



**Planning Commission Meeting
October 23, 2024 - 6:30 PM
Special Meeting - City Hall Council
Chambers
MINUTES**

I. PUBLIC PARTICIPATION

A. Public Participation Information

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

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 6:30 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Julie Berry, Kent Sprague, William Stewart, and Lynn Walters. Aaron Vanderpol arrived at 6:32 p.m.

Staff members present: Planning Services Manager Alexandria Teague, Planner Gabriel Clark, Senior Planner Alyssa Tatro, Senior City Staff Attorney Taryn Jones, Deputy City Clerk Hannah Scholl, and Acting Deputy City Clerk Gerri Blackwell.

B. PLEDGE OF ALLEGIANCE

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

III. PUBLIC COMMENT

No one came forward to speak.

IV. APPROVAL OF MINUTES

A. September 17, 2024 Minutes from the Planning Commission Meeting

Vice Chair Stephens moved and Commissioner Walters seconded to approve the September 17, 2024 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 7 - 0

V. PUBLIC HEARINGS

A. Annual Amendments (Clark)

Staff to present annual amendments to the Comprehensive Plan. Planning Commission deliberation and action on the annual amendments.

Chair Roland opened the Public Hearing at 6:34 p.m.

Planner Clark provided the Commission with a presentation on the 2024 Comprehensive Plan Annual Amendments including the purpose of the Plan and amendments, City initiated amendments, and private initiated amendments. He discussed the School Capital Facility Plans including the Auburn, Dieringer, Federal Way, and Kent School Districts, the City of Auburn Capital Facilities Plan Update including budget, and next steps.

In-Person Comments:

Jeffrey Gross, Auburn School District, Auburn WA

Jeffrey discussed the Capital Facilities Plan, Impact Fees, building new schools, amount of enrolled students, amount of space available, need for additional space, and the potential new middle school and location.

Commissioners discussed School District boundary lines.

Planner Clark provided the Commission with a presentation on the 2024 School Impact Fees including the four districts within City Limits, operations and projected growth for the Auburn, Dieringer, Federal Way, and Kent School Districts, Single Family fees, and Multi-Family fees.

Chair Roland closed the Public Hearing at 6:58 p.m.

Vice Chair Stephens moved and Commissioner Sprague seconded to recommend approval to the City Council of Staff recommendation Version 2 at the December 2, 2024 City Council Meeting.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Proposed Amendments to Title 18 (Teague)

Planning Commission deliberation and action on the proposed changes to Title 18 Zoning, and Title 17 to implement the Periodic Comprehensive Plan Update.

Chair Roland opened the Public Hearing at 7:02 p.m.

Manager Teague provided a brief summary of the proposed Amendments to Title 18 including key changes, implementation process, residential zones, lot layouts, yield of lots and units.

No one came forward to speak.

Commissioners discussed mobile home communities, density zoning,

square footage of housing, middle housing, lot sizes, short plats, lot layouts, and subdivisions.

Vice Chair Stephens moved and Commissioner Sprague seconded to recommend seven dwellings per acre, option B, as outlined.

MOTION CARRIED 6-1. Commissioner Berry voted no.

Manager Teague discussed key changes to the Middle Housing Standards, Accessory Dwelling Units (ADUs) development standards, Downtown Urban Center (DUC) District maps, landscaping and screening zones, off-street parking and loading, new definitions in Auburn City Code (ACC) 17.04, unit lot subdivisions, and staff recommendations.

Commissioners discussed Middle Housing and ADU Grants, parking dimension requirements, definitions updates, manufactured homes, next steps, and the next meeting dates.

Chair Roland closed the Public Hearing at 7:53 p.m.

Commissioner Stewart moved and Commissioner Sprague seconded to accept staff recommendation Version Two as outlined.

MOTION CARRIED UNANIMOUSLY. 7-0

VI. ADJOURNMENT

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

APPROVED this 3rd day of December, 2024.

JUDI ROLAND, CHAIR

Gerri Blackwell, Acting Deputy City Clerk

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.