



**Planning Commission  
Regular Meeting  
December 2, 2025 - 7:00 PM  
City Hall Council Chambers**

## **AGENDA**

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### **PUBLIC PARTICIPATION**

- A. The Planning Commission Meeting scheduled for Tuesday, December 2, 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:

Phone one-tap:

+12532158782,,82909503829# US (Tacoma)

+12532050468,,82909503829# US

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

888 475 4499 US Toll Free

Webinar ID: 829 0950 3829

Zoom: <https://us06web.zoom.us/j/82909503829>

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

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: [planning@auburnwa.gov](mailto: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](mailto:planning@auburnwa.gov)).

## **AGENDA MODIFICATIONS**

### **APPROVAL OF MINUTES**

- A. October 21, 2025 Draft Minutes from the Special Planning Commission Meeting

### **OTHER BUSINESS**

- A. **Battery Energy Storage Systems & Development Regulations (Clark)**  
Staff will introduce the Planning Commission to Battery Energy Storage Systems (BESS), how they operate, the regional needs, and the creation of development regulations.
- B. **Co-Living Housing Code Update (Goode)**  
Community Development Department will present on the implementation of RCW 36.70A.535 for co-living housing. Co-living housing means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This text amendment to Title 18 ACC will allow for the new use to be permissible in the R-3, R-4, R-NM, DUC, C-2, C-AG, and M-1 Zones and provides details on development standards for the new use.

### **PUBLIC HEARINGS**

- A. **Co-Living Housing Code Update (Goode)**  
Public Hearing for public testimony and Planning Commission deliberation on the co-living housing text amendment to Title 18 ACC.
- B. **2024 Downtown Subarea Plan Update (Teague)**  
Public Hearing for public testimony and Planning Commission deliberation on the 2024 Auburn Downtown Subarea Plan, Planned Action EIS (Appendix A), Baseline Report Final (Appendix B), and associated subarea land use map and subarea zoning map amendments.

### **ACTION ITEMS**

- A. **Co-Living Housing Code Update (Goode)**  
Planning Commission to take action on the co-living housing text amendment to Title 18 ACC.

**B. 2024 Downtown Subarea Plan Update (Teague)**

Planning Commission to take action on the 2024 Auburn Downtown Subarea Plan, Planned Action EIS (Appendix A), Baseline Report Final (Appendix B), and associated subarea land use map and subarea zoning map amendments.

**COMMUNITY DEVELOPMENT REPORT**

**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.