



MOUNTLAKE TERRACE CITY COUNCIL
REGULAR MEETING MINUTES

July 2, 2026
7:00 p.m.

Mountlake Terrace City Hall and
via Telephone and Teleconference

Councilmembers Present

Councilmember Doyle
Councilmember Matsumoto Wright
Councilmember Paige
Councilmember Sonmore
Mayor Pro Tem Wahl
Mayor Woodard

Councilmembers Absent

Councilmember Murray

Staff Members Present

City Attorney Hillary Evans (via Teleconference)
City Manager Jeff Niten
Civil Engineer II Lucas Kragt
Community Development Director Brooke Eidem
Deputy City Manager Carolyn Hope
Executive Assistant Lan Nguyen

Guests

Community Ambassador Sophia Englmaier
Diversity, Equity and Inclusion Commissioner Teresa Courtney
Diversity, Equity and Inclusion Commissioner Vonita Francisco
Edmonds School District Special Education PTSA President Alex Leggett
Edmonds School District Special Education PTSA Secretary Chad Hansen
Edmonds School District Special Education PTSA Treasurer Cody Haight
Edmonds School District Special Education PTSA Vice President Silvia Ferreira
Mountlake Terrace High School Graduate Tyler Ekse
Planning Commissioner Chris Finch
Planning Commissioner Denene Thompson
Recreation and Park Advisory Commissioner Ellen Lavoie
Recreation and Park Advisory Commissioner Forrest Reda
Recreation and Park Advisory Commissioner Keith Edholm

1. Call to Order – Flag Salute – Roll Call

Mayor Woodard called the meeting to order at 7:02 p.m.

Executive Assistant Lan Nguyen called roll.

A motion to excuse Councilmember Murray was made by Mayor Pro Tem Wahl and seconded.

Motion carried 6-0.

2. Late Changes to Agenda

The City Manager reported two late changes to the agenda:

- A recognition of a resident approaching their 100th birthday was added as Item 5. The remaining agenda items were renumbered accordingly, with the recognition of Tyler Ekse moved to Item 6.
- For Item 11, the City received correspondence from the Washington State Department of Commerce identifying a minor revision needed to one of the ordinance provisions to align with Department guidance. Staff advised that the proposed amendment would be presented during the agenda item discussion, with the revised ordinance to be placed on the July 16 Consent Agenda for Council consideration.

Council expressed agreement with the proposed agenda changes.

3. Public Comment

All written public comments received were forwarded to Council.

- MLT resident Taylor Wolf commented in opposition to threshold for complying with 2021 international residential code for additions to existing homes.
- MLT resident Brian Hildebrandt commented in favor of national semi quincentennial.

4. Consent Agenda

A motion to approve the Consent Agenda, items a-c, was made by Mayor Pro Tem Wahl and seconded.

- a. Payment for 2026 claims
- b. Meeting Minutes for 06/18/2026
- c. Agreement for Westside Water Main Phase II Construction Management

Motion carried 6-0.

5. Recognition of Centenarian Birthday Elsie Symonds

Mayor Woodard recognized Elsie Symonds in honor of her 100th birthday on July 4, 2026. A Certificate of Lifetime Achievement was to be personally presented to Symonds during her upcoming birthday celebration.

6. Recognition of Tyler Ekse

Mayor Woodard highlighted Ekse's achievements, leadership, and dedication to serving the community and the nation and presented him with a Certificate of Appreciation.

Ekse thanked the City Council for the recognition and expressed his appreciation for the Mountlake Terrace community and the City's leadership.

7. Proclamation for Disability Pride Month

Councilmember Matsumoto Wright read the proclamation aloud and presented it to Edmonds School District Special Education PTSA President Alex Leggett who spoke a few words.

8. Proclamation for Parks and Recreation Month

Mayor Pro Tem Wahl read the proclamation aloud and presented it to Recreation and Park Advisory Commissioner Forrest Reda.

9. Recognition of Board Members and Commissioners

Mayor Woodard recognized and expressed appreciation to the following departing Commissioners for their volunteer service, contributions to the community, and dedication in advising the City Council.

- Diversity, Equity and Inclusion Commissioners Teresa Courtney, Scott Masuda and Kermet Apio
- Arts Advisory Commissioner Bonnie Mercer
- Recreation and Park Advisory Commissioner Laurie Berger
- Planning Commissioners Denene Thompson and Clark Morgan

Councilmembers Doyle, Paige, Sonmore and Masumoto Wright highlighted each Commissioners' contributions and thanked them for their service to the City.

Certificates of Appreciation were presented to the departing members. Commissioners Thompson and Courtney, who were present, accepted the Certificates in person and briefly thanked the Council.

10. Review Ordinance Adopting Code Amendments to Chapters 19.95 and 15.05 for Public Infrastructure Improvements
Civil Engineer II Lucas Kragt

Kragt presented on this item to include revisions to frontage improvement requirements for residential development, updates to exemption thresholds, and modifications to underground utility requirements by limiting mandatory undergrounding to the Town Center area aligning with the City's middle housing regulations while helping reduce infrastructure costs for certain developments.

Kragt heard and responded to questions and comments from council regarding the proposed frontage improvement exemptions, the distinction between frontage improvement requirements and building code requirements, existing underground utility requirements, the rationale for limiting underground utility requirements to the Town Center area, and the history and intent of the City's underground utility policy.

