



**Planning Commission  
Regular Meeting  
August 5, 2025 - 7:00 PM  
City Hall Council Chambers**

**MINUTES**

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**PUBLIC PARTICIPATION**

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

**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.

**ROLL CALL**

Commissioners present: Chair Judi Roland, Vice Chair William Stewart, Julie Berry, Aaron Vanderpol, Lynn Walters, Kirk Hiller, and Ajay Ganesan.

Staff members present: Planning Services Manager Alexandria Teague, Assistant Director of Community Development Steve Sturza, Planner II Gabriel Clark, and Deputy City Clerk Rebecca Wood-Pollock.

**PLEDGE OF ALLEGIANCE**

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

**AUDIENCE PARTICIPATION**

No one came forward to speak.

**AGENDA MODIFICATIONS**

There were no modifications to the agenda.

**APPROVAL OF MINUTES**

- A. July 8, 2025 Draft Minutes from Planning Commission Meeting

Vice Chair Stewart moved and Commissioner Walters seconded to approve the July 8, 2025 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

**OTHER BUSINESS**

- A. **Downtown Urban Center Subarea Plan (Teague)**

## 2025 Update to the Downtown Subarea Plan

Manager Teague shared a presentation with the Commission on the Downtown Urban Center ("DUC") Subarea Plan, including an overview of the Plan, regional context, features and themes, public engagement, the Draft Environmental Impact Statement ("DEIS") and alternatives, the Final Environmental Impact Statement ("FEIS") and an alternative, an overview of the different proposed districts, and the next steps in the process.

The Commission discussed Floor Area Ratios ("FAR's"), train crossings, timelines for the next steps, anti-displacement ordinances, retail space in the Downtown area, I-Line infrastructure, and City street adjustments.

### B. **Home Occupation Text Amendment (Clark)**

Discussion on the home occupation text amendment (code update).

Planner Clark shared a presentation with the Commission on the Home Occupation Text Amendment, including its background and purpose, a summary of the code changes, additions, exemptions, and revisions.

The Commission discussed International Building Code ("IBC") thresholds, homeowners associations, verbiage, code enforcement and penalties, parking requirements, commercial use in residential zones, the number of home-based businesses in the City, and the timeline for the Public Hearing.

## **PUBLIC HEARINGS**

### A. **Home Occupation Text Amendment (Clark)**

Planning Commission to hold a Public Hearing for the Home Occupation Text Amendment

Chair Roland opened the Public Hearing at 8:37 p.m.

There were no written, virtual, or in-person comments.

Planner Clarke provided a general overview of the Home Occupation Text Amendment.

Chair Roland closed the Public Hearing at 8:38 p.m.

## **ACTION ITEMS**

### A. **Home Occupation Text Amendment (Clark)**

Planning Commission to recommend the City Council to review and adopt the text amendment to the home occupation-related zoning regulations of Title 18, Auburn's Zoning Code, specifically Chapter 18.60 "Home Occupations" and

Title 14, Auburn's Project Review, specifically Chapter 14.03 "Types of Project Permit Decisions."

Commissioner Hiller moved and Vice Chair Stewart seconded to recommend to City Council the adoption of the Home Occupation Text Amendment.

MOTION CARRIED UNANIMOUSLY. 7-0

**COMMUNITY DEVELOPMENT REPORT**

Assistant Director Sturza provided the Commission with an update on the Sound Transit Garage, the Pie Style bakery, and upcoming developments. Manager Teague shared that the next meeting would be held on September 16th, and discussed upcoming topics for future meetings.

The Commission discussed the Segale property, the energy storage facility moratorium, and the Auburn Symphony Orchestra.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:48 p.m.

APPROVED this 16th day of September, 2025

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JUDI ROLAND, CHAIR

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Rebecca Wood-Pollock, Deputy City Clerk