

**MOUNTLAKE TERRACE PLANNING COMMISSION
MEETING MINUTES**



MAY 11, 2026

1. Call to Order

Chair Bautista called the meeting to order at 7:04 pm.

2. Attendance Roll Call

Commissioners Present

Chair Bautista (via Zoom)

Vice Chair Bettcher

Commissioner Thompson (arrived 7:09 pm)

Commissioner Wu (via Zoom)

Commissioner Morgan (via Zoom, left at 8:13 pm)

Commissioners Absent

Commissioner Stenson

Commissioner Finch

Motion to excuse Commissioner Stenson was made by Vice Chair Bettcher and seconded. **Motion** passed 4-0.

Consulting Staff

None

City Staff Present

Community Development Director Brooke Eidem

Planning Commission Secretary Shannon Olsen

3. Approval of the April 27, 2026 Meeting Minutes

The 04/27/26 meeting minutes were accepted as presented.

4. General Public Comment

None.

5. R-Districts Amendments (Ch. 19.30 and 19.32 MTMC)

Community Development Director Brooke Eidem presented on this topic to include changes to MTMC chapters 19.30 and 19.32 regarding residential districts, including the FAR ratio and dimensional requirements, design standards, and next steps.

Eidem responded to questions and comments from the Planning Commission. Discussion of when the next Planning Commission meeting would happen was held, as it would fall on the holiday. Consensus was May 27th.

6. Update to Administration and Procedures

Community Development Director Brooke Eidem presented on this topic to include repealing MTMC chapter 18.05 which concerns administrative procedure and permit processes, MTMC chapter 18.25 concerning public notification of major land use, and MTMC chapter 19.10 concerning general administration, and amending MTMC chapters 18.10 concerning the comprehensive plan, 19.110 concerning zoning permits, and 19.120 concerning general provisions, and next steps.

Eidem responded to questions and comments from the Planning Commission.

The Planning Commission took a verbal consensus to recommend the changes to City Council. Informal vote was 5-0 in favor.

7. Mixed Use District

Community Development Director Brooke Eidem presented on this topic to include changes to Gateway Mixed-Use (GMU) and Neighborhood Mixed-Use (NMU) districts regarding what permitted uses should be allowed there (ie. daycare, grocery store, entertainment, residential use, etc) and next steps.

Eidem responded to questions and comments from the Planning Commission.

8. Director's Report

Community Development Director Brooke Eidem presented on this topic to include a reminder to take the building survey that is currently open.

9. Miscellaneous Business by Call of Planning Commissioners

Commissioner Thompson reminded the Planning Commission of the changed date for the next Planning Commission meeting from May 25th to May 27th.

10. Adjournment

Meeting adjourned at 8:57 pm