



**Planning Commission
Regular Meeting
March 3, 2026 - 7:00 PM
City Hall Council Chambers**

MINUTES

CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:03 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.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Commissioners present: Chair Judi Roland, Julie Berry, Aaron Vanderpol, and Lynn Walters. Commissioner Kirk Hiller attended the meeting virtually via Zoom. Commissioners William Stewart and Ajay Ganesan were excused.

Staff members present: Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, Senior Planner Alyssa Tatro, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock. Assistant Director of Community Development Steven Sturza attended the meeting virtually via Zoom.

AGENDA MODIFICATIONS

Business Item #1 (Battery Energy Storage System Code Update) Staff Introduction and Presentation, Public Hearing, and Deliberate and Vote were removed from the agenda.

PUBLIC COMMENT

Public Comment was held after Business Item #2 (Critical Areas Ordinance Update). No one came forward to speak.

APPROVAL OF MINUTES

- A. February 3, 2026 Draft Minutes from the Regular Planning Commission Meeting

The Approval of Minutes item was held after Business Item #2 and Public Comment. Commissioner Berry moved and Commissioner Vanderpol seconded to approve the February 3, 2026, Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 5-0

BUSINESS ITEM #2

A. **Critical Areas Ordinance Update
Staff Introduction/Presentation (Tatro)**

Staff will provide an update on the work being done to update the Critical Areas Ordinance, Chapter 16.10 ACC, specifically regarding stream regulations.

Planner Tatro shared a presentation with the Commission on the Critical Areas Ordinance Update, including its background and purpose, technical analysis findings, water typing, facet recommendations, existing and proposed buffers and maps, vegetative standards, zoning analysis, comparisons to other jurisdictions, a summary of the changes, and the next steps in the process.

The Commission discussed tree height, maps, existing developments, other jurisdictions, standard deviation, site potential tree heights, public outreach, mitigation analysis, buffer maintenance, stream regulation, additional costs, and native vegetation.

BUSINESS ITEM #3

A. **Downtown Design Standards and Code Update
Staff Introduction/Presentation (Tatro)**

Staff will provide an update on the public outreach conducted for the draft Downtown Design Standards and provide an overview of the changes made to Chapter 18.29 ACC.

Planner Tatro shared a presentation with the Commission on the Downtown Design Standards and Code Update, including the recent open house, an overview of the Downtown Subarea Plan Update, zoning maps, an overview of changes, land uses and development examples for different zoning districts, sign and parking standards, growth capacity, regional growth center alignment, and the next steps in the process.

The Commission discussed infill treatment, parking, and development cost reduction.

BUSINESS ITEM #4

A. **Citywide Design Standards and Code Update
Staff Introduction/Presentation (Reed)**

Staff will provide an update on the public outreach conducted for the draft Citywide Design Standards and provide an overview of the associated code updates.

Planner Reed shared a presentation with the Commission on the Citywide Design Standards and Code Update, including its background and purpose, a

summary of the proposed code changes, and discussed the open house that was conducted.

The Commission discussed public response and engagement.

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza shared updates regarding new and ongoing developments within the City, and shared that the next Planning Commission meeting would be held on April 7, 2026. He also addressed that the Battery Energy Storage Systems (BESS) Staff Presentation, Public Hearing, and Deliberate and Vote is rescheduled to that date.

The Commission discussed a roundabout project.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:41 p.m.

APPROVED this 7th day of April, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk