



**Planning Commission
Regular Meeting
August 4, 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. Commissioner Adib Altallal was excused.

Staff members present: Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, 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. July 7, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Walters moved and Commissioner Hiller seconded to approve the July 7, 2026 Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #1

- A. **Daycare Code Update**

Staff Introduction/Presentation (Reed)

Text amendment to Daycare standards to comply with House Bill (HB) 5509, intended to regulate the siting of child care centers as an outright permitted use in all zones except industrial zones and open space zones.

Planner Reed shared a presentation with the Commission on the Daycare Code Update, including its purpose, text amendment changes, and Staff's request.

B. Public Hearing

Chair Roland opened the Public Hearing at 7:07 p.m.

No one came forward to speak.

Chair Roland closed the Public Hearing at 7:08 p.m.

C. Deliberation and Vote

The Commission discussed increases in childcare facilities for the City and expressed support for compliance with Washington State guidelines.

Vice Chair Stewart moved and Commissioner Vanderpol seconded to recommend to City Council the adoption of the the Daycare Code Update as recommended by Staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #2

A. Live/Work Code Update

Staff Introduction/Presentation (Reed)

Text amendment to update the Live/work use and supplemental development standards associated with the use that would set clear and objective standards for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.

Planner Reed shared a presentation with the Commission on the Live/Work Code Update, including its purpose, examples of Live/Work spaces, supplemental standards, an overview of the steps in the application process, text amendments, and Staff's request.

The Commission discussed retired business owners and vacant commercial spaces, parking requirements, and existing Live/Work proposals.

B. Public Hearing

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

No one came forward to speak.

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

C. Deliberation and Vote

The Commission expressed support for the Live/Work Code Update and discussed potential builders, parking, and population density.

Commissioner Walters moved and Commissioner Vanderpol seconded to recommend to City Council the adoption of the Live/Work Code Update as recommended by Staff.

MOTION CARRIED UNANIMOUSLY. 6-0

COMMUNITY DEVELOPMENT REPORT

Manager Teague shared that the Auburn Magazine will have a feature on the Planning Commission in the Fall 2026 edition, and that the next meeting will be scheduled for September 9, 2026, at 6:00 p.m.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:28 p.m.

APPROVED this 9th day of September, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk