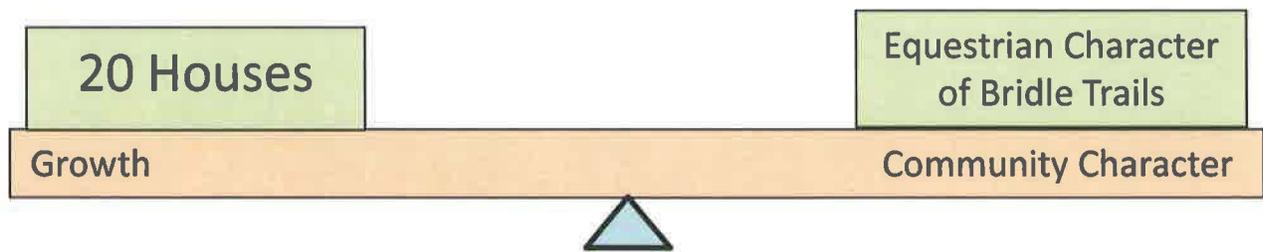


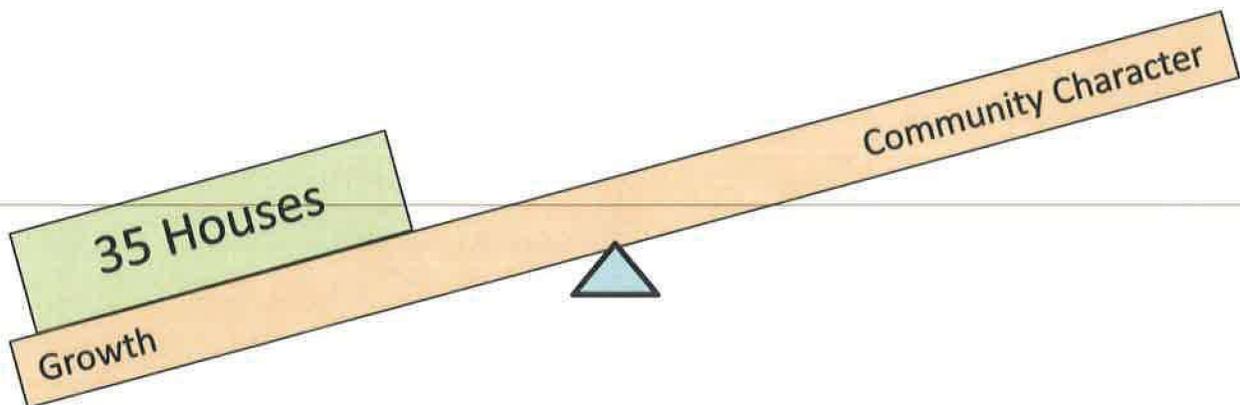
Balance

"The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth..."

Kirkland Comprehensive Plan, page VI-3



Current RS 35 zoning



Proposed RS 12.5 zoning

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FILE # 90815-00572

J

Cor-Sun Ranch Estates

King County iMap



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K

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Date: 3/9/2016

Notes:

RE: File No. SUB15-00572, Bridlestone Estate Subdivision and Rezone

Ann Shilling
King County Executive Horse Council

[The King County Executive Horse Council was established to support the horse industry and equestrian way of life by advocating for the protection and creation of equestrian trails and facilities. As such,]

Thank you for this opportunity to comment on the proposed rezone of the proposed Bridlestone Estate subdivision.

The proposed rezone should not be approved, for the following reasons, among others.

The Bridle Trails Neighborhood Plan starts off by stating that the “primary policy direction for this neighborhood is to maintain the low-density residential character with some areas containing large lots capable of keeping horses.” Right in the first sentence is the acknowledgement that the neighborhood shall be one where horse-keeping is possible. The proposed rezone would make that impossible.

A lot size of 12500 square feet does not legally or feasibly allow the keeping of horses, which is why the neighborhood is zoned as RS-35. This should be maintained.

As to the specific area under consideration, from the Bridle Trails Neighborhood Plan:

“Southwest of Bridle Trails State Park and adjacent to 116th Avenue NE is an area which contains low-density residential development (one to three dwelling units per acre) and large stable facilities. Existing equestrian access to Bridle Trails State Park from this area should be preserved.”

This is a descriptive statement, not a prescriptive one. This particular property is directly adjacent to Bridle Trails State Park. The statement that equestrian access to the Park “from this area should be preserved” indicates that planners *intended* this area to *remain* an equestrian area, with the possibility of horse-keeping on the premises.

The developer cites Comprehensive Plan policies LU-2.2, LU-2.3, and LU-4.3 as justifications for the rezone. These sections are generic and do not take the Bridle Trails Neighborhood Plan into account, and are insufficient to justify the proposed rezone.

- LU-2.2 encourages in-fill development and “efficient” land use. However, it also specifically states that “in all cases, however, the benefits to be achieved under this policy must be weighed against the values expressed in other policies of this Plan” – other policies such as the Bridle Trails Neighborhood Plan. Infill development could still be accomplished on this plat with the RS-35 zoning, still allowing many more homes than are currently there.
- LU-2.3 aims to ensure an adequate housing supply to address growth. This proposal does *not* address the increasing need for close-in equestrian properties, especially in such a highly desirable area as the Bridle Trails State Park surroundings. Such properties are increasingly harder to find due to development “in-filling” throughout the Eastside.
- LU-4.3 generically states: “continue to allow for new residential growth throughout the community, consistent with the basic pattern of land use in the City.” However, this development is not consistent with the stated desired pattern of land use for the Bridle Trails

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Neighborhood as expressed in the Neighborhood Plan. Further, LU 4.3 also states “greater densities are not targeted for low-density neighborhoods,” and greater densities should not be allowed in this location, as per the Plan.

Page 15 of the staff report uses the development immediately to the south of the proposed one as an illustration to indicate that horse lots are either not necessary or not desired in the area, pointing out that few of the large lots in that development (CorSun) have horse facilities on them. They do not acknowledge that the lots in the CorSun development were never laid out in a manner to allow horse-keeping, and the CCR’s recorded on those lots effectively prohibit horse-keeping upon them. That this other development was allowed to be designed in a way contrary to the neighborhood plan should not be used as justification to allow another one to do so.

The Bridlestone Estate development should be encouraged to design well-laid-out lots that would allow horsekeeping. Such lots are highly desired and sought after, especially in such a “close-in” location, by horse owners whose employment does not allow for them to live “out in the country”. Local real estate agents advertise their horse-property listing prominently, and their horse-property specialties proudly, because they know that clients search for those things specifically.

The equestrian nature of the Bridle Trails community gives it a unique character within the City of Kirkland and within the entire metropolitan area. The particular location, adjacent to a unique equestrian state park, should be kept especially in keeping with this neighborhood character. The approved Neighborhood Plan should not be compromised for a level of development that would be more fitting elsewhere, is not necessary here, and could never be undone.


Ann Shilling
King County Executive Horse Council

annshilling@rockisland.com