

**Planning Commission Meeting
December 5, 2023 - 7:00 PM
City Hall Council Chambers
MINUTES**

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Hanan Amer, Julie Berry, Kent Sprague, William Stewart, Aaron Vanderpol, and Lynn Walters.

Staff members present: Planning Services Manager Jeff Dixon, Senior City Staff Attorney Doug Ruth, Planning Assistant Reese McMichael, Senior Planner Josh Steiner, and Deputy City Clerk Rebecca Wood-Pollock.

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

There was no public comment.

IV. APPROVAL OF MINUTES

A. November 7, 2023 Draft Minutes from the Planning Commission Meeting

Commissioner Stewart requested that the members present at the previous hearing reflect the voting results. Chair Roland requested that the Community Development Report specify the meeting on December 5th, 2023 was a Planning Commission Meeting.

Commissioner Sprague moved and Commissioner Stephens seconded to approve the November 7, 2023 Planning Commission

Meeting Minutes as amended.

MOTION CARRIED UNANIMOUSLY. 8-0.

V. PUBLIC HEARINGS

A. Climate Element Overview

Staff to provide an overview of the draft Climate Element including content, timelines, and requirements. Element will be part of the 2024 Periodic Comprehensive Plan update.

Planning Assistant McMichael shared a presentation on the Climate Element Overview, including an overview of House Bill 1181, Resilience and Mitigation sub-elements, an overview of state and county requirements, and the next steps in the process of complying with the Climate Element Overview.

The Commission discussed overlap between the sub-elements, the impacts of the COVID-19 pandemic on greenhouse gas inventories, different sectors of reduction targets, the Washington State Energy Code, building codes, construction waste, availability of data on greenhouse gas emissions, reducing vehicle miles travelled, how greenhouse gas emissions are measured, and resources allocated to cities to comply with the Climate Element Overview.

B. Comprehensive Plan Land Use and Housing Required Analysis

Staff will describe analysis required by the Department of Commerce pertaining to anti-displacement, affordability, and racially disparate impacts. Results will be provided at a later date.

Senior Planner Steiner shared a presentation on the Comprehensive Plan Land Use and Housing Required Analysis, including an overview of House Bill 1220, the Housing for All Planning Tool ("HAPT") evaluation, provisions for land capacity, racial disparate impacts, emergency shelters and housing, displacement risk, and the housing needs assessment.

The Commission discussed middle housing density standards, residential land use designations, mobile home parks, emergency shelters and housing, and average median income.

VI. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Dixon shared the scheduled dates for Planning Commission Meetings to be held in 2024, discussed recent City Council actions related to the Comprehensive Plan, and provided an update on the Bridges Annexation.

The next Planning Commission meeting would be held on January 3rd, 2024.

The Commission discussed the 2024 meeting dates, a recent

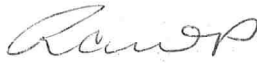
property sale on Evergreen Way, and Commissioner Amer shared that this would be her last Planning Commission meeting.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:36 p.m.

APPROVED this 5th day of March, 2024.


JUDI ROLAND, CHAIR


Rebecca Wood-Pollock,
Deputy City Clerk

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.