



11930 Cyrus Way • Mukilteo, WA • 98275

City Council  
Land Use & Economic Development Committee  
**Wednesday, September 20, 2017**  
4:30 p.m.-6:00 p.m.

Planning Conference Table

## Agenda

### Invitees:

Committee Members: Councilmember Cook, Councilmember Emery, and Councilmember Whelpley

Alternate Committee Member: Councilmember Wheeler

Executive Branch: Mayor Jennifer Gregerson

Chamber of Commerce: President and CEO Martin

City Staff: Community Development Director Love  
Planning Manager Osaki  
Senior Planner Ritter

### Discussion Topics:

1. Approve Meeting Notes of August 16, 2017
2. T-Mobile Wireless Communication Facilities (WCF) Proposal
3. GIS - "MukMaps" Website Mapping Portal
4. Public Access - Tidelands

**Next Meeting:** October 18, 2017, 4:30 pm



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City Council  
Land Use & Economic Development Committee  
Wednesday, August 16, 2017  
4:30 PM

Community Development - Planning Table Conference Room

## Meeting Report

### Attendees:

**Committee Members:** Councilmember Wheeler, Councilmember Whelpley

**City Staff:** Community Development Director Love, Management Services Director Edin, Planning Manager Osaki and Senior Planner Ritter

**Absent:** Councilmember Emery, Councilmember Cook, and Chamber President and CEO Martin

**Public:** Gary Abrahams, Representing T-Mobile Wireless Communications

### Agenda Items

1. **Approve Meeting Notes of June 21, 2017 meetings**

The Land Use & Economic Development Committee approved the June 21, 2017 meeting notes as presented.

2. **Approve Meeting Notes of July 19, 2017 meeting**

The Land Use & Economic Development Committee approved the July 19, 2017 meeting notes as presented.

### **3. T-Mobile Wireless Communication Facilities (WCF) Proposal**

Gary Abrahams, representing T-Mobile, stated T-Mobile is interested in collocating a wireless communication facility (WCF) on the Rose Hill Community Center roof. T-Mobile believes this is the best location to provide enhanced coverage to the northern section of Mukilteo with a design that will fit seamlessly into the community with little aesthetic impact. Mr. Abraham gave an overview of the proposal and presented photo simulations of the WCF from different viewpoints using photos taken from Lincoln Avenue, 4<sup>th</sup> Street, and 3<sup>rd</sup> Street.

Mr. Abrahams stated T-Mobile has been looking for alternative sites in this area for some time. T-Mobile has looked at buildings along the water, and has found that candidate sites that would work for T-Mobile's system were unavailable as they could not be leased. T-Mobile also looked at utility poles in the area around Lighthouse Park, and determined through discussions with the City that the redevelopment of the waterfront would likely result in utility poles being undergrounded in the area.

The Committee did not oppose the proposal but asked for photo simulations from additional viewpoints, possibly from the decks of homes to the south of the Community Center which may have a view that could be impacted. The Committee also asked Mr. Abrahams to revise the drawing to remove a chimney-like structure and move all the antennas to the west side of the building, including possibly placing all the antennas within the single enclosure on the west side of the building, to limit view impacts.

### **4. Mukilteo Annexation Strategy**

Director Love stated the City Council has periodically discussed annexation strategies over the last two years. Per the adopted Annexation Interlocal Agreement (ILA) with Snohomish County, the City may annex all or portions of our Municipal Urban Growth Area (MUGA) consistent with the City's Comprehensive Plan, the County Wide Planning Policies (CPP's), and the terms of the ILA.

The current annexation ILA between the City and Snohomish County expires December of 2017. Before the City can pursue an annexation, the Annexation ILA between the City and County must be updated and adopted with a six-year annexation strategy/plan.

Director Love outlined a draft 6-year annexation strategy plan. The draft 6-year annexation strategy plan identifies three potential phases and was submitted to Snohomish County for review. The three phases include:

- Phase 1 - Annex the east side of SR 525 from the QFC intersection south to Beverly Park Road then north from Beverly Park Road to the southern boundary of Paine Field Airport.
- Phase 2 - Conduct a financial analysis to evaluate costs, expenditures, and revenues for the future annexation area, including developing a potential phasing approach.

- Phase 3 - Move forward with future annexation for the remaining Urban Growth Area from Beverly Park Road south to 148th Street SW and Highway 99 and east to Airport Road.

Per Director Love, the 6-year annexation strategy plan expresses an intent to annex in phases, but does not commit the City to any future annexations nor a steadfast timeline.

The LU&ED Committee requested that cost and revenue estimates of annexing Phase 1 be provided to the City Council when the ILA is brought forward to the City Council. The LU&ED Committee recognized, however, that those estimates would be very preliminary.

