



**Planning Commission
Special Meeting
September 16, 2025 - 7:00 PM
City Hall Council Chambers**

AGENDA

PUBLIC PARTICIPATION

- A. The Planning Commission Special Meeting scheduled for Tuesday, September 16, 2025, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/84207599744>

Phone one-tap:

+12532050468,,84207599744# US

+12532158782,,84207599744# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

877 853 5257 US Toll Free

888 475 4499 US Toll Free

Webinar ID: 842 0759 9744

International numbers available: <https://us06web.zoom.us/j/84207599744>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

This is the place on the agenda where the public is invited to speak to the Board on any issue.

- A. Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

The public can participate in-person or submit written comments in advance.

Participants can submit written comments via mail, fax, or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:

City of Auburn
Attn: Tammy Gallier, Administrative Specialist
25 W Main St
Auburn, WA 98001

Please fax written comments to:
Attn: Tammy Gallier, Administrative Specialist
Fax number: 253-804-3114

Email written comments to: tgallier@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email (tgallier@auburnwa.gov).

APPROVAL OF MINUTES

- A. August 5, 2025 Draft Minutes from Planning Commission Meeting

DISCUSSION ITEMS

- A. **Annual Comprehensive Plan & Map Amendments (Clark)**
Discussion on the annual amendments for 2025.
P/T No. 1 Auburn School District 2025 Capital Facilities Plan
P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
P/T No. 5 Updates to the City of Auburn Capital Facilities Element
P/T No. 6 Updates to the Housing Element
P/T No. 7 Updates to the Housing Needs Assessment
P/T No. 8 Removal of the Core Plan
M No. 1 Comprehensive Land Use Map Correction
- B. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Proposed Comprehensive Plan Map Amendment under the Imagine Auburn Comprehensive Plan Update 2024, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types but does not permit schools. The Auburn School District No. 408 is requesting an amendment to the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public land use to support the development of a new middle school.
- C. **Critical Areas Code Text Amendment (Tatro)**
Proposed updates to the Critical Areas Ordinance, codified in Chapter 16.10 ACC. Update to align with Ecology recommendations and best available science; this update is required in 2025 by the Department of Commerce.
- D. **Home Occupation Text Amendment (Clark)**
Discussion of the additional proposed changes to the Home Occupation (Chapter 18.60

ACC) code recommendation made by the Planning Commission on August 5, 2025.

PUBLIC HEARINGS

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

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

ACTION ITEMS

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

Planning Commission to recommend the City Council to review and adopt additional proposed changes to the Home Occupation (Chapter 18.60 ACC) code recommendation made by the Planning Commission on August 5th, 2025.

ADJOURNMENT

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.