



11930 Cyrus Way • Mukilteo, WA • 98275

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, 4th Street, and 3rd 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.