



DATE: March 6, 2008

TO: Bellevue Planning Commission

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SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA)  
Coal Creek Urban Growth Boundary CPA (08-109519 AC)

This study session introduces the Coal Creek Urban Growth Boundary (UGB) Comprehensive Plan Amendment (CPA) and asks for Planning Commission direction to proceed with including the proposal in the Threshold Review process and providing public notice.

#### **INTRODUCTION**

The Coal Creek Urban Growth Boundary (UGB) Comprehensive Plan Amendment (CPA) will amend the UGB to:

- include the City of Bellevue's Coal Creek Park entirely within the urban area;
- include the relocated area within Bellevue's Potential Annexation Area (PAA); and
- establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation.

The UGB would relocate to the southern right-of-way of Newcastle-Coal Creek Parkway between the two existing points where it crosses the road now as it includes the park on the rural side of the UGB. See Attachment 1.

The purpose of this amendment is to allow for the annexation of the Bellevue-owned park. 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.

The city has already submitted a Docket item to King County to amend the King County Comprehensive Plan through their 2008 CPA Update. This King County CPA action will move the UGB in the county's comprehensive plan; the initiating action asked of the Planning Commission tonight is the parallel city action.

Actions subsequent to both of these (county and city) comprehensive plan amendments include rezoning and annexation.

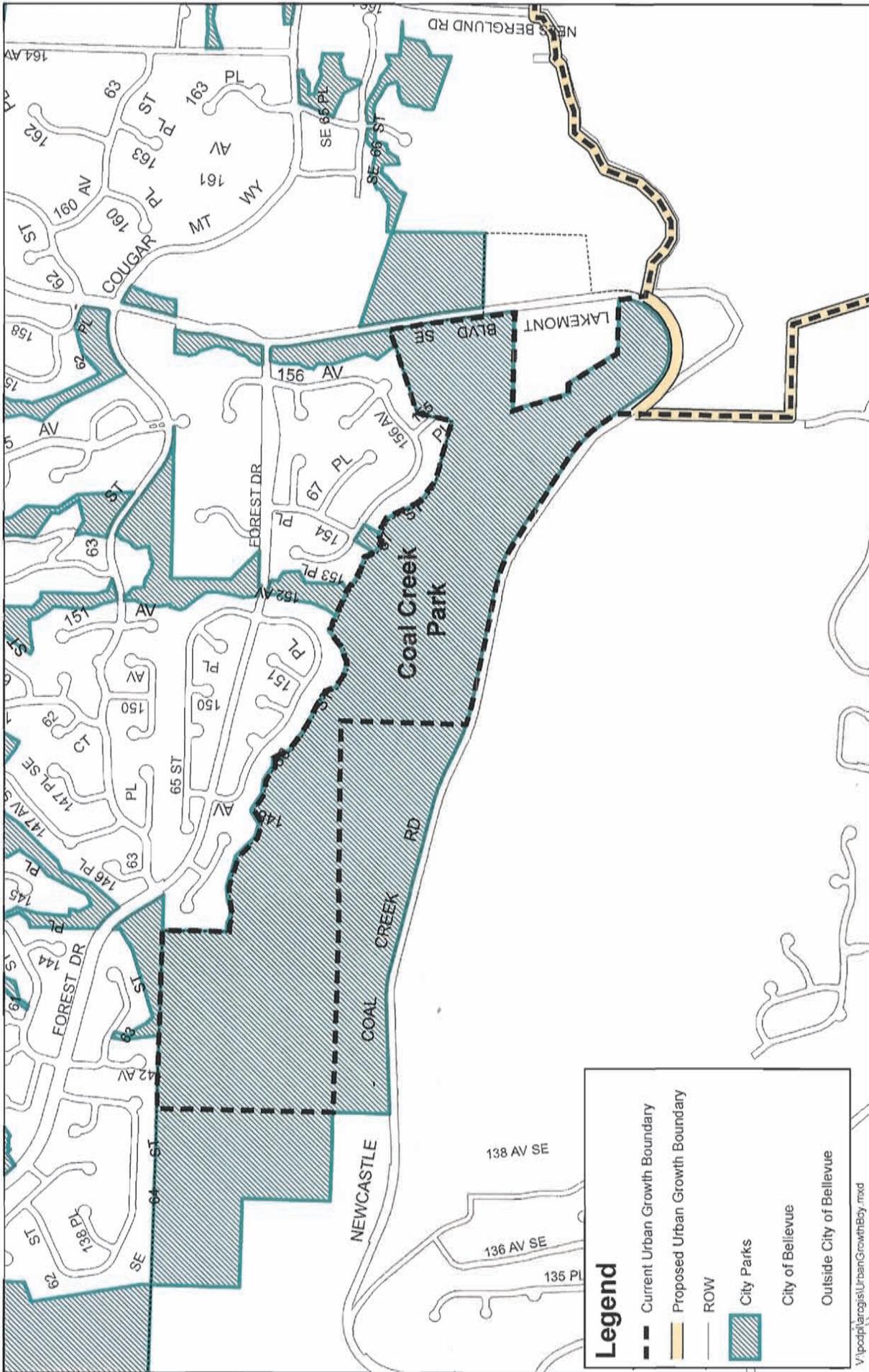
### **PLANNING COMMISSION DIRECTION**

Staff seeks the Planning Commission's direction to include the Coal Creek UGB CPA in the Threshold Review process, which will require a public hearing and provide the Planning Commission the opportunity to recommend initiating the amendment into the 2008 annual CPA work program.

Planning Commission has authority to recommend initiation of CPAs under LUC Section 20.30I.130.B.2. This section of Code describes the Planning Commission's ability to initiate amendments to the Comprehensive Plan at any time and submit them to the City Council for consideration for inclusion in the Annual Comprehensive Plan Amendment Work Program. The Council reviews the Planning Commission proposals and determines which to include in the Annual Comprehensive Plan Amendment Work Program. Those proposals included will be referred back to the Planning Commission and Council for Final Review.

### **ATTACHMENTS**

1. Coal Creek UGB CPA location and boundary map



**Legend**

- Current Urban Growth Boundary
- Proposed Urban Growth Boundary
- ROW
- City Parks
- City of Bellevue
- Outside City of Bellevue

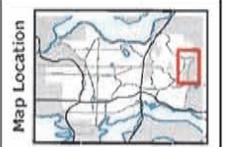
V:\pdp\larcgis\UrbanGrowth\mxd

= 996 feet

NORTH

City of Bellevue  
IT Department  
GIS Services

Plot Date: 7/26/2007



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# City of Bellevue

## Coal Creek Park UGB Adjustment

Attachment 2  
Coal Creek UGB CPA  
Vicinity Map

