



**Planning Commission
Regular Meeting
June 2, 2026 - 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.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Staff members present: Assistant Director of Community Development Steven Sturza, Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, Planner II Owen Goode, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock.

AGENDA MODIFICATIONS

Business Item #3 was moved to the first item on the agenda after the Approval of Minutes item.

PUBLIC COMMENT

No one came forward to speak.

APPROVAL OF MINUTES

- A. May 5, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Vanderpol moved and Commissioner Walters seconded to approve the May 5, 2026, Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #3

A. Nonconforming Code Update

Staff Introduction/Presentation (Teague)

Staff will present the proposed updates to Chapter 18.54 “Nonconforming Structures, Land and Uses” to Planning Commission for a recommendation to City Council.

Manager Teague shared a presentation with the Commission on the Nonconforming Code Update, including an overview of nonconforming uses, governing standards, and proposed different options for the code changes.

The Commission discussed the different options and code enforcement violations.

B. Public Hearing

Chair Roland opened the Public Hearing at 7:20 p.m.

Matt McGregor and Laura McGregor provided comments.

Chair Roland closed the Public Hearing at 7:28 p.m.

C. Deliberation and Vote

The Commission expressed support for Option 2 and discussed time extensions, penalties, and non-conformance.

Commissioner Berry moved and Vice Chair Stewart seconded to recommend to Council Option 2 of the Nonconforming Code Update as proposed by staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #1

A. Live/Work and Daycare Text Amendment

Staff Introduction/Presentation (Reed)

Staff will provide an update on text amendments to Live/Work regulations and Daycare Center regulations, as required by House Bill 5509.

Planner Reed shared a presentation with the Commission on the Live/Work and Daycare Text Amendments, including their purpose, examples of Live/Work Units, supplemental standards, text amendments for land uses and zoning designations, types of daycare, text amendments for daycare definitions, and the next steps in the process.

The Commission discussed Live/Work Unit configuration, parking requirements, demand for Live/Work spaces, public use purposes, building access, capacity, loft space, daycare definitions, adult care, daycare capacity, State requirements and processes, thresholds, and fire code.

BUSINESS ITEM #2

A. Auburn Gateway Zoning Text Amendment Staff Introduction/Presentation (Goode)

Staff will provide an update on the text amendment to introduce light industrial uses in the C-AG Auburn Gateway Zone.

Planner Goode shared a presentation with the Commission on the Auburn Gateway Zoning Text Amendment, including its background and purpose and a summary of the code changes.

The Commission discussed noise pollution, Light Industrial Use Zones, and flood zones.

COMMUNITY DEVELOPMENT REPORT

Assistant Director shared updates on certificates of occupancy recently issued, the King County Sewer project, the new Cascade Middle School replacement and street improvements, Valley Regional Fire Authority ("VRFA") Station 36 opening, and Stuck River Dr Rainier Vista Environmental Impact Statement to be shared in Fall of 2026. Manager Teague shared that the next meeting would be held on July 7, 2026.

The Commission discussed the local business closures, capital improvement project, and National Night Out.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:30 p.m.

APPROVED this 7th day of July, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk