

MOUNTLAKE TERRACE PLANNING COMMISSION
SPECIAL MEETING MINUTES

June 22, 2026
6:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

Chair Bautista
Commissioner Finch
Commissioner Stenson (via Teleconference)
Commissioner Thompson
Commissioner Wu (via Teleconference)

Commissioners Absent

Commissioner Morgan
Vice Chair Bettcher

City Staff Present

Community Development Director Brooke Eidem
Senior Planner Sara Pizzo
Civil Engineer Lucas Kragt
Economic Development Director Ryan Doss
Administrative Assistant Shannon Olsen

Guests Present

None

Call to Order

Chair Bautista called the meeting to order at 6:05 pm

Roll Call

Administrative Assistant Shannon Olsen called roll.

Approval of June 8, 2026 Meeting Minutes

The June 8 meeting minutes were accepted as presented.

General Public Comment

None

Public Hearing: Infrastructure Improvements (Ch. 15.05 and 19.95 MTMC)

Civil Engineer Lucas Kragt and Community Development Director Brooke Eidem

Kragt presented on this item to include the purpose and background, proposed changes regarding underground utility services, frontage improvement exemptions, and request for motion.

Kragt and Eidem heard and responded to comments and questions from Planning Commission.

A motion to open the public hearing was made by Commissioner Thompson and seconded.
Motion carried 5-0.

Public Testimony: None.

A motion to close the public hearing was made by Commissioner Thompson and seconded.
Motion carried 5-0.

A motion for recommendation of amending Chapter 15.05 and Chapter 19.95 was made by Commissioner Thompson and seconded.
Motion carried 5-0

A motion for recommendation of findings of fact made by Commissioner Thompson and seconded.
Motion carried 5-0

Public Hearing: Amend Chapter 18.10 MTMC
Community Development Director Brooke Eidem

Eidem presented on this item to include history of the chapter 18.10 amendment which regards subarea plans, development agreements, (check recording here) and the suggested recommendations.

Eidem heard and responded to questions and comments from Planning Commission.

A motion to open the public hearing was made by Commissioner Thompson and seconded.
Motion carried 5-0.

Public Testimony: None.

A motion to close the public hearing was made by Commissioner Thompson and seconded.
Motion carried 5-0.

A motion for recommendation of amending chapter 18.10 MTMC was made by Commissioner Thompson and seconded.
Motion carried 5-0

A motion for recommendation of findings of fact and conclusions made by Commissioner Thompson and seconded.
Motion carried 5-0

Zoning Map Amendment

Senior Planner Sara Pizzo and Economic Development Director Ryan Doss

Pizzo presented on this item to include a summary of the subject, existing zoning, the Vision 2044 land use element and how it applies, the proposed zoning, reason for rezoning, community notification, staff recommendations, and next steps.

Pizzo and Doss heard and responded to questions and comments from Planning Commission.

Terrace Station 5 Development Agreement

Senior Planner Sara Pizzo and Economic Development Director Ryan Doss

Pizzo presented on this item to include subject summary, the Vision 2044 land use element and how it applies, project description overview, zoning standards, parking requirements, open space requirements, public improvement requirements, access and easements, additional terms for the agreement, timeline, and community notification.

Pizzo and Doss heard and responded to questions and comments from Planning Commission.

Director's Report

Community Development Director Brooke Eidem

Eidem's report included consolidated definitions for land use tables for each commissioner, summary of the mixed-use visioning sessions on June 16 and 17, and informed that boards and commissions recordings will no longer be posted to Youtube.

Eidem heard and responded to questions and comments from Planning Commission.

Miscellaneous Business by Call of Planning Commissioners

Commissioner Thompson said she did not reapply for Planning Commission and this will be her last meeting.

Adjournment

The meeting adjourned at 7:24 pm.


Administrative Assistant Shannon Olsen