



Planning Commission
Regular Meeting
May 5, 2026 - 7:00 PM
City Hall Council Chambers

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Planning Commission Meeting scheduled for Tuesday, May 5, 2026, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:

<https://us06web.zoom.us/j/86985810812>

Phone one-tap:

+12532050468,,86985810812# US

+12532158782,,86985810812# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

877 853 5257 US Toll Free

888 475 4499 US Toll Free

Webinar ID: 869 8581 0812

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA MODIFICATIONS

PUBLIC COMMENT

APPROVAL OF MINUTES

- A. 04/07/26 Draft Minutes from the Regular Planning Commission Meeting

BUSINESS ITEM #1

- A. **City Clerks OPMA and Parliamentary Procedures Staff Introduction/Presentation (Wood)**
City Clerk to provide an overview of OPMA and Parliamentary Procedures

BUSINESS ITEM #2

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

Staff will present the proposed updates to the Citywide Design Standards and amended code to Planning Commission for a recommendation to City Council.

B. Public Hearing

C. Deliberation and Vote

BUSINESS ITEM #3

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

Staff will present the proposed updates to the Downtown Design Standards and amended code to Planning Commission for a recommendation to City Council.

B. Public Hearing

C. Deliberation and Vote

BUSINESS ITEM #4

**A. Density Bonus for Existing Buildings Code Update
Staff Introduction/Presentation (Goode)**

The City of Auburn is updating the Density Bonus Code for Existing Buildings as required under HB 1757. This update allows for the density bonuses awarded under Auburn City Code 18.02.067 to expand to the Residential Conservancy Zone, the R-1 Residential Zone, and the R-2 Residential Low Zone. Density bonuses awarded under this code section are required to be within existing buildings and shall not expand the square footage of the building or the building footprint.

B. Public Hearing

C. Deliberation and Vote

BUSINESS ITEM #5

**A. Nonconforming Code Update
Staff Introduction/Presentation (Teague)**

Staff to discuss an update to Chapter 18.54 "Nonconforming Structures, Land And Uses".

COMMUNITY DEVELOPMENT REPORT

ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the City Council which must ultimately make the final decision.

