

MOUNTLAKE TERRACE PLANNING COMMISSION
MEETING MINUTES



OCTOBER 13, 2025

1. Call to Order

Chair Bautista called the meeting to order at 7:02 pm.

2. Attendance Roll Call

Commissioners Present -

Chair Bautista

Vice Chair Bettcher (arrived at 7:05 pm)

Commissioner Stenson (via Zoom)

Commissioner Thompson (via Zoom)

Commissioner Landess (via Zoom)

Commissioner Wu (via Zoom)

Commissioners Absent

Commissioner Morgan

Consulting Staff

City Staff Present

Senior Planner Sara Pizzo

Planning Commission Secretary Shannon Olsen

3. Approval of the 09/22/2025 Meeting Minutes

The 09/22/25 meeting minutes were accepted as presented.

4. Public Comment (No person shall make personal attacks, or threatening remarks while addressing the Planning Commission, which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting. Any person who is engaging in conduct that disturbs, disrupts, or impedes the business of the Planning Commission or whose comments have been ruled out of order by the presiding officer, shall immediately cease and refrain from further improper comments or inappropriate conduct. All hate speech will be construed as threatening remarks.)

No comments.

5. Presentation on Draft Critical Area Ordinance (Ch. 16.15) Update

Senior Planner Sara Pizzo presented on this topic to include council goals and how it relates to the draft Critical Areas Ordinance (CAO), general provision updates about current code and what is proposed and why, in-depth information about current and proposed changes to the CAO for each type of critical area.

Pizzo responded to questions and comments from the Planning Commission.

6. Presentation on Draft Floodplain Management Ordinance (Ch. 16.18) Update

Senior Planner Sara Pizzo presented on this topic to include council goals and how it relates to the draft Floodplain Management Ordinance (FMO), information about Flood Insurance Rate Maps, proposed updates to definitions, administration, and construction provisions for flood hazard reduction, and update on Department of Commerce review and SEPA.

Pizzo responded to questions and comments from the Planning Commission.

7. Director's Report

No director's report given as director was absent.

8. Miscellaneous Business by Call of Planning Commissioners

None presented.

9. Adjournment

Meeting adjourned at 8:16 pm

These minutes are subject to approval at the next Mountlake Terrace Planning Commission meeting.