11. Review and Vote on Ordinance Adopting Code Amendments to Chapters 19.30 and 19.32 for Residential Districts

Community Development Director Brooke Eidem

Eidem presented on this item to include purpose of the amendments to clarify existing residential development regulations, improve organization and readability, codify recent code interpretations, and ensure consistency with state middle housing requirements, the legislative history and Planning Commission unanimous recommendations for approval.

Council discussion: None

A motion to approve the code amendments to Chapters 19.30 and 19.32 for residential districts as presented was made by Mayor Pro Tem Wahl and seconded.

Motion carried 6-0

12. Review and Vote on Ordinances Adopting Code Amendments to Chapters 18.05, 18.25 19.110, 19.120 and 18.10 for Community Development Administrative Procedures

Community Development Director Brooke Eidem

Eidem presented on this item to include purpose, the legislative history, the summary of the amendments and Planning Commission unanimous recommendations for approval.

The ordinance Adopting Code Amendments to Chapters 18.05, 18.25 19.110, and 19.120 was moved to the July 16, 2026, Consent Agenda per approved late changes above.

Council discussion: None

A motion to approve the code amendments to Mountlake Terrace Municipal Code Chapter 18.10 for administrative procedures and development agreements as presented was made by Mayor Pro Tem Wahl and seconded.

Motion carried 6-0.

13. Review and Vote on Appointment of Planning Commission Council Liaison

City Manager Jeff Niten

Niten presented on this item following the recent adoption of amendments to the City's Boards and Commissions chapter, each advisory body is required to have at least one Council liaison.

Councilmember Paige nominated himself to serve as the Planning Commission liaison. Mayor Woodard nominated himself to serve as the alternate liaison.

A motion to appoint Councilmember Paige as the Planning Commission liaison and Mayor Steve Woodard as the alternate liaison was made by Councilmember Doyle, and seconded

Motion carried 6-0.

14. City Manager's Report
City Manager Jeff Niten

Niten's report included:

- July 3 Family Celebration at Ballinger Park
- July 17 Parade hosted by Mountlake Terrace Chamber of Commerce
- July 3 Launch of a new "How to Permitting Process" informational video
- July 9 Kickoff of Terrace Summer Nights program and Farmers Market event starting

15. Council Liaison Reports

Councilmember Matsumoto Wright's report included:

- June 24 -26 AWC Annual Conference
- June 27 Lynnwood Neighborhood Center Fundraising Event
- July 2 Community Transit Board meeting

Councilmember Doyle's report included:

- June 18 Council meeting
- June 19 One-on-one meeting with City Manager
- June 19 Edmonds' Juneteenth Celebration

Councilmember Sonmore's report included:

- Recognition of the passing of former AWC President Paul Roberts
- Recognition of a local youth, Racelee McCoy, for her participation in the national Amateur Motocross Championship
- Upcoming LEOFF and RPAC meetings
- Discussion of an e-bike related traffic accident and overview of recent state e-bike legislation and safety thresholds

Councilmember Paige's report included:

- June 19 Participation in several Juneteenth events across the region
- June 23-26 AWC Annual Conference
- June 29 Completion of the MLT Passport Program, visiting local businesses and engaging with community members
- June 30 Chamber of Commerce networking event at The Evergreen Bottle Shop

Mayor Pro Tem Wahl's report included:

- June 24 Snohomish County Tomorrow meetings
- June 25 Puget Sound Regional Council meetings

Mayor Woodard's report included:

- May 25 Lynnwood Memorial Day service
- May 26 Fiscal Townhall at Lake Ballinger Center
- May 27 Snohomish County Charter Review
- May 28 Finance Committee with Mayor Pro Tem and leadership
- May 30 Latino Education Training Institute graduation
- June 2 Snohomish County Update at Boeing Future of Flights
- June 3 Puget Sound Kidney Center tour
- June 9 Juneteenth Proclamation in Edmonds
- June 11 City Hall tour with children from Terrace Park Elementary and Juneteenth at Edmonds Community College
- June 15 One-on-one meeting with City Manager
- June 16 Mix-Used Visioning Event at Lake Ballinger Center
- June 17 Snohomish County Cities Collaboration and Kenmore Juneteenth Ceremony
- June 18 Edmonds College Graduation
- June 19 Juneteenth at Edmonds, Lynnwood and Shoreline
- June 22 Snohomish County Mayors Meeting
- June 30 Urban Native Education Alliance
- July 1 Snohomish County Mayors Lunch

16. New Business

- Mayor Pro Tem Wahl followed up on public comment regarding residential remodeling standards, with interest expressed in potentially revisiting thresholds and allowing more flexibility in code application.
- Mayor Pro Tem Wahl followed up on public comment regarding national semi quincennial America 250th Birthday and the World Cup, emphasizing community pride, democratic values, and cultural exchange.
- Councilmember Matsumoto Wright commented on microtransit and conservation futures for parks in Melody Hill area.
- Councilmember Matsumoto Wright commented on safety concerns raised about increasing use of e-scooters and e-bikes, particularly involving youth behavior in roadways.
- Mayor Woodard commented on formal recognition process for centenarians—residents turning 100 years old.
- Mayor Woodard commented on the idea of establishing an “emeritus” status to honor board members and commissioners for their extended service.
- Mayor Woodard reflected on maintaining respectful dialogue and balancing recognition of both long-term and newer community contributors while maintaining engagement.

17. Adjournment

Mayor Woodard adjourned the meeting at 9:04 p.m.



Steve Woodard, Mayor



Lan Nguyen, Executive Assistant