



**Planning Commission  
Regular Meeting  
June 3, 2025 - 7:00 PM  
City Hall Council Chambers**

**MINUTES**

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**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, Julie Berry, Kent Sprague, William Stewart, Aaron Vanderpol, Lynn Walters, and Kirk Hiller.

Staff members present: Planning Services Manager Alexandria Teague, Director of Community Development Jason Krum, Assistant Director of Community Development Steve Sturza, Director of Human Services Kent Hay, Senior 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. May 6, 2025 Draft Minutes from Regular Planning Commission Meeting

Vice Chair Sprague moved and Commissioner Berry seconded to approve the May 6, 2025 Special Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

## **OTHER BUSINESS**

### **A. Use of Microsoft Surfaces (Krum)**

Discussion regarding the continued use of surfaces.

Director Krum led a discussion with the Commission on whether the Commission was interested in continuing to use their City-issued Microsoft Surfaces. The Commission discussed the possibility of using a secure fileshare server for packet distribution, and agreed to return their Surfaces back to the City.

## **PUBLIC HEARINGS**

### **A. Housing Types and Standards Code Update (Teague)**

Public Hearing for the public testimony and Planning Commission deliberation on the text amendment to update Title 18 Zoning to comply with new Washington State Housing Laws.

Chair Roland opened the Public Hearing at 7:11 p.m.

No one from the public came forward to speak.

Manager Teague provided the Commission with a presentation on the Housing Types and Standards Code Update, including an overview of Shelter, Transitional, Emergency, and Permanent (STEP) Housing, and provided examples of each housing type in Auburn, their requirements, and how they are implemented. She also outlined the STEP Housing Supplemental Standards, the Land Capacity Analysis, housing capacity for each of the housing types, requirements for homeless encampments hosted by religious organizations, density bonuses for different types of developments and housing, middle housing and critical areas, residential parking requirements, and the next steps in the process.

The Commission discussed transitional housing, minimum residential parking requirements, supplemental standards for the City, development stakeholders, density bonuses, and religious institution property leases.

Chair Roland closed the Public Hearing at 8:06 p.m.

The Commission discussed parking requirements and limited land usage, residential housing conversions, assisted living facilities, and legislation changes.

Commissioner Berry moved and Vice Chair Sprague seconded to recommend to City Council the approval of the Housing Types and Standards Code Update, with the exception of changing the minimum housing parking requirement for STEP Housing from 0.53 to 0.

MOTION CARRIES. 5-2. Commissioner Hiller and Commissioner Walters voted no.

**COMMUNITY DEVELOPMENT REPORT**

Director Krum shared an update on the future use of the former GSA site and shared that the new pickleball facility is scheduled to open in July, as well as the development of a new processing facility nearby. Assistant Director Sturza shared an update on the Auburn Ave Theater and an update on the parking garage located at A St NW and 1st St NW.

Manager Teague shared that the next Planning Commission Meeting would be held on July 8, 2025 and provided an overview of the anticipated discussion items for other meetings scheduled for later in the year.

The Commission discussed the schedule for upcoming hearings and an update on the Battery Energy Storage Systems (BESS) usage in the City.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:28 p.m.

APPROVED this 8<sup>th</sup> day of July, 2025

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JUDI ROLAND, CHAIR

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Rebecca Wood-Pollock, Deputy City Clerk