



**Planning Commission
Regular Meeting
May 6, 2025 - 7:00 PM
City Hall Council Chambers**

MINUTES

PUBLIC PARTICIPATION

The City of Auburn Planning Commission Meeting was held in person and virtually.

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.

ROLL CALL

Commissioners present: Chair Judi Roland, Vice Chair Sprague, Julie Berry, Lynn Walters, and Kirk Hiller. Commissioner Aaron Vanderpol was excused and Commissioner William Stewart was not excused.

Staff members present: Planning Services Manager Alexandria Teague, Planner II Owen Goode, Senior City Staff Attorney Taryn Jones, and Deputy City Clerk Rebecca Wood-Pollock.

PLEDGE OF ALLEGIANCE

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

AUDIENCE PARTICIPATION

No one came forward to speak.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

APPROVAL OF MINUTES

- A. March 4, 2025 Draft Minutes from the Special Planning Commission Meeting
Vice Chair Sprague moved and Commissioner Walters seconded to approve the March 4, 2025 Special Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 5-0

OTHER BUSINESS

- A. Housing Types and Standards Code Update (Teague)
Text amendment to update Title 18 Zoning to comply with several new Washington State Housing Laws.

Manager Teague shared a presentation with the Commission on the Housing Types and Standards Code Update, including an overview of Shelter, Transitional, Emergency, and Permanent (STEP) supportive housing requirements. She gave an overview of the text amendments to the Title 18 Zoning Code, including new and revised definitions, supplemental standards for residential and commercial zones, land capacity analysis, maps reflecting the Zoning Code updates, the option to add a capacity limitation, and homeless encampments hosted by religious institutions. Planner Goode discussed requirements for a density bonus for religious institution developments, commercial, mixed use, and apartment buildings.

The Commission discussed the number of units allowed in transitional housing, Don's Place, emergency housing and shelters, occupancy levels, potential unit counts, buffers and overlap, International Fire Code standards, homeless encampments, community programs, code enforcement, additions to developments, and capacity limitation buffers.

COMMUNITY DEVELOPMENT REPORT

Manager Teague provided the Commission with a Community Development Report including an update on the Comic Book Store, Auburn parks, and shared that the next meeting would address the downtown sub-area plan as well as the baseline report and the final Environmental Impact Statement for the Commission to review for recommendation to City Council. She shared that the next meeting would be held on June 3, 2025.

Commission discussed the former GSA site and its future purpose.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:42 p.m.

APPROVED this 3rd day of June, 2025.

Judi Roland, Chair

Rebecca Wood-Pollock, Deputy City Clerk

