



DATE: November 13, 2008

TO: Chair Orrico  
Members of the Planning Commission

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SUBJECT: Public Hearing for Comprehensive Plan Amendment for Coal Creek UGB (08-109519 AC)

On November 19, 2008, the Planning Commission will conduct a public hearing to receive testimony related to a Comprehensive Plan Amendment (CPA) for Coal Creek Urban Growth Boundary (UGB).

## **BACKGROUND**

This proposal would affirm King County Comprehensive Plan amendment action amending the Urban Growth Boundary (UGB) to include all of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area so as to be able to annex it and establish a Comprehensive Plan designation and subarea. The UGB would relocate to the southern edge of the right-of-way of Newcastle-Coal Creek Parkway between the two existing points where it crosses the parkway now.

The purpose of this amendment is twofold: 1) to allow for the annexation of unincorporated portions of the Bellevue-owned park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement and 2) to emphasize the city's stewardship responsibilities for this open space. Annexation enhances Bellevue's ability to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system.

At its October 8, 2008, study session on the Coal Creek UGB CPA the Planning Commission asked for the staff report to address the land use restrictions captured in the title transfer from King County to Bellevue; clarify the use of Public and Public Facilities designations on park property identified in the Comprehensive Plan, and assure that the natural area is not considered "development capacity" under Buildable Lands statutes. These issues are addressed in the Decision Criterion for suitability for development (**B4**). This section of the report also discusses the city's management and maintenance objectives for this newly-acquired natural area, and includes in the public comments some June 11, 2008, notes from Parks Department employees regarding these objectives.

### **Proposed Coal Creek UGB CPA amendments include:**

- Include all of the City of Bellevue's unincorporated Coal Creek Natural Area Park entirely within the urban area;

- Include the unincorporated area of the park within Bellevue's Potential Annexation Area (PAA);
- Include the unincorporated area of the park entirely within the Newcastle Subarea;
- Establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation, consistent with the city's practice for designating park areas.

The October 30, 2008, staff report provides additional background information, discusses the public notice process, and analyzes the consistency of the proposal with the Comprehensive Plan Amendment decision criteria. Please **bring the October 30 staff report** to the November 19 Planning Commission public hearing.

### **PUBLIC COMMENT**

James Loring submitted two sets of comments on the proposed amendment. These are attached to the staff report. He suggests that the proposed Comprehensive Plan designation is inconsistent with the King County Council's publicly stated intent to maintain these parcels as park/open space, and expresses concern about the residential aspect of the designation.

### **STAFF RECOMMENDATION**

As detailed in the October 30 staff report, this proposal satisfies the decision criteria for a Comprehensive Plan Amendment. Following the November 19 public hearing and consideration of the public comment and analysis in the staff report, staff recommends **APPROVAL** of the proposed Comprehensive Plan Amendment.

### **PLANNING COMMISSION ACTION**

We request that you conduct and close the public hearing, discuss the proposal, ask questions of staff and reach a recommendation.