



**Planning Commission
Regular Meeting
January 6, 2026 - 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 7:00 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: Assistant Director of Community Development Steven Sturza, Planner II Gabriel Clark, Deputy City Attorney Paul Byrne, 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

No one came forward to speak.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

APPROVAL OF MINUTES

- A. December 2, 2025 Draft Minutes from the Planning Commission Meeting

Vice Chair Stewart moved and Commissioner VanderPol seconded to approve the December 2, 2025, Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

OTHER BUSINESS

- A. **Planning Commission Chair and Vice Chair Selection**

Select Planning Commission Chair and Vice Chair Selection for 2026.

Commissioner VanderPol nominated Judi Roland as Planning Commission Chair. Commissioner Walters seconded the nomination.

MOTION CARRIED UNANIMOUSLY. 7-0

Commissioner VanderPol nominated William Stewart as Vice Chair. Commissioner Walters seconded the nomination.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Rules of Procedure (Byrne)

Planning Commission to review and adopt the 2026 Rules and Procedures and proposed amendments.

Attorney Byrne shared a presentation with the Commission on the proposed updates to the Planning Commission Rules of Procedure, including communication and timelines, powers of the Commission, agenda order, clarity on terms and definitions, public decorum, and amendments.

The Commission discussed alignment with the Revised Code of Washington, Public Hearings, staff presentations, agenda modifications, agenda item order, abstention and recusal, and public decorum.

C. BESS Code Update (Clark)

Planning staff to provide an update to the development of BESS code. Staff will present the identified threshold quantities, zoning districts, and project permit decisions for each tier of BESS.

Planner Clark shared a presentation with the Commission on the BESS Code Update, including project permit decision types, watts and watt-hours, threshold quantities, tiers of energy usage, examples of different BESS types, zoning classifications for residential, commercial, industrial, and special purpose zones, stakeholder conversations, and the next steps in the process.

The Commission discussed Zoning classifications, battery storage size, power grid demands, State requirements, the tier model and its alignment with other jurisdictions, diesel generators, and future plans for the City.

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza shared information on new construction in the City, and confirmed that the next Planning Commission meeting would be held on Tuesday, February 3, 2026.

The Commission discussed construction at the GSA property, the Auburn Golf Course, and flood damage.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:28 p.m.

APPROVED this 3rd day of February, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk