

MOUNTLAKE TERRACE PLANNING COMMISSION
SPECIAL MEETING MINUTES

June 8, 2026
6:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

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

Commissioners Absent

None

City Staff Present

City Clerk Jennifer Joki
Civil Engineer Lucas Kragt
Community Development Director Brooke Eidem

Guests Present

None

1. Call to Order
Chair Bautista called the meeting of the to order at 6:06 pm
2. Roll Call
City Clerk Jennifer Joki called roll.
3. Approval of May 27, 2026 Meeting Minutes
The May 27 special meeting minutes were approved as amended.
4. General Public Comment
None
5. Public Infrastructure Requirements
Civil Engineer Lucas Kragt and Community Development Director Brooke Eidem

Kragt presented on this item to include the purpose, current code, proposed exemptions, overhead utility undergrounding, and proposed undergrounding map.

Kragt and Eidem heard and responded to comments and questions regarding the timing, payment and costs for undergrounding, allowance and location of poles, transportation code, exemptions, frontage improvement requirements, and communicating requirement changes to residents.

6. Chapter 18.10 MTMC

Community Development Director Brooke Eidem

Eidem presented on this item to include the purpose, additions, retitling, development agreements, regulatory framework, and next steps.

Eidem heard and responded to questions and comment from commissioners regarding names of subareas, “as currently adopted” wording, and docket determination by council.

7. Consolidated Land Use Tables

Community Development Director Brooke Eidem

Eidem presented on this item to include the purpose, the required land use tables, how and why established, standardize for ease of use, proposal, and timeline.

Eidem heard and responded to questions and comments regarding updates on definitions, homework and feedback, mandated code changes, and July 10 due date.

8. Mixed Use Design Standards

Community Development Director Brooke Eidem

Eidem presented on this item to include the Vision 2044 Comprehensive Plan provided the framework, character, generalized uses, specific building heights, locations, building style survey responses, and summarized elements.

Eidem heard and responded to questions and comments regarding trees, pedestrian access, open space, right of way, readdressing subareas, comprehensive design standards, and unintended consequences, slot townhouses, and next steps.

9. Director’s Report

Community Development Director Brooke Eidem

Eidem’s report included:

- R-District going to City Council this week for their first discussion.
- Two public hearings at next Planning Commission meeting.
- August 24 anticipated public hearing date.

10. Miscellaneous Business by Call of Planning Commissioners

Commissioner Bettcher commented that after asking the Council Interview Committee how Planning Commission is doing they requested more communication and presentations to council.

11. Adjournment

The meeting adjourned at 8:04 pm.


City Clerk Jennifer Joki