



**Planning Commission
Special Meeting
October 21, 2025 - 7:00 PM
City Hall Council Chambers**

AMENDED

AGENDA

PUBLIC PARTICIPATION

- A. The Special Planning Commission Meeting scheduled for Tuesday, October 21, 2025, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:

To listen to the meeting by phone or Zoom, please call the number below or click the link:

Telephone: 253-205-0468

Toll Free: 877-853-5257

Zoom: <https://us06web.zoom.us/j/88962158506>

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.

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

Email written comments to: planning@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

(planning@auburnwa.gov).

APPROVAL OF MINUTES

- A. September 16, 2025 Draft Minutes from the Special Planning Commission Meeting

OTHER BUSINESS

- A. **CAO Code Update Comments (Tatro/Teague)**
Discussion of the comments received up to date regarding the critical areas code update.
- B. **Downtown Plan Follow Up Discussion (Teague)**
More in-depth discussion of the land use map change, zoning map change, and new DUC zoning districts associated with the Downtown Subarea Plan.

PUBLIC HEARINGS

- A. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Public Hearing for the public testimony and Planning Commission deliberation on the Auburn School District Comprehensive Map Amendment & Rezone to change the land use designation for 15 parcels to Public/Quasi Public and to rezone the 15 parcels to P-1 Public Use District.
- B. **2025 City Initiated Annual Amendments (Clark)**
The City of Auburn Planning Commission will hold a public hearing to receive testimony and conduct deliberations regarding the proposed 2025 City-Initiated Annual Amendments to the Comprehensive Plan. The scope of the amendments include:
 - Adoption of Capital Facilities Plans for the Auburn, Dieringer, Federal Way, and Kent School Districts.
 - Land Use Map Amendment: Redesignation of 23 parcels from Public/Quasi-Public to Residential Neighborhood Two.
 - Technical Corrections to the Capital Facilities Element, Housing Element, and Housing Needs Assessment to address minor errors and improve clarity.
 - Removal of the Core Plan as a reference document in the Comprehensive Plan update process.

ACTION ITEMS

- A. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Planning Commission to take action on the Auburn School District Comprehensive Map Amendment & Rezone to change the land use designation for 15 parcels to Public/Quasi Public and to rezone the 15 parcels to P-1 Public Use District.
- B. **2025 City Initiated Annual Amendments (Clark)**
Planning Commission to take action on the proposed 2025 City-Initiated Annual Amendments to the Comprehensive Plan. The scope of the amendments include:
 - Adoption of Capital Facilities Plans for the Auburn, Dieringer, Federal Way, and Kent School Districts.
 - Land Use Map Amendment: Redesignation of 23 parcels from Public/Quasi-Public

to Residential Neighborhood Two.

- Technical Corrections to the Capital Facilities Element, Housing Element, and Housing Needs Assessment to address minor errors and improve clarity.
- Removal of the Core Plan as a reference document in the Comprehensive Plan update process.

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.