



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
April 8, 2025, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chair Morgan called the meeting to order at 6:00 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Jeff Todd
Commissioner Grifan Cayce via Zoom
Commissioner Pam McCain
Commissioner Wynstan Larsen joined at 6:04 p.m. via Zoom
Chair/Commissioner Carol Morgan
Commissioner Heather Asante

Staff: Interim Community Development Director, Andrew Williamson
Senior Planner, Jill Kuzaro
Public Works Director, Scott Hanis
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

Chair Morgan welcomed new Commissioner Heather Asante.

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of March 11, 2025.

There were no changes to the March 11, 2025 minutes and they were approved as presented.

PUBLIC COMMENT –

Kristen Bryant from Bellevue spoke to Commissioners.
Dave Klute from Black Diamond spoke to Commissioners.
Geoff Bowie from Black Diamond spoke to Commissioners.
Gary Jones from Black Diamond spoke to Commissioners.
Susan Harvey from Ravensdale spoke to the Commissioners.
Sherry Jones from Black Diamond spoke to the Commissioners.

PUBLIC HEARING –

2) 2024 – 2044 Comprehensive Plan Periodic Update

Chair Morgan reviewed the rules and process of the Public Hearing. She then opened the Public Hearing at 6:22 p.m. and turned it over to Interim Director Williamson. He welcomed several people who have helped contribute to the Comprehensive Plan. Those individuals were Wayne Carlson from AHBL, Alex Atchison and Austin Fisher from Parametrix, and Jill Kuzaro and Scott Hanis from the City of Black Diamond.

The Interim Director starting by stating there may need to be additional meetings regarding the Comprehensive Plan if needed and those meetings would take place on April 22nd and April 29th and they would be for deliberating/decision making. He then turned the meeting over to Wayne from AHBL who gave a brief PowerPoint presentation with the highlights as follows:

- Planning Commission Meetings and Review the Elements
- Initial “Community Comment” Draft
- Public Input
- SEPA Determination
- Planning Commission Briefing – 3/4/25
- Public Hearing Draft – Latest Version
- Planning Commission Public Hearing Draft
- Next Steps
 - Anticipated Timeline

The Interim Director asked the Commissioners to make a recommendation by the April 29th meeting if at all possible so the timeline for the Comp Plan can stay on schedule.

Extensive back and forth discussion took place between the Commissioners, Interim Director Williamson and Mr. Carlson.

Chair Morgan opened the public hearing to the public at 6:46 and stated that she would read off the names for those who put their name on the sign in sheet.

1. Dawn Judkins, Fire Chief with Mountain View Fire Department – Chief Judkins explained specific details about their fire department, what they do, and what it takes to run it. She reported about the current Interlocal Agreement (ILA) that they currently have with the City of Black Diamond which was negotiated in 2022 and expires in 2027. She finished by sharing what service levels are.

2. Gary Kohl from Black Diamond stated he received his utility bill along with the most recent newsletter and was surprised by officials speaking of a surplus fund but there were no details included which he would like to see. He went on to say that the city is not collecting any money from Oakpointe. He has also heard that Oakpointe will give the city \$10 million for a new City Hall but the city would need to come up with approximately \$25 million dollars and he's not sure where that money would come from. He also stated that developers want to grow way too quickly. He read from the Friends of Black Diamond literature and reiterated items that they wrote about. He also has major issues with the current FLUM map.
3. Dave Klugh from Black Diamond was concerned about the lack of planning for natural disasters and especially Mt. Rainier. He suggested getting volunteers together in preparation in case something was to happen.
4. Susan Harvey from Black Diamond reviewed the various groups that she belongs to in the Black Diamond/Maple Valley/Enumclaw area and there will be discussions with those groups regarding transportation issues in the area. She concluded by suggesting not count on projected money, only guaranteed money.
5. Renee Mix of Black Diamond stated the Friends of Black Diamond went through the issues they have with the Comp. Plan in the literature they are handing out tonight. She has issues with EMS, lack of peaceful country living, and the city mismanaging the citizens money.
6. Bill Bryant of Black Diamond shared his concerns about the pass-through traffic and the quality of life, keeping the small town feel. He suggested building bypass roads such as the Pipeline Rd.
7. Kristen Bryant of Bellevue who belongs to the Friends of Black Diamond. She is concerned about the FLUM map and what it lacks. She also spoke on the number of homes for growth ie: 4,500+. And she concluded by saying the developer, Oakpointe, is not following the agreement and needs to be held accountable.
8. Debbie Page City of Black Diamond Councilmember came to listen to public comments prior to the Council's Public Hearing. She wanted to clarify from economic development A1-5 (had questions on what is missing). She also spoke on the surplus of land. Councilmember Page shared with staff to make sure all public comments get included and read. She concluded with a question for staff and wondering how much input from stakeholders is being used when creating the Comp Plan and making decisions.
9. Chris Krohl – no response when called.
10. Bonnie Scott from Black Diamond was confused on the discussions of 8,000 homes being built when the numbers were lower years ago when the development was planned. She felt that Oakpointe needed to contribute to transportation and all the things that they promised. She is also a wildlife advocate and is saddened by them being displaced.
11. Geoff Bowie from Black Diamond shared his feelings that the Commission isn't ready to deliberate and decide; he feels there are many more

discussions that need to take place before that. He spoke about development rights and reviewed his handout of "In City Forest" and East Annexation Area". He finished by sharing his concerns about the Lawson Hills Development and SE Connector.

