



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: David Ramsay, City Manager

From: Joan Lieberman-Brill, AICP, Senior Planner

Date: July 22, 2009

Subject: Bridle View Annexation Public Hearing (File ANN07-00001)

RECOMMENDATION

- Hold a public hearing to consider public comment on the proposed Bridle View Annexation and,
- Direct staff to bring back an ordinance approving the annexation and setting an effective date at a future meeting.

BACKGROUND DISCUSSION

On October 20, 2008 Alice Prince, Rena Peterson, Wray Featherstone, and Irene Carlson, of the Bridle View Annexation Committee, sent a request asking that the City consider the annexation of the Bridle View subdivision and Snyder's Park. The area contains approximately 56 acres, including the 4 acre Snyder's Corner Park owned by the City of Kirkland, and the 52 acre Bridle View subdivision. The subdivision contains 54 single family lots, 53 households and approximately 135 people, based on a population of 2.55 persons per household.

The proponents have sought annexation because of the common characteristics the area shares with the Bridle Trails neighborhood lying immediately to the west. In particular both areas are characterized by large lots, many of which contain horses. In Kirkland, equestrian zoning protects the equestrian character by requiring a minimum lot size of 35,000 square feet and permeable areas of at least 10,000 square feet to insure the potential for future equestrian use. This protection is not accommodated in Redmond, or King County.

On November 18, 2008 the City Council passed a motion authorizing circulation of an annexation petition with assumption of the City indebtedness by the annexed area and comparable zoning at RSX 35. RCW 35A 14.120 authorizes a legislative body to consider requiring the assumption of all or of any portion of existing city indebtedness by the area being annexed.

On January 20, 2009 the initiators filed petitions with the City, signed by 42 property owners representing 76% of the total valuation of this annexation area. State law requires that the petition be signed by owners representing at least 60% of the valuation.

The Kirkland City Council adopted Resolution 4749 on March 17, 2009 to transmit the Bridle View Annexation Notice of Intention to the King County Boundary Review Board. The BRB approved the application on June 30, 2009, setting the stage for this final approval by the Kirkland City Council.

Pursuant to RCW 35A.14.140, the City Council must hold a public hearing on a direct petition annexation. Notice of hearing has been published in the local paper, mailed to the 54 property owners in the annexation area and to the City of Redmond, Fire District 34 and King County, and posted in three locations within the annexation area as required by state law.

The area will remain designated low density residential land use. As provided in the Kirkland Zoning Code Section 10.45, annexed property is classified as the same or comparable zoning as the property was zoned immediately prior to annexation. It will be zoned RSX 35 (Single Family Residential, 1 dwelling unit per 35,000 square feet), which is the most comparable zoning to that in effect in King County; R-1 (1 dwelling unit per acre).

The annexation area has a current assessed valuation of \$49,893,000. Based on a \$1.14 levy rate, the area is expected to generate about \$57,000 of property tax revenue each year, starting in 2011. Additionally, utility tax revenues will be received based upon either current rates or voter approved rates. The current utility tax rate is 10.5% for City water, sewer and garbage utilities and 7.5% for the City's surface water utility. For private utilities (gas, electric, telecommunications and cable) the current rate is capped at 6%. The City Council is considering placing a measure on the November 3, 2009 general election ballot to raise the private utility rate to 7.5%. If it is placed on the ballot, and the ballot measure passes, the increased rate will go into effect beginning in 2010.

Water, police and fire services will be transferred to the City of Kirkland. Transfer negotiations are underway and should be completed prior to the effective date. In addition, Kirkland's Surface Water Utility will assume responsibility for the surface water facilities in Bridal View. The City's monthly surface water fee will provide the necessary funds to maintain and operate the system. The King County Health Department will continue to regulate the septic systems serving the area, and the area will continue to be in the Lake Washington School District. Costs and demands for service will be minimally affected due to the small size of the annexation area and the balance between costs and revenues.

Water Service Negotiations

The Public Works Department is working on the final details of the water system transfer from the City of Redmond to the City of Kirkland. In conjunction with this transfer, the Cascade Water Alliance (CWA) Board needs to approve a resolution related to the Regional Capital Facility Charges (RCFC). CWA staff has developed language in a resolution which clarifies that Kirkland's

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assumption of 52 additional Cascade Equivalent Residential Units (CERU's) does not trigger payment of Regional Capital Facility Charges for those units. This resolution is on the Cascade Water Alliance Board agenda for August 26th. Cascade staff is recommending approval of the resolution. In addition, City of Redmond Executive staff has indicated they support the resolution as well. Without CWA Board approval of the proposed resolution, existing language in the Cascade Interlocal Contracts suggest Kirkland would have to pay Regional Capital Facility Charges for the new CERU's. Cascade staff indicates annexations were not the intent of the original language. Consequently, they have proposed a remedy in the resolution for the August 26th meeting. Kirkland staff will report back to Council when the resolution has been acted on by the Cascade Water Alliance Board, likely at the Council meeting on September 1st or 15th. At that time, staff will also recommend an effective date.

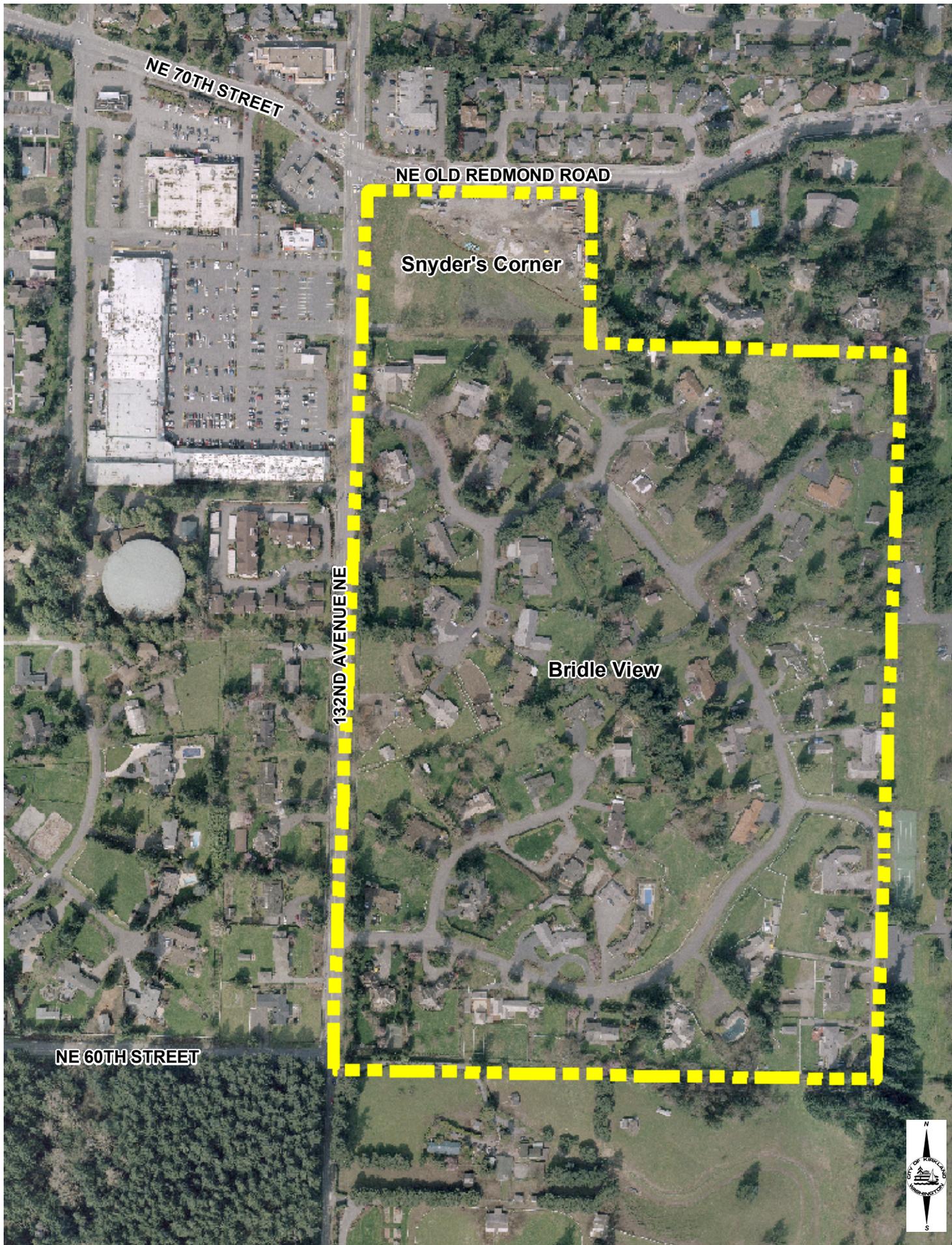
Enclosures:

Vicinity Map

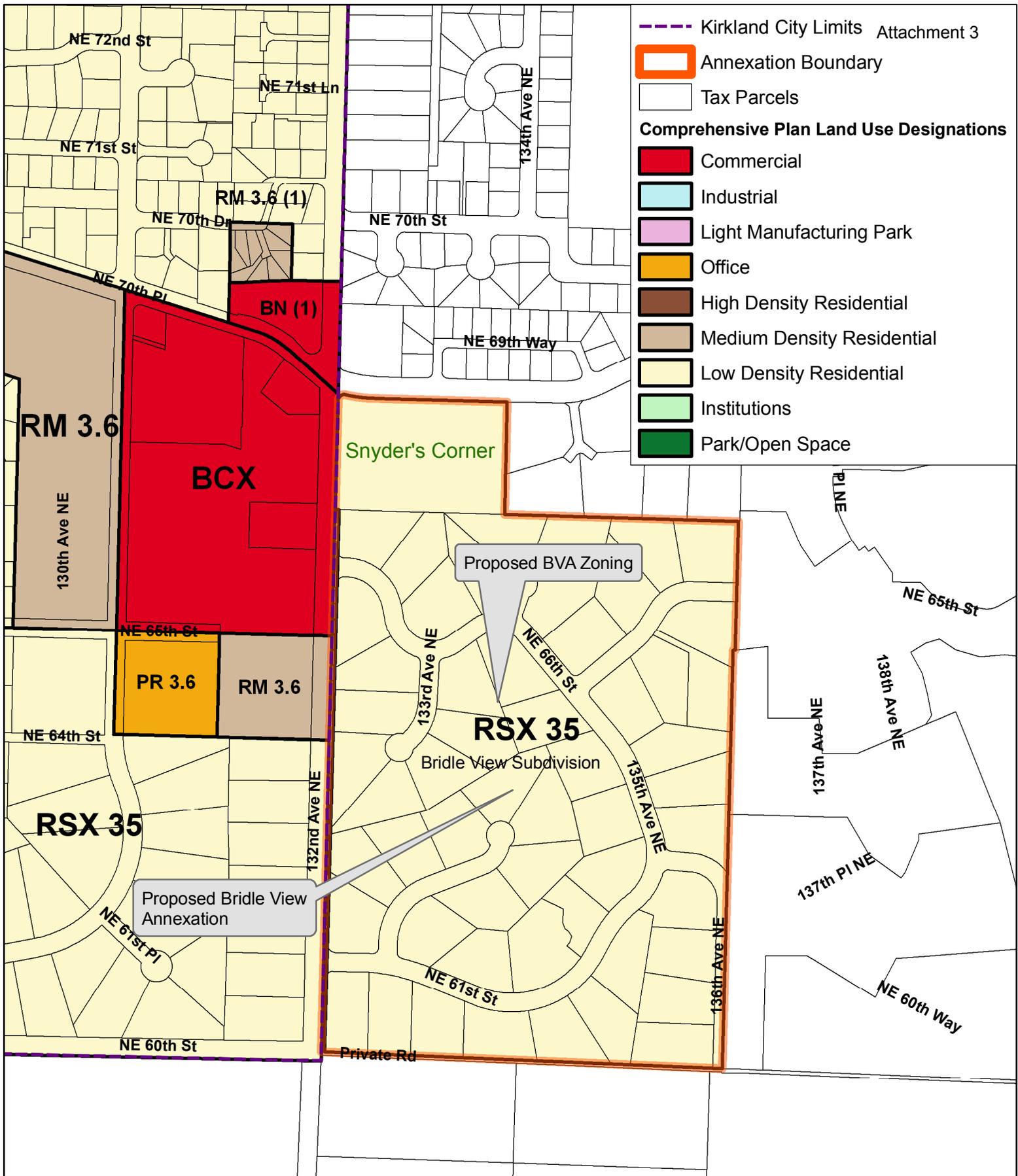
Bridle View Annexation

Zoning Map

cc: Bridle View Annexation Committee
 File No. ANN07-00001



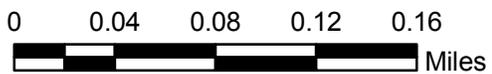
Potential Annexation Area



Proposed Zoning Designations



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