

MOUNTLAKE TERRACE PLANNING COMMISSION
MINUTES

March 9, 2026
7:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

Chair Bautista
Vice Chair Bettcher
Commissioner Finch
Commissioner Morgan (via Teleconference)
Commissioner Thompson
Commissioner Wu (via Teleconference)

Commissioners Absent

Commissioner Stenson

City Staff Present

City Clerk Jennifer Joki
City Manager (via Teleconference)
Economic Development Manager Ryan Doss
Senior Planner Sara Pizzo

Guests Present

All Together Design Studio Principal Rachael Aziz
All Together Design Studio Designer Robin Marquand

1. Call to Order Roll Call
Chair Bautista called the meeting of the to order at 7:03 pm.
2. Approval of February 9 Meeting Minutes
The February 9, 2026, meeting minutes were approved as presented.
3. Public Comment
None
4. City Organization Update
City Manager Jeff Niten

Niten presented on the new direction of Community and Economic Development to include Community Development and Economic Development becoming two separate functions.

Niten heard and responded to questions and comments from commissioners regarding Planning Commission still hearing from both Community Development and Economic Development at

their meetings, updating Comprehensive Plan, and separate commission for economic development.

5. Presentation on Branding Update

Economic Development Manager Ryan Doss and All Together Design Studio Principal Rachael Aziz

Doss introduced Aziz who asked for introductions of the commissioners then presented on this item to include the scope and timeline, positioning with neighboring cities, target audience strategy, brand personality, neighborhood sub areas, data and vision, sub areas and characteristics, and deliverables and use cases.

Doss and Aziz heard and responded to questions and comments regarding plans to break sub areas into smaller areas, up the hill/down the hill area dynamics, businesses and characteristics of the different sub areas, and purpose of the branding.

6. Director's Report

Senior Planner Sara Pizzo

Pizzo presented on this topic to include an update to the Community Development department with Matthew Gisle as interim director, Sara is the interim Planning Commissioner liaison, council appreciates the work this commission does, department director hiring process, and selected candidate accepted the offer and will begin on March 31.

Pizzo heard and responded to questions and comments from commissioners regarding the status of the newly proposed projects at Candella, Terrace Station 4, and old Roger's Market site.

7. Miscellaneous Business by Call of Planning Commissioners

None

8. Adjournment

The meeting adjourned at 8:39 pm.



City Clerk Jennifer Joki