



**Planning Commission
Regular Meeting
July 7, 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, Julie Berry, Aaron Vanderpol, Lynn Walters, Kirk Hiller, and Adib Altallal. Vice Chair William Stewart was excused.

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

AGENDA MODIFICATIONS

There were no modifications to the agenda.

PUBLIC COMMENT

No one came forward to speak.

APPROVAL OF MINUTES

- A. June 2, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Walters moved and Commissioner Hiller seconded to approve the June 2, 2026 Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEMS

- A. **Auburn Gateway Zoning Text Amendment**

Staff Presentation/Introduction (Goode)

Staff will present the proposed updates to the light industrial uses in the C-AG Auburn Gateway Zone to Planning Commission for a recommendation to City Council.

Planner Goode shared a presentation with the Commission on the Auburn Gateway Zoning Text Amendment, including a background of the project area, the purpose of the Text Amendment, a summary of the Code changes, and provided Staff's recommendation.

The Commission discussed proposed housing units and land use, park orientation, the environmental review process, tenants and occupancy, noise pollution, and the purpose and scope of the Text Amendment.

B. Public Hearing

Chair Roland opened the Public Hearing at 7:21 p.m.

Tyler Litzenberger and Terry Danysh provided comments.

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

C. Deliberation and Vote

The Commission expressed support for the Auburn Gateway Zoning Text Amendment.

Commissioner Walters moved and Commissioner Vanderpol seconded to recommend to Council the Auburn Gateway Zoning Text Amendment as proposed by staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEMS**A. Live/Work and Daycare Text Amendment****Staff Introduction/Presentation (Reed)**

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 Amendment, including the purposes for the updates, examples of new and re-purposed Live/Work units, supplemental standards, an overview of the text amendments, types of daycare, and Staff's recommendation.

The Commission discussed applications for Live/Work units, supplemental

standards enforcement, parking requirements, House Bill 5509, state requirements for daycare occupancy and building code requirements, business licenses, noise regulations, open spaces and zoning, community impacts, and homeowners associations.

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza shared updates on the Cedar Creek Estates property, the new Clary Hyundai new service station, Sound Transit Garage, and shared that the next meeting would be held on August 4, 2026.

The Commission discussed ongoing development projects in the City.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:01 p.m.

APPROVED this 4th day of August, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk