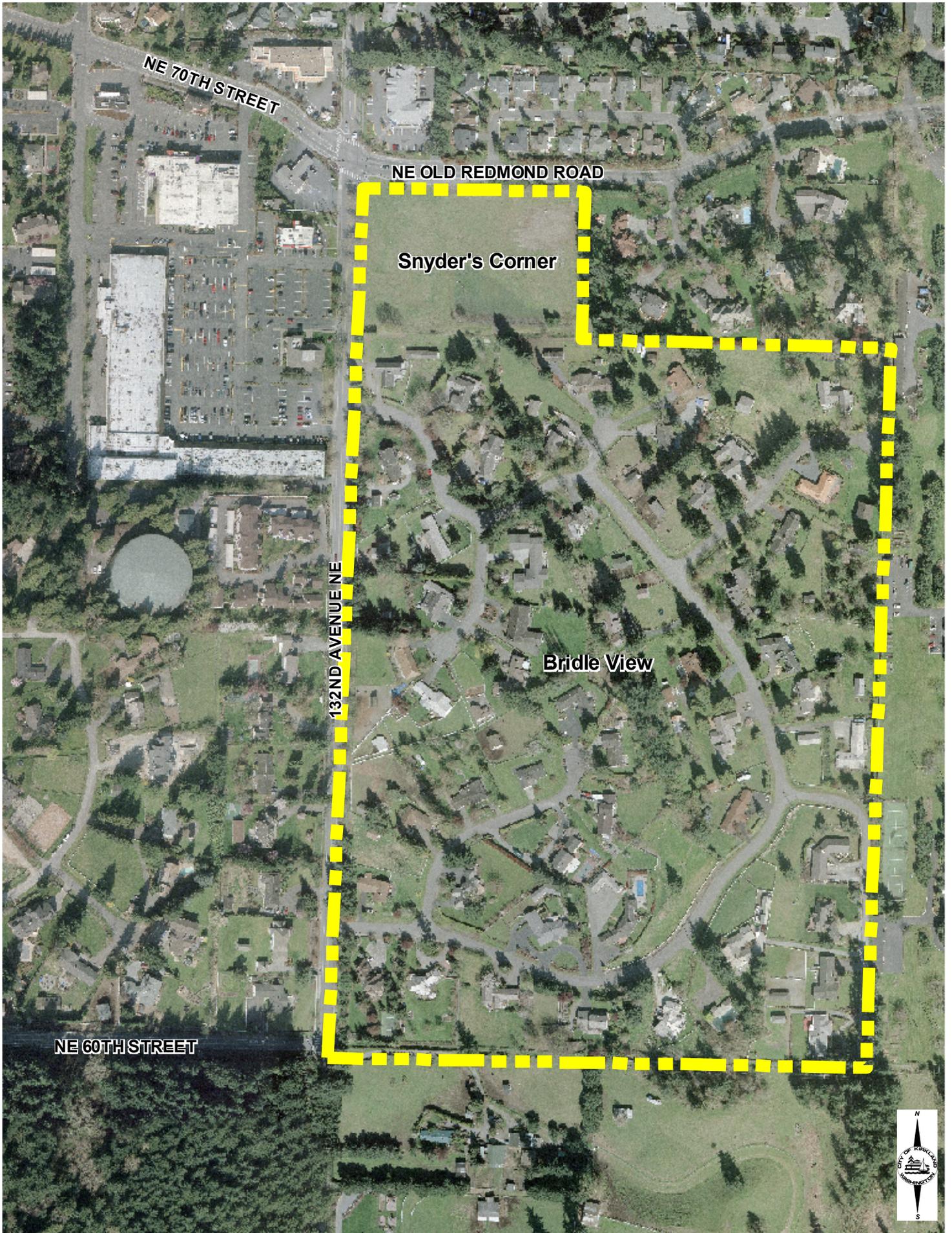
In addition, the King County Countywide Planning Policies also will have to be amended. Kirkland and Redmond can initiate the amendment process by submitting a letter to the King County Growth Management Planning Council. Approval of such an amendment is likely, but the approval process is somewhat lengthy, involving review at one or two meetings of the GMPC, subsequent County Council approval and then ratification by King County cities.

The annexation process could probably begin prior to final ratification of the Countywide Planning Policies, but the City should wait until ratification is completed before submitting the annexation to the Boundary Review Board.

#### Attachments:

1. Location map
2. Letter and petition from Bridle View Annexation Committee
3. Redmond Council Resolution
4. Figure I-2 of the Kirkland Comprehensive Plan

CC: Bridle View Annexation Committee



**Potential Annexation Area**

September 12, 2007

RECEIVED  
SEP 17 2007

Rena Peterson  
6148 133<sup>rd</sup> AVE NE  
Kirkland, WA 98033

AM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

Eric Shields, Director  
Kirkland Dept. of Planning and Community Development  
123 - 5<sup>th</sup> AVE  
Kirkland, WA 98003

Re: Request for amendment of Proposed Annexation Area

Dear Eric,

As you are aware, the residents of Bridle View have been working for almost two decades on getting our neighborhood annexed into the City of Kirkland. Our neighborhood is first and foremost a place for us to keep horses, with 22 horses in residence. Our proximity to Bridle Trails State Park helps ensure horses will be in Bridle View in the decades to come. Our neighborhood needs the protection of equestrian-specific laws that -would be applicable to the size and nature of our lots. Neither King County nor the City of Redmond can provide this protection. The City of Kirkland has the equestrian overlay protection we need. Annexation into the City of Kirkland will help us preserve our neighborhood.

The Bridle View Annexation Committee has been repeatedly told that Kirkland cannot move forward without the City of Redmond's agreement to amend the Proposed Annexation Area removing Bridle View from the comprehensive growth plan. Recently, word was given that "the Redmond staff will process and support at our council a petition request from your neighborhood to initiate the process with Kirkland to revise the potential annexation areas between the two cities only for your neighborhood and solely based on its equestrian nature." (Quoted from an email from Rob Odle, Director, Planning and Community Development, City of Redmond, dated 8/24/2007).

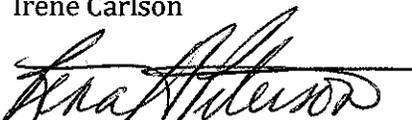
As the first step toward annexation, the residents of Bridle View request the City of Kirkland Mayor and City Council to approve amendment of the Proposed Annexation Area to include the subdivision of Bridle View.

For your reference, you will find attached a copy of the petition to the City of Redmond requesting removal from the PAA. The signatures on this petition show the residents' strong support of becoming part of Kirkland.

Sincerely,  
Bridle View Annexation Committee

  
Irene Carlson

  
Wray Featherstone

  
Rena Peterson

  
Alice Prince

Enclosures (12)

September 12, 2007

Rena Peterson  
6148 133<sup>rd</sup> AVE NE  
Kirkland, WA 98033

Redmond City Council  
City of Redmond, 4NEX  
PO Box 97010  
Redmond, Washington 98073-9710

RE: Petition to request amendment of Proposed Annexation Area

Dear Council Members,

Attached you will find the petition requesting the City of Redmond amend the Proposed Annexation Area so that the neighborhood of Bridle View is no longer included. This is signed by 46 homeowners, representing 86.79% of the neighborhood.

This effort began almost two decades ago by a group of neighbors who realized our neighborhood needed the help of city government to preserve its equestrian nature. As more research was done, it became clear that Redmond does not have the ordinances to protect our horse-keeping capabilities. As the entire Bridle Trails area began to feel the pressure of development and the governments involved developed Comprehensive Growth Plans, the need for our neighborhood to receive protection became more urgent.

Our neighborhood is first and foremost a place for its residents to keep horses with 22 horses in residence. Our proximity to Bridle Trails State Park helps ensure horses will be in Bridle View in the decades to come. Our neighborhood needs the protection of equestrian-specific laws that would be applicable to the size and nature of our lots. Neither King County nor the City of Redmond can provide this protection. The City of Kirkland does have equestrian overlay protection. Annexation into the City of Kirkland will help us preserve our neighborhood.

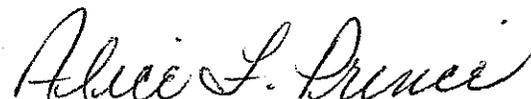
The signers of the enclosed petition respectfully request the council members approve changing the PAA so that Bridle View is no longer included.

Thank you,  
Members of Bridle View Annexation Committee

  
Irene Carlson

  
Wray Featherstone

  
Rena Peterson

  
Alice Prince

Enclosures (11)

I/We, the undersigned, being the owners of the real property shown on Exhibit "A" attached hereto, do hereby petition the City of Redmond to allow a change in the Potential Annexation Area (PAA) such that the Bridle View subdivision is removed from the City of Redmond PAA.

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) Frank Anthony Spina SIGNATURE Frank Anthony Spina  
ADDRESS 6131 136<sup>th</sup> Ave NE  
DATE Sept 6, 2007
2. NAME (Print) Cheryl A. Shannon SIGNATURE Cheryl A. Shannon  
ADDRESS 6330 135<sup>th</sup> Ave NE Kirkland, WA 98033  
DATE Sept 6, 2007
3. NAME (Print) Bettinger SIGNATURE Steph Bettinger  
ADDRESS 6331 135<sup>th</sup> Ave NE Kirkland  
DATE Sept 6 - 2007
4. NAME (Print) Burbridge SIGNATURE M Burbridge  
ADDRESS 6306 135<sup>th</sup> Ave NE Kirkland, WA 98033  
DATE Sept 6, 2007
5. NAME (Print) Rebecca Hastings SIGNATURE Rebecca Hastings  
ADDRESS 6113 136<sup>th</sup> Ave NE Kirkland WA 98033  
DATE Sept 6, 2007
6. NAME (Print) DONALD PRINCE SIGNATURE Donald Prince  
ADDRESS 6021-136<sup>th</sup> Ave NE KIRKLAND, WA 98033  
DATE SEPT 6, 2007
7. NAME (Print) JANA M HOBBS SIGNATURE Jana M Hobbs  
ADDRESS 13506 NE 66<sup>th</sup> ST KIRKLAND WA 98033  
DATE Sept 7 2007

8. NAME (Print) Pats Hucksess SIGNATURE [Signature]  
ADDRESS 6636 134<sup>th</sup> Ave NE  
DATE 9-7-2007
9. NAME (Print) Vera Karakash SIGNATURE [Signature]  
ADDRESS 6633 134<sup>th</sup> Ave NE  
DATE 9-7-07
10. NAME (Print) Don & Pamela Hamilton SIGNATURE [Signature]  
ADDRESS 13536 NE 66th St Kirkland WA 98033  
DATE 9/7/07
11. NAME (Print) Lola Wolf SIGNATURE [Signature]  
ADDRESS 6340 135 Ave NE  
DATE 9-7-2007
12. NAME (Print) Debra Pampiks SIGNATURE [Signature]  
ADDRESS 6133-135<sup>th</sup> Ave NE Kirkland WA 98033  
DATE 9-9-07
13. NAME (Print) NONA DHAWAN SIGNATURE [Signature]  
ADDRESS 6318 135<sup>th</sup> AVE NE, KIRKLAND, WA 98033  
DATE 9/10/07
14. NAME (Print) KRISTEN BETTY SIGNATURE [Signature]  
ADDRESS 6105 136<sup>th</sup> Ave NE Kirkland WA 98033  
DATE 9-11-07
15. NAME (Print) See #16 SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

Notice of Intent  
Page 3 of 10

16. NAME (Print) RESIDENT FOR REQUEST DEVELOPMENT SIGNATURE [Signature]  
ADDRESS 13516 & 13528 NE 66<sup>th</sup> STREET KIRKLAND WA  
DATE 9/11/07

17. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

18. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

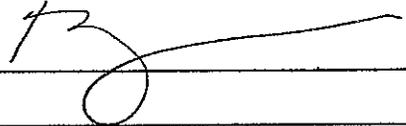
19. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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20. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

21. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

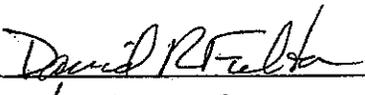
22. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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23. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

24. NAME (Print) Pete Lymberis SIGNATURE   
ADDRESS 13220 N.E. 66th STREET  
DATE 9-7-07

25. NAME (Print) Bill GINTHER SIGNATURE   
ADDRESS 6338 133rd AVE NE  
DATE 9-7-7

26. NAME (Print) ROBERT ANDERSON SIGNATURE   
ADDRESS 6353 132nd AVE NE KIRKLAND, WA 98033  
DATE 9/10/07

27. NAME (Print) David Fulton SIGNATURE   
ADDRESS 13230 66th St Kirkland WA 98033  
DATE 9/10/2007

28. NAME (Print) Duncan Campbell SIGNATURE   
ADDRESS 6322 133rd Avenue NE Kirkland WA 98033  
DATE 9/10/2007

29. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

30. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

31. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

PERSON  
Residence

32. NAME (Print) Janice Clark Nancy Berger SIGNATURE Janice Clark Nancy Berger  
(ADDRESS 13513 NE 66TH ST, Kirkland, wa)  
DATE 9/8/07

33. NAME (Print) Janice Clark Nancy Berger SIGNATURE Janice Clark Nancy Berger  
(ADDRESS 13513 NE 66TH ST Kirkland, wa)  
DATE 9/8/07

34. NAME (Print) RICK CARLSON SIGNATURE Rick Carlson  
ADDRESS 6350 - 133 AV NE KIRKLAND, WA 98033  
DATE 9/8/07

35. NAME (Print) Patricia Elliott SIGNATURE Patricia Elliott  
ADDRESS 13207 NW 66th - / Kirkland, Wa  
DATE 9-8-07 98033

36. NAME (Print) SONJA RUDIE SIGNATURE Sonja Rudie  
ADDRESS 13206 NE 66th St. Kirkland, WA. 98033  
DATE 9/8/07

37. NAME (Print) Lyle Matznick SIGNATURE Lyle R Matznick  
ADDRESS 6627 - 134th Ave NE Kirkland, WA 98033  
DATE 09/09/2007

38. NAME (Print) Kimberly Skorpupa SIGNATURE Kimberly Skorpupa  
ADDRESS 6341 133rd Ave NE, Kirkland WA 98033  
DATE 09/09/2007

39. NAME (Print) Robert L WELLEN SIGNATURE Robert L Wellen  
ADDRESS 6329 133 Ave NE Kirkland WA 98033  
DATE 9/9/07

24. NAME (Print) Barbara W. Featherstone SIGNATURE Barbara W. Featherstone  
ADDRESS 13330 NE 61<sup>st</sup> Street, Kirkland, WA 98033  
DATE 9-6-2007 Bridle View block 2, Lot 10

25. NAME (Print) Robert F Woody SIGNATURE Robert F Woody  
ADDRESS 6/45 - 133rd Ave NE  
DATE Sept 6, 2007 Bridle View block 2, lot 5

26. NAME (Print) Stanley G. Bakun SIGNATURE Stanley G. Bakun  
ADDRESS 6108 133<sup>rd</sup> Ave NE Bridle View Block 2 lot 9  
DATE 9/6/07

27. NAME (Print) \_\_\_\_\_ SIGNATURE Robert Grosshader  
ADDRESS  Sept. 6/07  
DATE \_\_\_\_\_ Bridle View Block 6

28. NAME (Print) William G. Gurrad SIGNATURE William G. Gurrad  
ADDRESS 13205 NE 61<sup>st</sup> Street, Kirkland, Wa 98033  
DATE 9-6-07 Bridle View Block Lot #1

29. NAME (Print) DOUGLAS G. GANN SIGNATURE D G G  
ADDRESS 13301 NE 61<sup>st</sup> ST KIRKLAND, WA 98033  
DATE 9-6-07 BRIDGE VIEW, LOT #2

30. NAME (Print) William B. Dolan SIGNATURE William B. Dolan  
ADDRESS 13333 NE 61<sup>st</sup> St. Kirkland WA 98033  
DATE 9-6-07 Bridle View, Block 2, Lot 4

31. NAME (Print) Carolyn A. Cole SIGNATURE C. A. Cole  
ADDRESS 13315 NE 61<sup>st</sup> Street Kirkland  
DATE 9/10/07 98003  
Block 2, lot 3

32. NAME (Print) Chris DiJulio Jr. SIGNATURE   
ADDRESS 13350 DE 61st St. Kirkland, WA 98033  
DATE 9/10/07 Block 2 Lot 11

33. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

34. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
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DATE \_\_\_\_\_

40. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

41. NAME (Print) Jeff Allen SIGNATURE [Signature]  
ADDRESS 6343 135th Ave NE Kirkland 98033  
DATE 9-6-07

42. NAME (Print) Sheilagh Conklin SIGNATURE [Signature]  
ADDRESS 13315 NE 66th St, Kirkland 98033  
DATE 9-6-07

43. NAME (Print) Mike Davidson SIGNATURE [Signature]  
ADDRESS 6602-134th Ave NE Kirkland WA 98033  
DATE 9-6-07

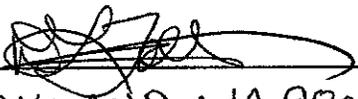
44. NAME (Print) Rena Peterson SIGNATURE [Signature]  
ADDRESS 6148-133rd Avenue NE, Kirkland, WA 98033  
DATE 9-6-2007

45. NAME (Print) Sandra Williams SIGNATURE [Signature]  
ADDRESS 6134 133rd Avenue NE Kirkland, WA 98033  
DATE 9-7-2007

46. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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47. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

48. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

64. NAME (Print) DEBBIE TOTT SIGNATURE   
ADDRESS 6313-135<sup>th</sup> AVE NE, KIRKLAND, WA 98033  
DATE 9-8-07

65. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
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68. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
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69. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
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70. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
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DATE \_\_\_\_\_

71. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

40. NAME (Print) Valerie Winslow SIGNATURE Valerie Winslow  
ADDRESS 13533 NE 66th St, Kirkland, WA 98033  
DATE 9/11/07 417

41. NAME (Print) Doug Roselle SIGNATURE [Signature]  
ADDRESS 6125 133rd Ave NE Kirkland WA 98033  
DATE 9-11-07 Bridleview Block 1 Lot 3

42. NAME (Print) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_

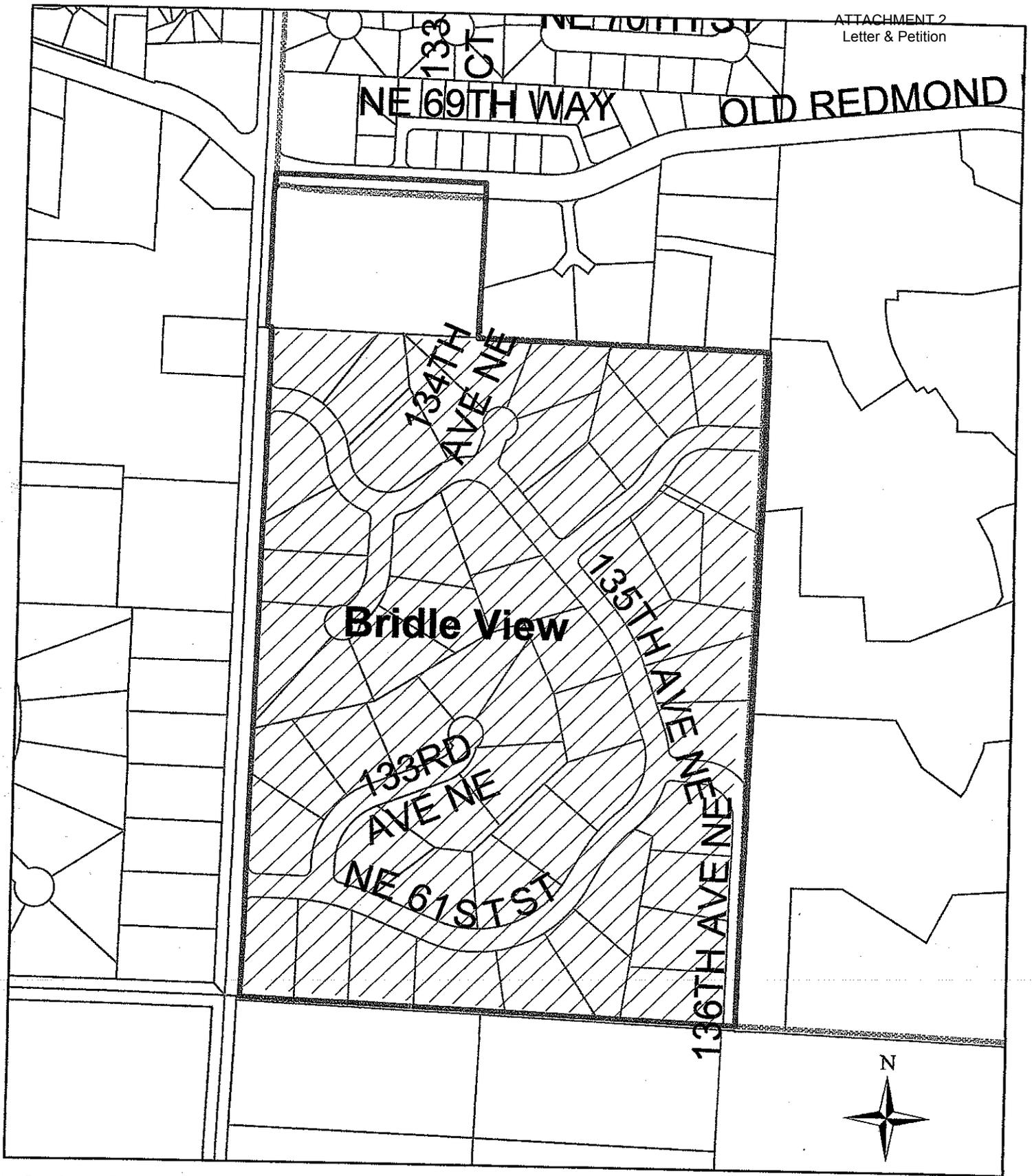
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ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_



**Legend**

-  Potential Annexation Area
-  City Limit

# ATTACHMENT A

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF REDMOND, WASHINGTON, RESOLVING TO ADJUST THE POTENTIAL ANNEXATION AREA BOUNDARY LINE BETWEEN THE CITY OF REDMOND AND THE CITY OF KIRKLAND.

---

WHEREAS, on September 14, 2007 the City of Redmond received a petition requesting a change in the Potential Annexation Area (PAA) boundary from a majority of the homeowners in the Bridle View subdivision; and

WHEREAS, Kirkland had purchased a lot north of the Bridle View neighborhood for future use as a park which logically should be included in this change; and

WHEREAS, the City of Redmond has analyzed the effects of the change and finds no detrimental effect on utility provision, transportation, or the neighborhood in moving the PAA; and

WHEREAS, the equestrian nature of this area matches Kirkland's equestrian area; and

WHEREAS, Redmond's Municipal Code is incompatible with equestrian uses on small lots while Kirkland has regulations in place for such equestrian uses.

WHEREAS, Redmond realizes that this area will seek annexation as soon as possible after the appropriate actions are taken by both municipalities to allow annexation to Kirkland.

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1.      PAA Boundary Change. Change the PAA boundary as reflected in Exhibit 1 to this resolution subject to mutual agreement by the City of Kirkland, amend the

Redmond Comprehensive Plan, and amend the Potential Annexation Area map in the King County  
Countywide Planning Policies.

RESOLVED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2007.

