

## SUMMARY

<b>FILE NO.</b>	2299	<b>Thomas Guide Map No.</b>	536
		<b>Date Received:</b>	05/08/09
<b>ENTITY</b>	City of Kirkland	<b>Date Distributed:</b>	05/11/09
<b>ACTION</b>	Petition for Land Annexation	<b>Date Filed:</b>	
<b>TITLE</b>	Bridle View Annexation	<b>Expiration 45 Days:</b>	06/22/09
		<b>Board Meeting:</b>	06/18/09

---

<b>Location</b>	The site is bounded on the west by the City Limits of Kirkland at 132 <sup>nd</sup> Avenue NE. The site is bounded on the north by NE Old Redmond Road. The site is bounded on the south NE 60 <sup>th</sup> Street. The site is bounded on the east by 136 <sup>th</sup> Avenue NE.
<b>Land Area</b>	Approximately 56 acres
<b>Land Use</b>	Residential Uses and Vacant Land (56 total parcels)
<b>Population</b>	Approximately 135 persons
<b>Assessed Valuation</b>	\$49,893,000
<b>County Comprehensive Plan/ Zoning Designation</b>	Low Density Residential Use (R-1 – One dwelling unit per acre; Public Uses; Public Open Space
<b>City Comprehensive Plan/ Zoning Designation</b>	<i>Pending:</i> Low Density Residential Use (RSX-35 – One dwelling unit per acre); Public Use Zone (P)
<b>District Comprehensive Plan</b>	The City of Kirkland has current Comprehensive Plans for Public Services
<b>District Franchise</b>	Not Applicable
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Kirkland Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Jane Hague; Bob Ferguson

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

**Cities:** Redmond; Bellevue

**Fire Districts:** King County Fire Protection District Nos. 34; City of Kirkland Fire Department; City of Redmond Fire Department

**Water Districts:** City of Kirkland; City of Redmond

**Sewer Districts:** City of Kirkland; City of Redmond

**School Districts:** Lake Washington School District No. 414

## SUMMARY (File No. 2299)

The City of Kirkland proposes the annexation of the Bridle View Annexation Area (approximately 56 acres.). This annexation is proposed under the petition method, pursuant to RCW 35A.14. Kirkland's City Council adopted the Resolution for Annexation March, 2009. The City of Kirkland is proposing annexation in response to interest by citizens of the Bridle View Area. Residents wish to participate in local governance and to receive coordinated municipal services.

The Bridle View Area is characterized by large parcels permitted for single-family residences and accommodating equestrian uses. The site is bounded on the west by the City Limits of Kirkland at 132<sup>nd</sup> Avenue NE. The site is bounded on the north by the corporate limits of the City of Redmond at NE Old Redmond Road. The site is bounded on the south by the corporate limits of the City of Bellevue at NE 60<sup>th</sup> Street. The site is bounded on the east by the corporate limits of the City of Redmond at 136<sup>th</sup> Avenue NE.

Kirkland's proposed annexation of the Bridle View Area is reported to be consistent with the King County Comprehensive Plan/Countywide Planning Policies. Following are examples of King County Comprehensive Plan Goals and Policies that are addressed by the proposed Kirkland Annexation: For example, the proposed action would comply with

- RP-202: Provides for agreement for annexation of lands in accord with Countywide Planning Policies
- U-107: Provides for annexation of lands within a jurisdiction's Potential Annexation Area.
- U-112: Provides that annexations should include plans for appropriate land uses and preservation of the natural environment.
- F102: Provides for transition of public services from the County to the annexing city.
- FW-13: Cities are the appropriate providers of urban services to Urban Areas.
- LU-32: County should encourage cities to annex territory within their designated Potential Annexation Areas.
- CO-1: Jurisdictions shall identify and plan for providing a full range of urban services.

\*\*\*

The Bridle View Area is included in the City of Kirkland Comprehensive Plan and is located within Kirkland's Potential Annexation Area. The proposed action is consistent with Kirkland's Comprehensive Plan policies addressing annexation, including those provisions calling for inclusion of urban areas within the City together with governance and provision of services to incorporated areas.

Under the City of Kirkland Comprehensive Plan, policies and guidelines are in place to support existing land uses and proposed new land uses. More specifically, the City of Kirkland has established plans to ensure compliance based upon local standards and applicable King County guidelines. The City will review proposed land uses to ensure compliance with local plans and regulations. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., topography, open spaces.)

The City of Kirkland can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide police services to Bridle View Area. The City will also provide fire and emergency medical services to the Area. The City of Kirkland will provide water service to the Bridle View Annexation Area. The City will also establish storm water management system requirements for the Bridle View Area through the 2005 Department of Ecology Storm Water Management Manual for Western Washington.

The Bridle View properties are currently served by septic systems. Properties may be connected to sewer systems upon request by owners or by mandate from King County Public Health Services (at determination that the septic systems are failing.) At that time, City of Kirkland officials will work to accomplish sewer system planning and implementation, through an agreement with the City of Redmond. Owing to the slope of the gravity-based sewer system, City of Redmond must provide these services.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would attend schools in Lake Washington School District No. 414.

The City of Kirkland reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

The proposed Kirkland Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Kirkland by geographic features and by social fabric (e.g., similar land uses, right-of-way, open spaces, topographic features.)

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Bridle View Area, boundaries are formed by public rights-of-way and by the existing City of Kirkland.

The proposed annexation would also be consistent with Objective 3, which calls for creation of logical service areas. The City of Kirkland is prepared to govern and serve the area. Annexation will permit all governance and services to be provided -- and efficiently coordinated -- by a single local jurisdiction.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The proposed annexation lies within the Kirkland PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Kirkland has conducted fiscal analyses related to the proposed Bridle View Annexation. At annexation, City revenues are estimated at approximately \$56,878 per year from sources including property taxes, utility taxes, and other fees. Expenditures to serve the Area are estimated to be negligible as current infrastructure is satisfactory. Further, existing professional staff and service providers (e.g., police, fire/emergency) are anticipated to be sufficient to serve Bridle View.

City officials report that the jurisdiction is prepared to undertake the costs for governance and service to the Bridle View Area in a manner equivalent to levels of service provided to citizens of the existing City of Kirkland.

Future capital needs and costs will be established and funded through the City treasury and/or other funding systems as appropriate to the service (e.g., water, sewer service). Kirkland officials report that future capital needs, costs, and resources will be established by the city and its residents through a variety of City plans and program – e.g., Capital Improvement Plans. Further, if Bridle View Area citizens decide that they wish to have other local services, the City of Kirkland is prepared to work with the community to develop tools, such as Local Improvement Districts, to address costs to property owners for standard connections and services.

The City of Kirkland supports the Bridle View Annexation in order to serve citizens of the area. Coordinated governance and services would benefit the greater Kirkland community.

