



**City Council  
Study Session  
Finance & Internal Services SFA  
March 9, 2026 - 5:30 PM  
City Hall Council Chambers**

**AGENDA**

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**CALL TO ORDER**

**PUBLIC PARTICIPATION**

- A. The Auburn City Council Study Session Meeting scheduled for Monday, March 9, 2026, at 5:30 p.m. will be held in person and virtually.

Virtual Participation Link:

To view the meeting virtually please click the below link, or call into the meeting at the phone number listed below. The link to the Virtual Meeting is:

<https://www.youtube.com/user/watchauburn/live/?nomobile=1>

To listen to the meeting by phone or Zoom, please call the below number or click the link:

Telephone: 253 215 8782

Toll Free: 877 853 5257

Zoom: <https://us06web.zoom.us/j/86891889617>

**ROLL CALL**

**AGENDA MODIFICATIONS**

**ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS**

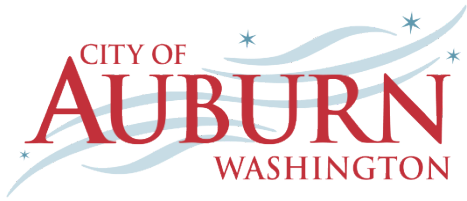
**AGENDA ITEMS FOR COUNCIL DISCUSSION**

- A. 2026 Community Development Look Ahead (Krum) (20 Minutes)

**COUNCIL REPORTS**

**ADJOURNMENT**

Agendas and minutes are available to the public at the City Clerk's Office and on the City website (<http://www.auburnwa.gov>).



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

2026 Community Development Look Ahead (Krum) (20 Minutes)

**Meeting Date:**

March 9, 2026

**Department:**

Community Development

**Attachments:**

Presentation

**Budget Impact:****Administrative Recommendation:**

For discussion only.

**Background for Motion:****Background Summary:**

The Community Development team will provide a brief presentation on some subjects that are anticipated to be brought before City Council for further discussion and action in 2026. Multiple topics will be highlighted via a high-level overview. These items include proposed amendments to Development Regulations, Critical Areas Regulations, Design Standards, Parking Requirements, and updates on the Stuck River Road/Mt. Rainier Vista Subarea Planning update. The intent is to provide general awareness to the City Council. Each item will likely be brought before City Council for more detailed presentation and discussion throughout 2026.

**Councilmember:** Tracy Taylor

**Staff:** Jason Krum

CITY COUNCIL STUDY SESSION

# 2026 COMMUNITY DEVELOPMENT LOOK AHEAD

PRESENTED BY  
ALEXANDRIA TEAGUE, AICP  
STEVE STURZA, PE

MARCH 9, 2026

Department of Community Development  
Planning • Building • Development Engineering • Permit Center  
Economic Development • Code Enforcement

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AUBURN  
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S U S T A I N A B I L I T Y  
W E L L N E S S  
C E L E B R A T I O N

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# CRITICAL AREAS

## Critical Areas

- Required by the GMA
- Best available science
- ECY model ordinance and WDFW comments
- Consultant help for stream buffers

## Proposal Implementation

- Update standards for consistency



# BATTERY ENERGY STORAGE SYSTEMS (BESS)

## What is BESS?

- BESS store energy in rechargeable batteries
- Can provide reliable backup
- Currently unregulated in city code
- Moratorium expires May 2<sup>nd</sup>

## Proposed Implementation

- Create supplemental standards to regulate

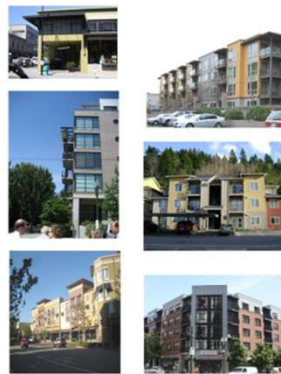


From Renton Case  
Study Presentation

# MULTIFAMILY & MIXED-USE DESIGN STANDARDS

## Multi-Family & Mixed-Use Developments Design Standards

ADOPTED JULY 12, 2010



CITY OF  
**AUBURN**  
WASHINGTON

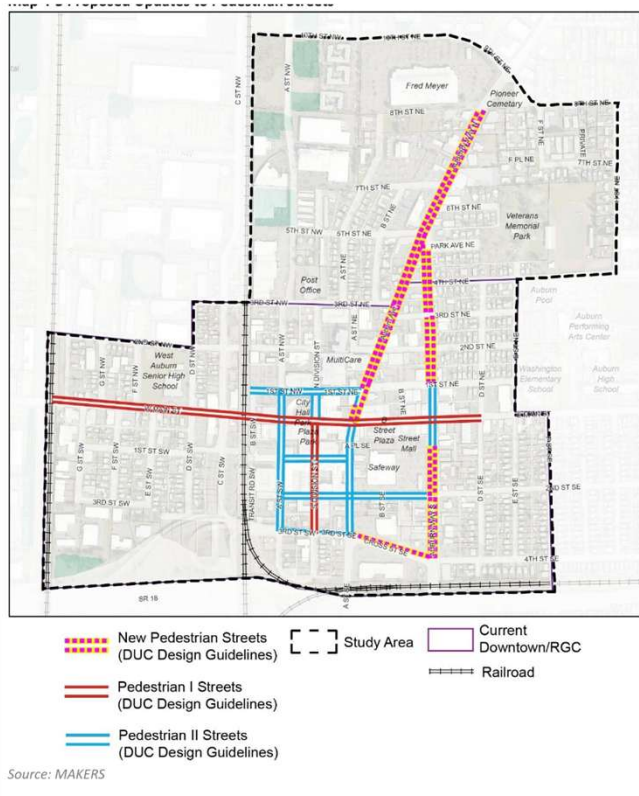
Revision Date: 7/12/10

## Proposed Implementation

- Update per HB 1293
- Storefront vs. landscape frontages
- Expand applicability to include commercial zones
- Clear objectives for the planning and design of development projects

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# DOWNTOWN DESIGN STANDARDS



## Downtown Urban Center City of Auburn Design Standards

ADOPTED 2/12/07;  
AMENDED 4/14/08, 06/9/08, 06/16/09, 05/24/10,  
2/21/17, 2/21/17, 08/16/21;  
REVISION EFFECTIVE 09/20/21

## Proposed Implementation

- Update per HB 1293
- Storefront vs. landscape frontages
- Maintain strong pedestrian on Main Street
- Updated pedestrian streets

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# NONCONFORMING STANDARDS

## What is Non-Conforming?

- Nonconforming uses involves the continued use of a property that, because of subsequent changes in regulations, is no longer an allowable use

## Proposed Implementation

- Allow for more flexibility of expansion
- Allow for rebuilds of more than SFR
- More time before loss of nonconforming status

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# MINIMUM PARKING REQUIREMENTS

## What is required?

- SB 5184 — Minimum Parking Standards
- 0.5 per multifamily unit
- 1 per SFR unit
- 2 per 1,000sf commercial
- 0 for a range of uses

## Proposed Implementation

- Update parking code for compliance



Getty Images

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# CHILDCARE CENTERS

## What is required?

- SB 5509 — Siting of Childcare Centers
- SB 5655 — Childcare Centers in Existing Buildings

## Proposed Implementation

- Update use tables for compliance



MRSC

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# CORNER STORES

## Why allow corner stores?

- A common fixture pre-mid-20<sup>th</sup> century
- Provide community gathering place
- Support walkability
- Allow more small businesses

## Proposed Implementation

- Allow small corner stores in residential zones



Photo credit: City of Seattle. From the October 2024 report, [Updating Seattle's Neighborhood Residential zones](#).

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# DENSITY BONUS WITHIN RESIDENTIAL USES

## Why density bonus?

- HB 1757 – related to residential uses
- Additional housing units
- Cannot impose:
  - Parking, additional permit requirements, architectural design, etc.

## Proposed Implementation

- Update code to accommodate density standard

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# LIVE/WORK & WORK/LIVE

## What is live/work?

- Joint residential and work occupancy
- Allowed in commercial and industrial zone
- Part of mixed use
- Need specific standards

## Proposed Implementation

- Create standards specific standards
- Create a threshold for “secondary”

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# DEVELOPMENT AGREEMENTS

## What is it?

- WAC 365-196-84(22)
- A contract NOT a permit
- Provides assurances
- City may impose requirements
- Hearing required before DA approval

## Proposed Implementation

- Draft code related to development agreements

# ZONING CODE & MAP CLEANUPS

## Why code cleanup?

- Provides general code and map housekeeping
- Cleaning up any:
  - Incorrect citations
  - Unclear standards
  - Parcels with mis-match zoning or land use

## Proposed Implementation

- Update standards as necessary

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# ANNUAL AMENDMENTS

## Annual Amendments

- First adopted in 1995 per GMA
- Annual amendment differ from the periodic update
- Amend only once per year
- Can be initiated by the City and by private parties

## Next Steps

- Accept private initiated amendments –
  - Deadline is June 12, 2026
- Process any city-initiated
- Process school facilities plans and impact fees as necessary

# MULTIFAMILY TAX EXEMPTION



## New State Law

8, 12, and 20-year programs

## Next Steps

- Update City Code to Reflect New State Law
- MFTE and Incentives

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# ECONOMIC DEVELOPMENT



## Proposed Incentive Package

- Growing Local Businesses
- Health & Safety
- Damage Recovery
- Shell Space Recruitment

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# COPPER GATE – DEVELOPMENT AGREEMENT

- **Prior Development Agreement**
  - 2011 – Original (Res. No. 4756)
  - 2019 – Amendment (Res. No. 5442)
- **Next Steps**
  - Potential further Development Agreement Amendment



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# STUCK RIVER RD. / MT. RAINIER VISTA

## ■ Current Status

- Scoping comment period – 45 days
- Two open houses held

## ■ Next Steps

- Draft EIS
- Formal open house for DEIS Comments



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THANK YOU!

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