



Council Action on Notice of Intent to Petition for Annexation

Cougar Mountain 2 Annexation Area

Thara Johnson | Community Development

Kate Nesse, PhD | Community Development

April 1, 2025



Action

Consider action on the Notice of Intent to Petition for Annexation of Cougar Mountain 2 Annexation Area.





Agenda

1. Background
2. Boundary
3. Policy Impact
4. Fiscal Impact
5. Pros & Cons
6. Next Steps



Background:

Annexation Process

Tonight

Council Action

Consideration
of NOI

Council Action

Consideration of
Annexation

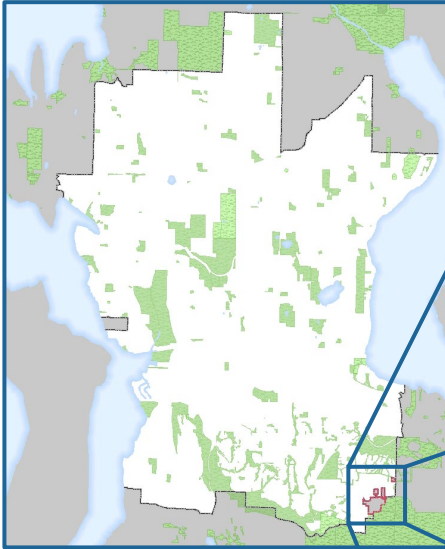
Notice of Intent
to Petition for
Annexation
10% Petition
(based on
assessed value)

Petition for Annexation
60% Petition
(based on
assessed value)

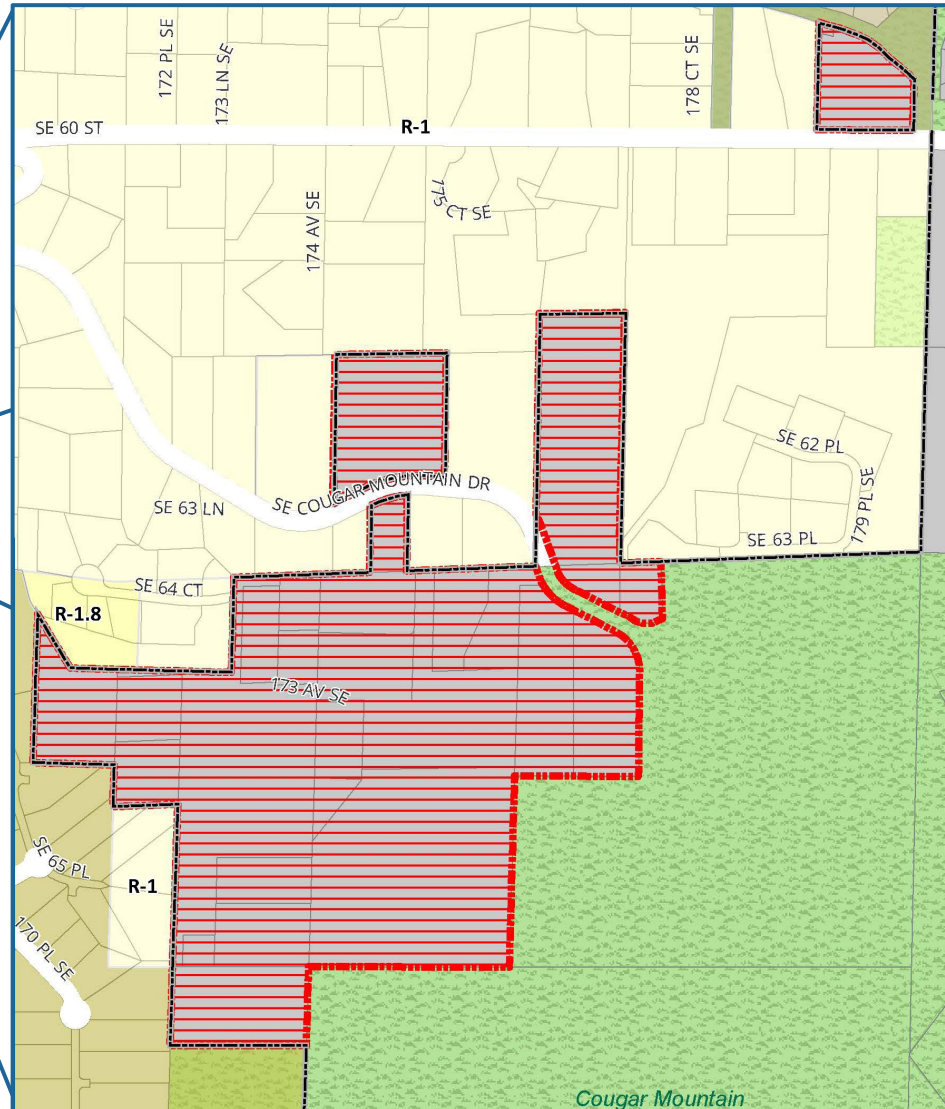
Interlocal
Agreement
for
Transfer of
Jurisdiction

Background:

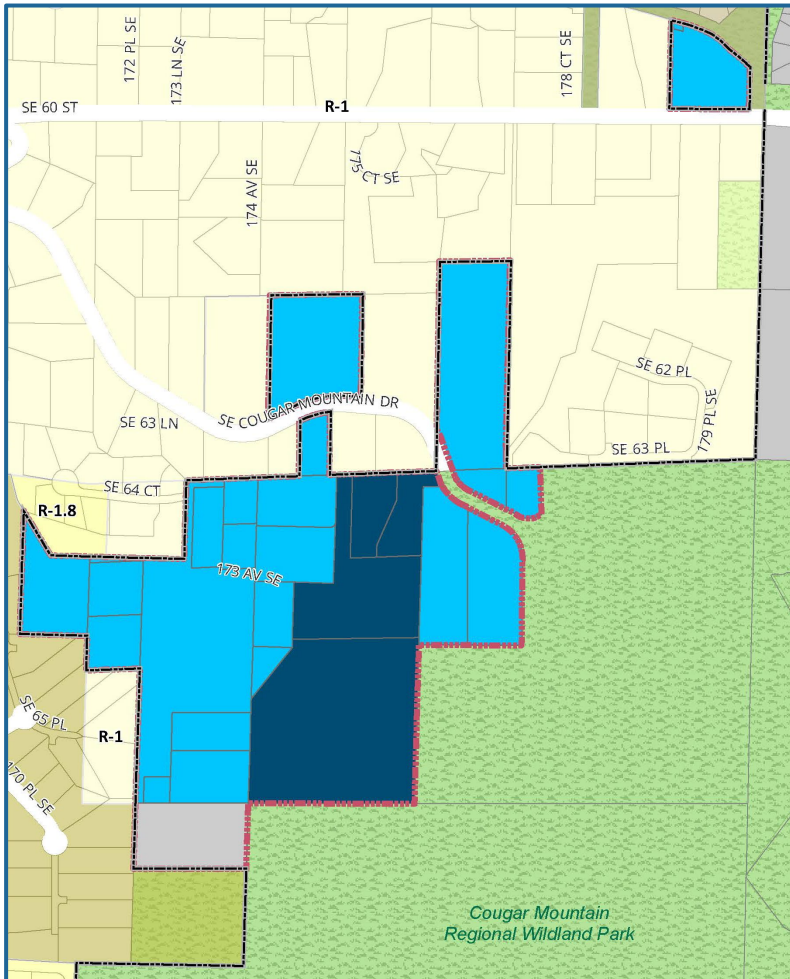
Potential Annexation Area



Bellevue's
remaining
PAA



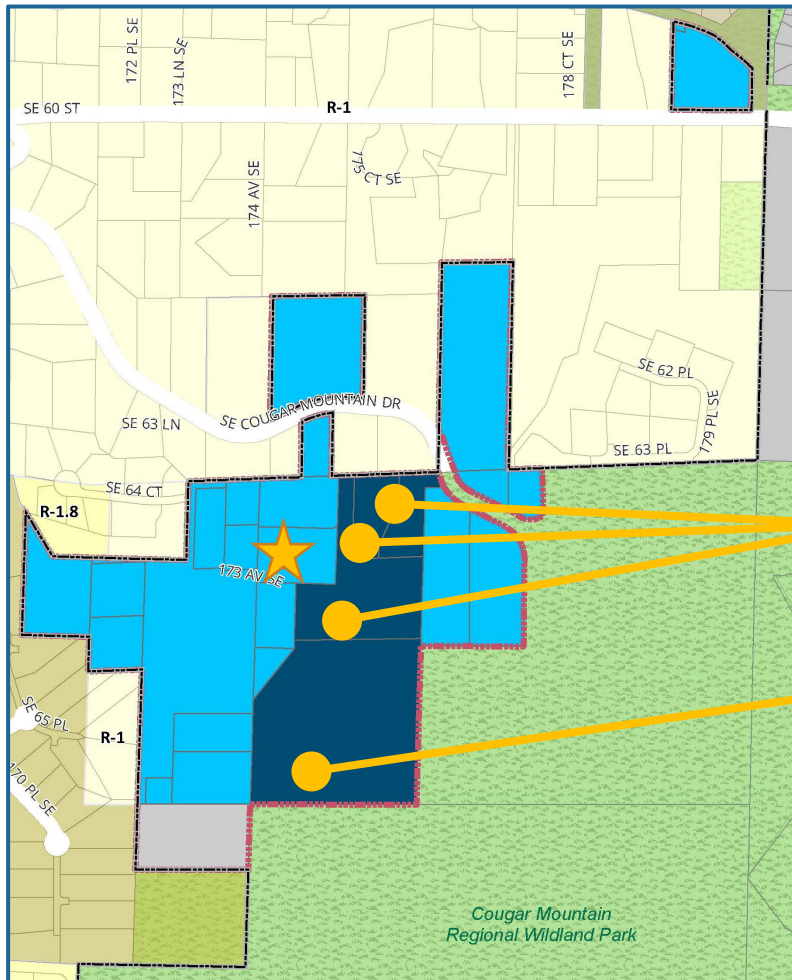
Boundary: Proposed Parcels



NOI: 27 Parcels proposed
in the notice
(light & dark blue)

Black dotted line is the City Boundary
Red dotted line is the boundary of the PAA

Boundary: Proposed Parcels



NOI: 27 Parcels proposed
in the notice
(light & dark blue)

Alexander Parcels

Brackett Parcel

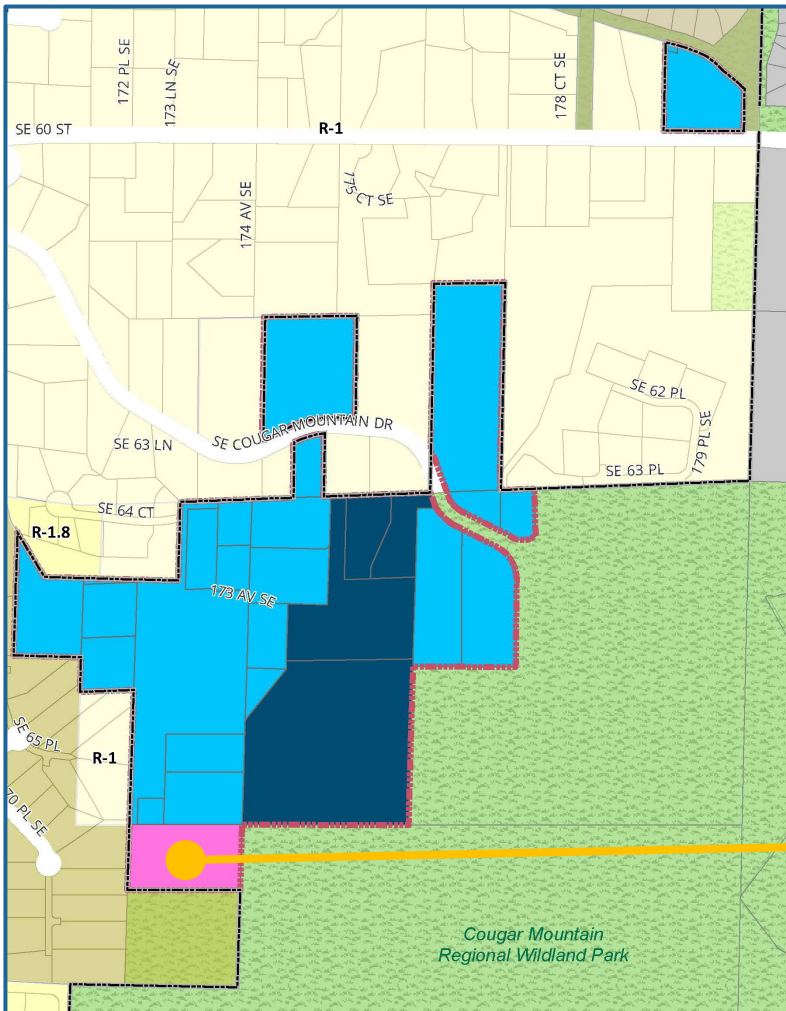
★ Location of Bellevue's Water Reservoirs

Boundary: Additional Parcels

Recommended modification:

- Add the remaining parcel in the Potential Annexation Area (in pink)
- Retain the equivalent zoning for the parcels

One additional parcel



Policy Impact:

Comprehensive Plan Direction

- Comprehensive Plan, volume 1
 - LU-49. Support the comprehensive annexation of the city's remaining Potential Annexation Area
- Newcastle Subarea Plan
 - S-NC-1. Encourage and provide incentives for the annexation of vacant property within the Potential Annexation Area prior to its development



Fiscal Impact: **Future Analysis**

- Existing and potential property tax collection
- Capital, maintenance and operating costs:
 - Transportation
 - Utilities
- Service impacts:
 - Police
 - Fire
 - Development Services
- Impact of Middle Housing
- Coordination with school districts



Fiscal Impact:

Resources for Analysis

- Analysis led by Community Development Department
- Significant analytical contributions by
 - Finance and Asset Management
 - Utilities
 - Transportation
 - City Attorney's Office



Considerations

Reasons to Accept/Modify

- The long-term vision is to annex this area
- City policy is to annex the area before development occurs (S-NC-1)
- Improved operations and maintenance efficiency for the Water Reservoirs
- Motivated property owners

Other Considerations

- Work on this project could impact staff workplans

Potential Next Steps

Accept/Modify NOI

- Annexation petition
 - Community outreach
- Work with King County and community as it moves forward

Reject NOI

- Annexation process ends
- Revisit at a future date





Action

Consider action on the Notice of Intent to Petition for Annexation of Cougar Mountain 2 Annexation Area.