Snohomish County has prepared a preliminary draft of the new ILA document that has been undergoing review with City staff. Staff will provide the draft ILA along with the proposed 6-Year Annexation Strategy Plan to the City Council for consideration in late September or early October. Adoption by the County Council will most likely occur in early 2018.

#### **5. Wireless Communication Facilities (WCF) - Code Amendment**

Senior Planner Ritter provided an update on the proposed Wireless Communication Facilities (WCF) code amendment. Currently, staff is working with Ogden Murphy Wallace and the Planning Commission to review and amend the current code to bring it up-to-date with the federal regulations and to include a process for reviewing small cell facilities. The purpose of this code update is to allow the City to maintain control over the right-of-way and appearance of proposed wireless communication facilities.

The next steps in the process include continuing work with the Planning Commission on the proposed code amendment and holding a Planning Commission public hearing in October. The Planning Commission's recommendation would then be brought forward for a City Council public hearing in November or December of 2017.

#### **6. Economic Development Strategies**

Planning Manager Osaki discussed the issue of economic development, asking for thoughts from the Land Use & Economic Development (LU&ED) Committee about how economic development might be advanced in the City. Planning Manager Osaki referenced the economic development narrative on the City website that describes the Land Use & Economic Development Committee, as well as City of Mukilteo Comprehensive Plan goals and policies.

Land use, annexation, business outreach, incentives and permitting were among the items discussed. The LU&ED Committee was supportive of continuing the discussion at a future Committee meeting.

**Next Meeting: Wednesday, September 20, 2017 - 4:30 p.m.**

**LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT**

<b>SUBJECT TITLE:</b> T-Mobile WCF Proposal	<b>FOR AGENDA OF:</b> September 20, 2017
<b>Department Director:</b> Patricia Love, Community Development Director	<b>EXHIBITS:</b> 1. Memo from T-Mobile 2. Site Plan 3. Simulation Photos
<b>Contact Staff:</b> Linda Ritter, Senior Planner	

At the August 16, 2017 meeting the T-Mobile representative, Gary Abrahams, was sked to provide additional photo simulations and combine all the proposed antennas into one enclosed array on the rooftop of the Rosehill Community Center. Mr. Abrahams will be at the September meeting to address the items identified at the August meeting. See the attached items submitted by T-Mobile for their revised proposed rooftop attachment design.

Gary Abrahams  
For T-Mobile USA  
10900 NE 8<sup>th</sup> Street, Suite 1000  
Bellevue, WA 98004  
206-349-4279 [Gary@gmanetworkservices.com](mailto:Gary@gmanetworkservices.com)

**VIA email**

September 8, 2017

Linda Ritter  
City of Mukilteo  
11930 Cyrus Way  
Mukilteo WA 98275

**RE: T-Mobile's proposed facility on the roof of Rose Hill Community Center  
304 Lincoln Avenue, Mukilteo, WA  
T-Mobile site ID: SE01582L, Mukilteo Downtown  
Proposed revisions per meeting with the City on 8/16/2017**

Dear Linda,

Thank you again for your time and the committee's time on August 16, 2017 to discuss T-Mobile's proposed wireless facility to be located at 304 Lincoln Avenue, Mukilteo on the roof of the Rose Hill Community Center ("RHCC"). T-Mobile's original design that we discussed at the meeting was to extend an existing penthouse on the west side of the roof of RHCC by nine (9') feet, and construct a new faux chimney on the east side of the building, with the radio equipment cabinets to be located on the roof adjacent to existing HVAC equipment.

At the meeting, the committee did not have any issues with the extension on the west side of the building, but the proposed faux chimney on the east side was very problematic due to the concerns regarding visual impacts to the surrounding area.

After the meeting on the 16<sup>th</sup>, I discussed the concerns with T-Mobile's RF engineers and that the City was supportive of the penthouse extension on the west side, but not of the faux chimney on the east side of the building. After careful analysis, the engineers determined that all of the proposed antennas could be located in the penthouse extension on the west side of RHCC, eliminating the need for the faux chimney on the east side of the building.

A request of the committee at the meeting was to take additional photos from the hill to the south of RHCC to accurately depict what will be visible from that location. We took additional photos from the south along Lincoln Avenue and 6<sup>th</sup>, and produced additional photo simulations which are being submitted to the City along with this letter.

Additionally, the committee asked me for some information on market rates in the Snohomish County/Puget Sound area for rooftop facilities. The general current range for rooftop facilities in this area is anywhere from \$1,500.00/month to \$2,800.00/month. This information is derived from general market knowledge of current rental rooftop rates for wireless facilities.

T-Mobile is very interested in moving forward with this project, with antennas and radio equipment cabinets located on the roof of RHCC.

Please let me know if you need any additional information.

Thank you for your time and consideration.

Gary Abrahams  
For T-Mobile USA  
Contracted through TAEC