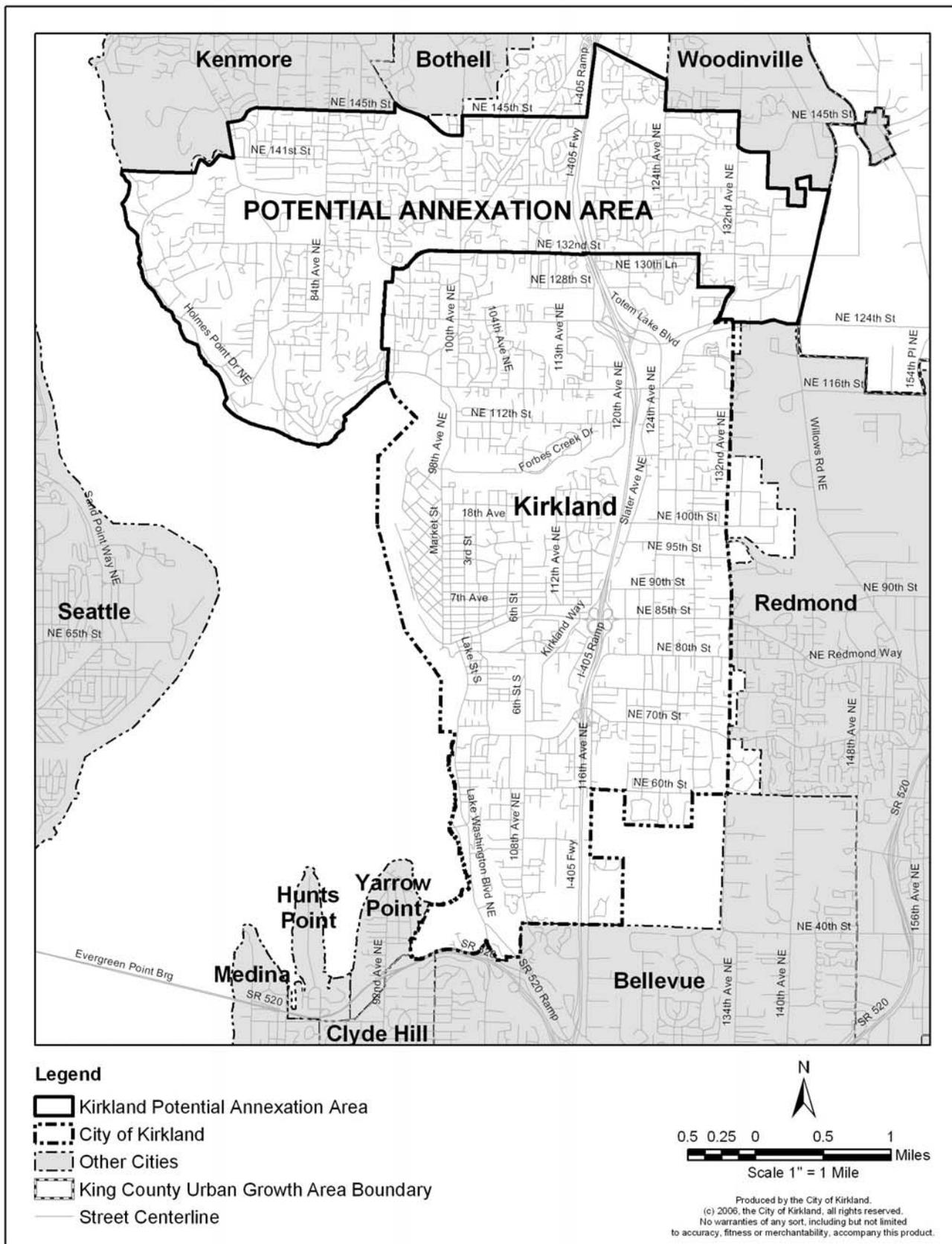
CITY OF REDMOND

\_\_\_\_\_  
ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
MALISA FILES, CITY CLERK

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
EFFECTIVE DATE:  
ORDINANCE NO. \_\_\_\_\_



**Figure I-2: City of Kirkland Planning Area**