



**Planning Commission
Special Meeting
February 19, 2025 - 7:00 PM
City Hall Council Chambers**

MINUTES

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.

PUBLIC PARTICIPATION

The City of Auburn Planning Commission Meeting was held in person and virtually.

ROLL CALL

Commissioners present: Chair Judi Roland, Vice Chair Kent Sprague, Julie Berry, William Stewart, Aaron Vanderpol, and Lynn Walters.

Staff members present: Planning Services Manager Alexandria Teague, Senior Staff Attorney Taryn Jones, Senior Planner Dinah Reed, and Deputy City Clerk Rebecca Wood-Pollock.

PLEDGE OF ALLEGIANCE

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

AUDIENCE PARTICIPATION

Futurewise provided comments regarding the ZOA24-0005 Supportive Housing Types Text Amendment.

APPROVAL OF MINUTES

- A. January 7, 2025 Draft Minutes from the Regular Planning Commission Meeting

Vice Chair Sprague moved and Commissioner Vanderpol seconded to approve the January 7, 2025 meeting minutes.

MOTION CARRIES UNANIMOUSLY. 6-0

OTHER BUSINESS

- A. **ZOA24-0005 Supportive Housing Types Text Amendment (Teague)**

Staff is proposing to amend Sections 18.46A.070, 18.52.020, 18.31.130, 18.23.030, and 18.07.020 of the Auburn City Code to comply with new state

requirements generally related to supportive housing types.

Manager Teague presented the Commission with an overview of the ZOA24-0005 Supportive Housing Types Text Amendment, including permanent supportive housing, transitional housing, indoor emergency housing and shelters, supplemental standards, homeless encampments hosted by religious organizations, middle housing and critical areas, communal housing occupancy limits, and minimum residential parking requirements.

The Commission discussed costs to tenants of supportive housing, visuals, locations, transitional housing, Auburn City Code, implementation, homeless encampments, time limits, spacing requirements, and communal housing.

B. ZOA24-0003 SEPA Code Update (Reed)

Staff is proposing to update the SEPA code (Chapter 16.06 ACC) to reflect the categorical exemption threshold increases as stated in WAC 197-11-800(d), to use the optional process consistent with WAC 197-11-335, and planned action project review consistent with WAC 197-11-172.

Planner Reed presented the Commission with an overview of the ZOA24-0003 SEPA Code Update, including its background and purpose, a summary of the code changes, categorical exemptions, substantive authority, planned actions, and optional determination of nonsignificance process.

Commission discussed SEPA amendments and the timeline for the process.

Chair Roland confirmed that the next meeting will be held on Tuesday, March 4, 2025.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:06 p.m.

APPROVED this _____ day of _____, 2025.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk