



Cougar Mountain Annexation Info Session

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December 1, 2025



Agenda

1. Background
2. Annexation Process
3. Frequently Asked Questions
4. Q&A





Background



Background

Policy Context

- Bellevue's Potential Annexation Area (PAA)
- Supported by Bellevue's Comprehensive Plan, Volume 1
 - Map LU-4. Potential Annexation Areas
 - Policy LU-49. Support the comprehensive annexation of the city's remaining Potential Annexation Area
- Newcastle Subarea Plan

TJ1



Slide 4

TJ1

Will the PAA become part of the newcastle subarea plan?

Johnson, Thara, 2025-11-26T18:04:30.886

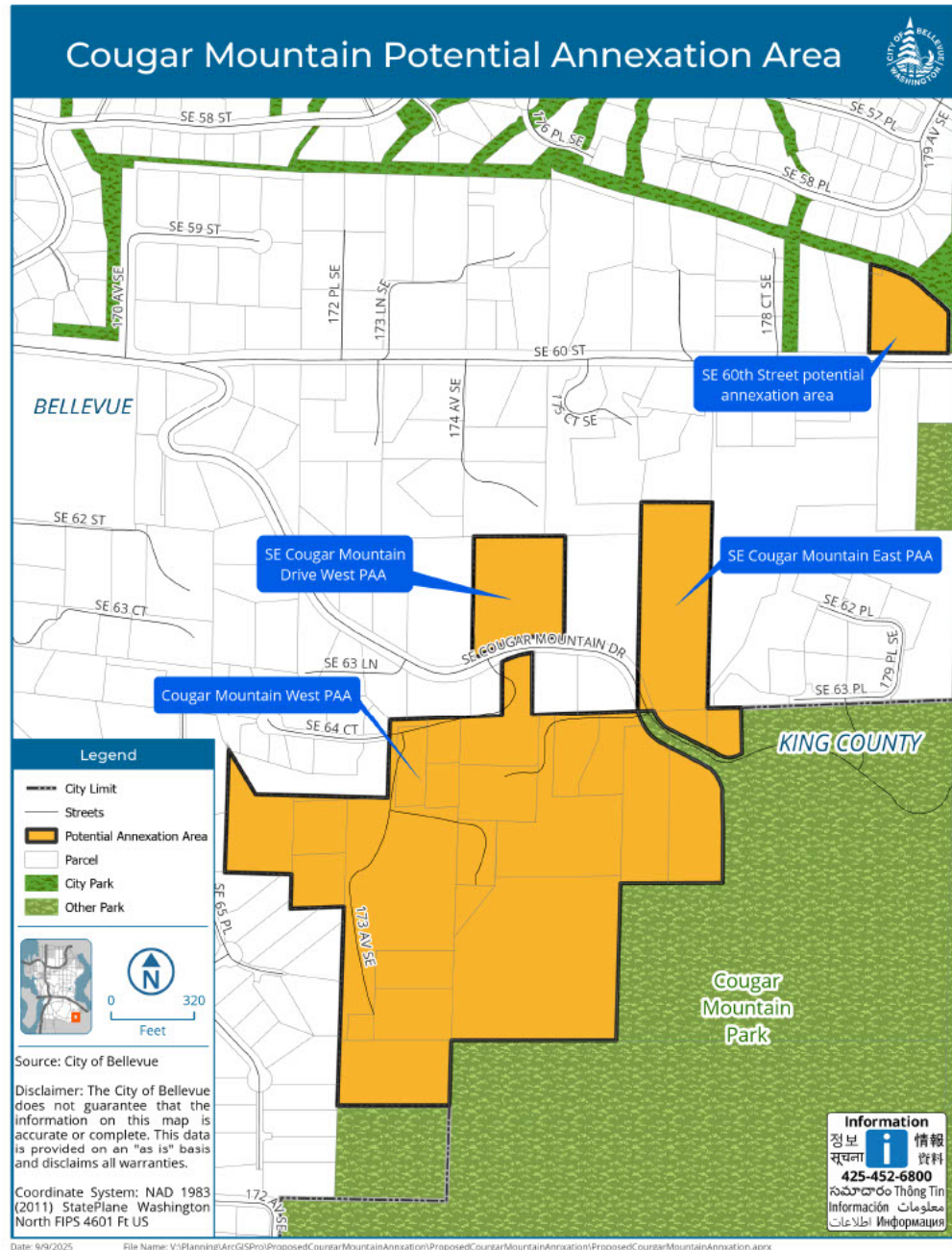
ZL1 0

Yes

Luckin, Zachary, 2025-12-01T16:20:52.609

Background

- Bellevue's PAA is made up of 27 parcels, covering 52 acres.
- Collectively known as the Cougar Mountain potential annexation area.



Background

- On Feb. 19, 2025, the City received a Notice of Intent (NOI) to Petition for Annexation from property owners.
- On Apr. 1, 2025, the City Council accepted the NOI.
 - Council gave direction to evaluate two different zoning scenarios (low and medium density residential).



Background

City staff have conducted outreach to area property owners throughout the pre-annexation process:

- Sent a postcard to all property owners in PAA.
- Contacted property owners via phone or email.
- Created annexation website.
- Sent a mailed petition.





Annexation Process



Annexation Process

- Petition to Annex (must be signed by 60% of owners, by assess value)
- Petition conveyed to King County for evaluation and determination of sufficiency
- Council holds a public hearing and votes whether to annex
 - Alternately, Council may choose to pursue an Interlocal Agreement (ILA)
- Notify Boundary Review Board of Council decision to annex
 - Within **180 days** of determination of sufficiency
- King County Boundary Review Board reviews/certifies the annexation
 - Within **120 days** of receiving notice





Frequently Asked Questions





Frequently Asked Questions

Zoning and Impacts on Current Property Use

- Will the zoning change for my property if the annexation process moves forward?
- How would tree removal regulations be different if my property was annexed?
- Would annexation affect how I currently use or maintain my property?
- Would property owners be required to make any changes to comply with Bellevue codes or standards?

A vertical photograph of a lush forest scene. Sunlight filters through the dense canopy of green trees and ferns, creating a dappled light effect. The foreground is filled with bright green ferns, while the background shows taller trees with thick foliage.

Frequently Asked Questions

Taxes and Fees

- How would our property taxes or utility rates change if annexation were to occur?
- Are there any one-time or ongoing fees related to annexation?
- What is the fee to connect my property to city water and sewer?



Frequently Asked Questions

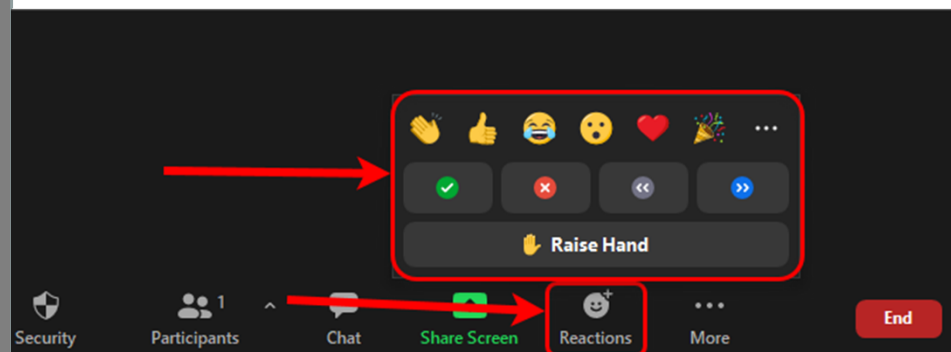
City Services and Infrastructure

- What new or additional services (e.g., fire, police, water/sewer, road maintenance) would be provided by the city?
- Would there be any infrastructure upgrades or changes to my property or street as a result?
- Would I be required to connect to Bellevue water and sewer once my property is annexed?



Q&A

Please use hand raise button and staff will call you.





Thank You

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Project Website:

- <https://www.bellevuewa.gov/cougar-mountain-annexation>