12. Name was illegible on signup sheet.
13. Molly Riut – no response when called.
14. Nanette Stocks from Black Diamond is concerned that when this MPD started 20 – 30 years ago, there was discussion of 1,000 homes and now it's 6,000. She shared how much work had to be done when they were building her church. All the required items such as new turn lanes, widening of road, etc. had to be done *before*, not after the fact. She was in favor of holding Oakpointe accountable for everything they had promised and is in support of everything Friends of Black Diamond is proposing. She reported on transportation issues and wants more information from the transportation consultant. She finished by saying she's also concerned about the water.
15. Angie Fettig from Black Diamond stated that the developer needs to be held accountable to manage growth. She shared a story about a gentleman in her neighborhood who needed emergency help, and the response time was 12 minutes. She found out later that he had passed away. She's also upset that there is a new fire station on Lawson that's sitting empty, and the city cannot afford to buy equipment for it or even staff it. Ms. Fettig shared information regarding the number of firefighters which would be needed to Frustration was shown by the roundabout on Highway 169 which is still unfinished and that there is a common denominator that the developer is not being held accountable for the things that they promised the city. Ms. Fettig concluded by requesting a change to page 151 of the Draft Plan in the Capital Facilities Element under the "Goal for Fire and Medical Services" CFU7.1 which talks about level of coverage.
16. Ray Fry of Unincorporated King County had a request to change the FLUM map. There is a 5-acre parcel adjacent to Ten Trails parcels off of the Green Valley Road and he gave an explanation as to why.
17. Cathy McKinney Commissioner for Mountain View Fire Department. Commissioner McKinney gave an explanation about why annexation would be a good option for the City of Black Diamond. She also explained about the Capital Facilities Plan.
18. Sam Pace from Bellevue represents the King County Realtors Association. He explained the need for more housing, both rental and owned homes. He spoke about the 6/30/25 deadline for the City of Black Diamond to update the development agreement. He gave a high-level explanation of his concerns.
19. Gary Jones from Black Diamond had a concern about who the city is working for, the citizens or the developer? He's frustrated that the developers just want to continue building.
20. Jim Burkley from Black Diamond gave appreciation to Councilmembers and Commissioners for all their hard work. He shared his concerns about how the

plans from 25 – 30 years ago are now different. He feels the City Council is more favorable to the developers and not standing up for the citizens and what they want. He shared a short story about his experience with this exact same thing.

Chair Morgan asked repeatedly if there were any others who wanted to speak during the Public Hearing and hearing none, she closed the Public Hearing at 8:05 p.m.

Extensive back and forth discussions took place between Commissioners, Interim Director Williamson, and Wayne Carlson from AHBL.

Chair Morgan asked the staff to go back, and revisit sections based on comments heard tonight and those in writing. Accountability has been communicated numerous times and there needs to be transparency.

Additional robust discussions continued between the Commissioners, Interim Director Williamson, and Mr. Carlson.

At 8:36 p.m., Commissioner Asante left the meeting.

The discussions continued and Mr. Williamson announced that this meeting would continue in two weeks on Tuesday, April 22nd at a Special Meeting since it's not a regularly scheduled meeting. This meeting will be to deliberate and possibly make a recommendation for the City Council.

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS - None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Interim Director Williamson reported on the following topics:

- Currently, there are approximately 78 permits in the queue to be processed.
- There are other plats/developments in the works right now beside Oakpointe.
- He announced that Tony Clifton, the city's building official, is retiring this Friday, 4/11/25.

PUBLIC COMMENTS –

Sam Page from Bellevue spoke to Commissioners.

Kristen Bryant from Bellevue spoke to the Commissioners.

Brian Gerdowski from Enumclaw spoke to the Commissioners.

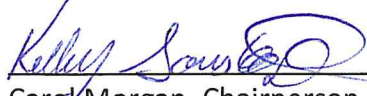
Gary Kohl from Black Diamond spoke to Commissioners.

ADJOURNMENT -

Commissioner McCain moved to adjourn, **second** Commissioner Sauskojus **Vote**, motion **passed 6 - 0**. Meeting adjourned at 9:03 p.m.

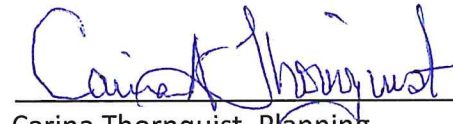
These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:



Carol Morgan, Chairperson

For Carol MORGAN



Carina Thornquist, Planning
Commission Secretary