



**Planning Commission
Regular Meeting
February 3, 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, Julie Berry, Aaron Vanderpol, Lynn Walters, and Kirk Hiller. Commissioner Ajay Ganesan arrived at 7:04 p.m. Commissioner William Stewart was excused.

Staff members present: Planning Services Manager Alexandria Teague, Senior Planner Alyssa Tatro, Senior Planner Dinah Reed, 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

No one came forward to speak.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

APPROVAL OF MINUTES

- A. January 6, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Walters moved and Commissioner Vanderpol seconded to approve the January 6, 2026 Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 5-0

OTHER BUSINESS

A. Downtown Design Standards Update and associated Text Amendment (Tatro)

Planning Commission to review the proposed updates to the Downtown Urban Center Design Standards.

Planner Tatro provided the Commission with the Downtown Design Standards Update and associated Text Amendment, including existing zoning districts, an overview of the changes, applicability, a Block Frontage Standards overview, transparency and visibility standards, usable residential recreation space, public plazas, parking lots, garages, and drive access, building massing and articulation, roofline design, building details, blank wall treatments, implications, and the next steps in the process.

The Commission discussed accessibility, transparency standards and advertising, public input, building costs, and existing standards.

B. Citywide Design Review Standards Update and associated Text Amendments (Reed)

Planning Commission to review the proposed updates to the Citywide (formerly Mixed-Use and Multifamily) Design Standards.

Planner Reed provided the Commission with the Citywide Design Review Standards Update and associated Text Amendments, including the purpose for the update, applicable locations, designated areas, Block Frontage Standards, minimum setbacks, mixed block frontages, mixed-use street corner standards, building massing and articulation, and parking.

The Commission discussed current construction, design standard purpose, zoning development standards, public and private spaces, trees and vegetation, transit lines, and affordable housing.

Chair Roland called for a recess at 8:16 p.m.

Chair Roland reconvened the meeting at 8:25 p.m.

C. BESS Code Update (Clark)

Planning Commission to review the proposed development standards for Battery Energy Storage Systems.

Planner Clark provided the Commission with the BESS Code Update, including objectives, the structure of the Supplemental Standards, General Standards, zoning maps, Tier I, Tier II, and Tier III Standards, and the proposed timeline.

The Commission discussed prohibitions, flood plains, noise pollution, electric vehicles, energy capacity, input from the Valley Regional Fire Authority, public input, the timeline, environmental review requirements, the Tier Standards, and necessity.

D. Rules of Procedure (Hein)

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

Attorney Hein presented the Commission with the final proposed version of the updated Planning Commission Rules of Procedure, including the Commission's approved changes and requested changes.

Commissioner Vanderpol moved and Commissioner Walters seconded to adopt the Planning Commission Rules of Procedure as presented.

MOTION CARRIED UNANIMOUSLY. 6-0

COMMUNITY DEVELOPMENT REPORT

Manager Teague shared an update on the GSA site to be a Home Depot lumber sorting site, and that the next meeting is scheduled for March 3, 2026.

The Commission discussed roundabout construction, road safety, and flood damage restoration at the Auburn Golf Course.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:21 p.m.

APPROVED this 3rd day of March, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk