



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

MINUTES

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 7:02 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, and Kirk Hiller. Commissioner Ajay Ganesan arrived at 7:04 p.m.

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

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Written Comments:

Julien Loh provided public comment which was shared with the Commission.

In Person Comments:

No one came forward to speak.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

APPROVAL OF MINUTES

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

Commissioner Walters moved and Vice Chair Stewart seconded to approve the October 21, 2025, Special Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

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.

Planner Clark shared a presentation with the Commission on the Battery Energy Storage Systems (BESS) and Development Regulations, including background information, commercial installation and accessory uses, legislative actions and industry responses, research results, developing standards, and the proposed timeline.

Commission discussed spacing requirements and unit size, safety, ownership and leasing, containment and decommissioning plans, and future developers.

- 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.

Planner Goode shared a presentation with the Commission on the Co-Living Housing Code Update, including the purpose and effect of the text amendment, zoning allowing for co-living, reasons for the text amendment, and staff recommendations.

Commission discussed single family homes, parking requirements, anticipated interest in co-living housing, and zoning requirements.

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.

Chair Roland opened the Public Hearing at 7:40 p.m.

No one came forward to speak.

Chair Roland closed the Public Hearing at 7:41 p.m.

Commission discussed parking and State compliance.

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.

Chair Roland opened the Public Hearing at 7:44 p.m.

Manager Teague shared an overview of the 2024 Downtown Subarea Plan Update, including the status of the plan, features of the plan, public engagement, written public comments received, existing and proposed land use designations and zoning districts, the Downtown Urban Center (DUC) districts, the next steps in the process, and provided staff recommendations to the Commission.

Written Comments

John Brekke and Jeff Small provided public comments which were shared with the Commission.

In-Person Comments

Wayland Scarff, Pat Byrne, Steve Small, Doug Small, Barrett Stamps, Kristin Small, Mike Small, and Sandra Fuller provided public comment.

Commission discussed nonconforming standards and use, future Code updates, land usage restrictions, heavy commercial zones, and business notifications.

Chair Roland closed the Public Hearing at 8:40 p.m.

The Commission unanimously agreed to reopen the Public Hearing at 8:40 p.m.

Steve Small provided additional public comment.

Chair Roland closed the Public Hearing at 8:42 p.m.

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.

Vice Chair Stewart moved and Commissioner Walters seconded to

recommend to City Council the adoption of the Co-Living Housing Code Update as recommended by Staff.

MOTION CARRIED UNANIMOUSLY. 7-0

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.

Vice Chair Stewart moved and Commissioner Vanderpol seconded to recommend to City Council the adoption of the 2024 Downtown Subarea Plan Update as recommended by Staff.

MOTION CARRIED. 6-1. Commissioner Berry voted no.

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza shared updates related to the GSA site, the Auburn School District, Woodcrest Ranch, Walnut Lane, and the Critical Area Ordinance Update. Manager Teague shared that the next meeting would be held on January 6, 2026.

Commission discussed the Bridges area, a new Police Department building, the Auburn Justice Center, and the Planning Commission Rules of Procedure.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:51 p.m.

APPROVED this 6th day of January, 2026

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk