



MOUNTLAKE TERRACE CITY COUNCIL WORK SESSION MINUTES

July 9, 2026
7:00 p.m.

Mountlake Terrace City Hall and
via Telephone and Teleconference

Councilmembers Present

Councilmember Murray
Councilmember Paige
Councilmember Sonmore
Mayor Pro Tem Wahl

Councilmembers Absent

Mayor Woodard
Councilmember Matsumoto Wright
Councilmember Doyle

Guests

None

Staff Members Present

City Manager Jeff Niten
City Attorney Hillary Evans (via Teleconference)
Civil Engineer II Lucas Kragt
Community Development Director Brooke Eidem
Deputy City Manager Carolyn Hope
Economic Development Manager Ryan Doss
Executive Assistant Lan Nguyen
Finance Technician Caitland Reinke
Recreation and Parks Director Jeff Betz

1. Call to Order

Mayor Pro Tem Wahl called the meeting to order at 7:02 p.m.

2. Attendance Roll Call

Executive Assistant Lan Nguyen called roll.

A motion to excuse Mayor Woodard, Councilmember Doyle and Councilmember Matsumoto Wright was made by Councilmember Murray and seconded.

Motion carried 4-0.

3. General Public Comment

All written public comments received were forwarded to Council.

- MLT resident Dennis Soltis commented in opposition to RV parking on 58th Ave W.
- MLT resident David O'Suna commented in opposition to the proposed mixed-use zoning changes in certain residential areas.
- MLT resident Dale Jeremiah commented in favor of immediate vegetation maintenance and enhanced fire prevention efforts at Ballinger Park.
- MLT resident George Stanton commented in favor of the Council's ongoing budget discussions, collaborative approach, and encouraged a formal framework for evaluating significant purchases and programs to improve future budgeting and spending decisions.
- MLT resident Cory Cross commented in favor of stronger consideration for pedestrians and cyclists in City transportation decisions.

4. Review Ordinance and Resolution Adopting Development Agreement with Sierra Construction and Concurrent Zoning (Terrace Station 5)
Senior Planner Sara Pizzo and Economic Development Manager Ryan Doss

Pizzo and Doss presented on this item to include a planned multifamily residential development on two properties at the southeast corner of 236th Street SW and Van Ry Boulevard, the legislative history, the site development alignment with the City's Comprehensive Plan, the proposed development standards, the building design, parking, open space, public improvements, access requirements, project timelines, public notification process and upcoming Planning Commission public hearing.

Pizzo, Ross, Eidem and Niten heard and responded to questions and comments regarding the purpose of the development agreement, parking requirements, implementation of the City's Comprehensive Plan, state legislation affecting parking near major transit stations, the project's proposed transportation demand management (TDM) program, traffic impact analysis requirements, the City's limited ability to require additional parking, multifamily tax exemption eligibility, public art requirements, and future neighborhood parking management strategies.

5. Review Interlocal Agreement with WA State Department of Social and Health Services for Respite Care
Recreation and Parks Director Jeff Betz

Betz presented on this item to include the purpose of the three-year interlocal agreement, reimbursement from DSHS of the recreation program fees for eligible participants, the number of participants benefited from the program and the reimbursement amounts received last year.

Betz heard and responded to questions and comments from council regarding how the respite care program operates, who benefits from it, the potential impact of future state budget reductions on services for vulnerable residents.

6. Review Ordinance Adopting Amendment to 2026 Budget
City Manager Jeff Niten and Finance Technician Caitland Reinke

Niten and Reinke presented on this item to include the major changes across multiple funds, the key amendments, the timing adjustments rather than new spending, with higher-than-expected revenues and lower-than-anticipated expenditures contributing to improved beginning fund balances.

Niten and Reinke heard and responded to questions and comments from council to clarify the budget amendment figures.

7. City Manager's Report

City Manager Jeff Niten

Niten's report included:

- July 3 Family Celebration
- July 17 MLT Community Parade
- July 9 Terrace Summer Night Music programs and Farmer Market
- Resolution supporting the Sno-Isle Libraries ballot measure at next council meeting

Niten heard and responded to questions and comments from Council regarding the parade start time.

8. Review July 16, 2026 Meeting Agenda

The agenda was reviewed and approved by council.

9. Council Comments

- None

10. Adjournment

Mayor Pro Tem Wahl adjourned the meeting at 8:30 p.m.



Steve Woodard, Mayor



Lan Nguyen, Executive Assistant