



CITY OF BLACK DIAMOND PLANNING COMMISSION AGENDA

June 10, 2025

Council Chambers, 25510 Lawson St., Black Diamond

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:

<https://blackdiamondwa-gov.zoom.us/j/81586478615?pwd=zLWnd5AOIjcjolk8jJQ5NQ3bYz6dbh.1>

Meeting ID: 815 8647 8615

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 815 8647 8615

Password: 810826

6:00 P.M. - CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

APPROVAL OF MINUTES:

- 1) Regular Meeting May 6, 2025 and Special Meeting May 13, 2025

PUBLIC COMMENTS: Persons wishing to address the Planning Commission regarding items of new business are encouraged to do so at this time. Please use the "raise your hand" feature and once recognized by the Chair, you may unmute and state your name and city for the record. Please limit your comments to 3 minutes. For those dialing in, please press *9 to raise your hand and *6 to unmute yourself.

PUBLIC HEARINGS: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 2) Upcoming Work Plan

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



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

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Vice Chair Sauskojus called the meeting to order at 5:59 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Jeff Todd joined the meeting at 6:28 p.m.
Commissioner Grifan Cayce
Commissioner Pam McCain
Commissioner Heather Asante

Excused: Chair/Commissioner Carol Morgan
Commissioner Wynstan Larsen

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

Guest: Alex Atkinson, Parametrix, Traffic Engineer
Austin Fisher, Parametrix, Vice-President
Wayne Carlson, AHBL Principal

APPROVAL OF MINUTES:

- 1) Regular Planning Commission Meeting of April 8, 2025 and Special Meeting of April 22, 2025.

There were no changes to the April 8, 2025 or April 22, 2025 minutes and they were approved as presented.

PUBLIC COMMENT –

Kristen Bryant from Bellevue spoke to Commissioners.
Geoff Bowie from Black Diamond spoke to Commissioners.
Alan Gangle from Black Diamond spoke to Commissioners.
Joe Reardon from Black Diamond spoke to Commissioners.
Tim Walsh from Black Diamond spoke to Commissioners.
Gary Jones from Black Diamond spoke to Commissioners.

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS -

2) Comprehensive Plan Periodic Update 2024 – 2044

Interim Director Williamson had recommended that the Commission review one or two sections of the Comp Plan a bit more in depth instead of trying to review smaller portions of the entire thing. Mr. Williamson reported that tonight they would be reviewing Transportation and Emergency Services, and at the Special Meeting on May 13th, they would cover middle housing. Mr. Williamson proceeded to introduce the staff from Parametrix who would be speaking this evening and answering any transportation questions the Commissioners may have.

An extensive back and forth question-and-answer period between the Planning Commissioners, Parametrix staff, Director Williamson, and Attorney Linehan took place regarding primarily transportation. Highlights of the discussion were:

- Concurrency tracker
- Pipeline Rd.

At 6:28, Commissioner Todd joined the meeting in person.

Discussion continued amongst the Planning Commissioners, Director Williamson, and Parametrix staff. Topics of discussion were:

- MPD behind schedule & a timeline
- SE Loop Connector
- 288th & Hwy 169

Once the Commissioners seemed to have all of their questions answered on transportation, they switched gears and discussed topics regarding Fire and Emergency Services. Mr. Williamson reported that Mountain View Fire and Rescue is having a joint work session meeting with the City Council on May 8th.

A lengthy discussion took place between the Commissioners, Director Williamson, and Attorney Linehan regarding the following fire and emergency topics:

- Staffing issues
- Financial model (City Council)
- Fire Impact Fees (Dedicated Fund)
- Funding 6 firefighters per shift
- Six-minute roll-out time
- Mutual aid
- SEPA

Following the Fire and EMS component, Director Williamson took a pulse to see if anyone wanted to continue with Land Use or save that for the May 13th meeting. The group felt it would be best to stick with the schedule. One decision was made to include the small piece of property located off the Green Valley Rd. in with Ten Trails zoning overlay; changing to orange. The owner of the property proposed this at the Public Hearing held during the April meeting and the Commissioners agreed. No motion was needed.

NEW BUSINESS - None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

- Several businesses in the MPD is in the works (Safeway, Chevron, McDonalds and Key Bank).
- There is a plat going in next to the MPD which is 24 lots.
- Sawyer Landing townhomes are going to be going in next to the library with access off of Morgan .
- There's a possibility that something may be done in the near future with the 30 acres located on the west side of Hwy. 169.
- Two plats in June; age qualified and multifamily.
- Senior modulars going in across the street from the Post Office.
- A grant was received to plan Ginder Creek Park, playground, and parking lot.

PUBLIC COMMENTS:

Alan Gangle of Black Diamond spoke to the Commissioners.

Dawn Judkins of unincorporated King County spoke to the Commissioners.

ADJOURNMENT -

Commissioner McCain moved to adjourn, **second** Commissioner Cayce **Vote**, motion **passed 5 - 0**. Meeting adjourned at 8:30 p.m.

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

ATTEST:

Kelly Sauskojus, Vice-Chairperson

Carina Thornquist, Planning
Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
May 13, 2025, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Kelley Sauskojus
Commissioner Jeff Todd – entered the meeting at 6:42 p.m.
Commissioner Grifan Cayce
Commissioner Pam McCain
Position #5 - Vacant
Commissioner Heather Asante

Excused: Chair/Commissioner Carol Morgan

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

Guests: Wayne Carlson, AHBL
Nicole Stickney, AHBL

PUBLIC COMMENT –

Kristen Bryant from Bellevue spoke to Commissioners.

PUBLIC HEARING - None

STUDY/WORK SESSION – None

Prior to unfinished business, Andy Williamson reported that Commissioner Wynsten Larsen resigned from the Planning Commission since they will be moving out of area.

UNFINISHED BUSINESS -

1) 2024 – 2044 Comprehensive Plan Periodic Update

Vice Chair Sauskojus turned the meeting over to Interim Director Williamson who gave introductions of guests who are attending tonight. He introduced Wayne Carlson and Nicole Stickney from AHBL who will be sharing information on the housing element. Also, he introduced David Linehan from Madrona Law who is the attorney representing the city. Interim Director Williamson explained what would be covered tonight and what the expectations are for the Commission. The highlights of items that were covered were:

- Explanation of the color changes on the maps to differentiate between each section more clearly.
- AHBL passed out an ERRATA sheet which Mr. Carlson and Ms. Stickney went through item by item and gave explanations.
- There was a suggestion to put in the newsletter a “blurb” or QR code for citizens which would suggest “go here for more info on city projects” which received much acceptance by the Commissioners.

Extensive back-and-forth discussion between the Commissioners, Interim Director Williamson, Mr. Carlson, Ms. Stickney and Attorney Linehan took place.

Further main points that were discussed:

- Land Use Element.
- Purchase of the in-city forest land is complete.
- Housing Element.
- Housing targets, forecasts and capacity.
- Table 6.6 referencing emergency housing.

Commissioner Todd entered the meeting at 6:42 p.m.

- Transportation Element.
- Capital Facilities.
- Population and demographics.
- Other facilities.
- Travel forecasting.

There was an abundance of back-and-forth discussion between the Commissioners, Interim Director Williamson, Mr. Carlson, Ms. Stickney and Attorney Linehan.

Commissioner McCain made a **motion** to move the Comprehensive Plan along with the maps and Errata sheets to City Council for approval. **No second. Motion dies and Failed.**

Commissioner Asante made a **motion** to adjourn the meeting and come back when more information can be provided by staff and come back for a meeting in two weeks on Tuesday, May 27, 2025. With further clarification of what information is requested, staff shall provide all the Commissioners with new, larger, colored 2019 FLUM and Zoning Map along with the revised Comprehensive Plan which includes the ERRATA sheets in place. **Seconded** by Commissioner Todd. **Vote. 4 – 1 (McCain). Passed.** Meeting adjourned at 8:05 p.m.

NEW BUSINESS - None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT - None

PUBLIC COMMENTS - None

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

ATTEST:

Kelly Sauskojus, Vice Chairperson

Carina Thornquist, Planning
Commission Secretary