



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
August 12, 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 June 10, 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:

UNFINISHED BUSINESS:

NEW BUSINESS:

- 2) Oakpointe Presentation – Proposed SE Connector Alternate

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
June 10, 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
Commissioner Pam McCain
Chair/Commissioner Carol Morgan
Vacant
Commissioner Heather Asante

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

Guests:

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of May 6, 2025.

There were no changes to the May 6, 2025 minutes and they were approved as presented.

Special Planning Commission Meeting of May 13, 2025.

There were no changes to the May 13, 2025 minutes and they were approved as presented.

PUBLIC COMMENT - None

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS – None

NEW BUSINESS -

2) Upcoming Work Plan

Now since the Comprehensive Plan has been given back to the City Council to work on, Interim Community Development Director Williamson reviewed where things are currently. In addition, he also reported on Middle Housing. The following dates are when City Council will be addressing the Comp Plan:

- 6/12 City Council Work Session
- 6/26 City Council Meeting (Public Hearing)

Extensive back and forth discussion took place between the Commissioners and Mr. Williamson.

It was proposed by Director Williamson that the July meeting is cancelled and the Planning Commissioners agreed to reconvene in August.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Interim Director Williamson reported on the following topics:

- Over 100 permits in the que
- 2 Final Plats in MPD
- Update on permits for Safeway, Chevron, Keybank
- Additional plats in the city
- Trying to fill openings in the Community Development Department
- Update on Wendy's and the parcels involved
- Update on timeline for the 2nd roundabout on Hwy 169

PUBLIC COMMENTS –

Kristen Bryant from Bellevue spoke to the Commissioners.

ADJOURNMENT -

Commissioner Asante moved to adjourn, **second** Commissioner McCain **Vote**, motion **passed 5 - 0**. Meeting adjourned at 7:08 p.m.

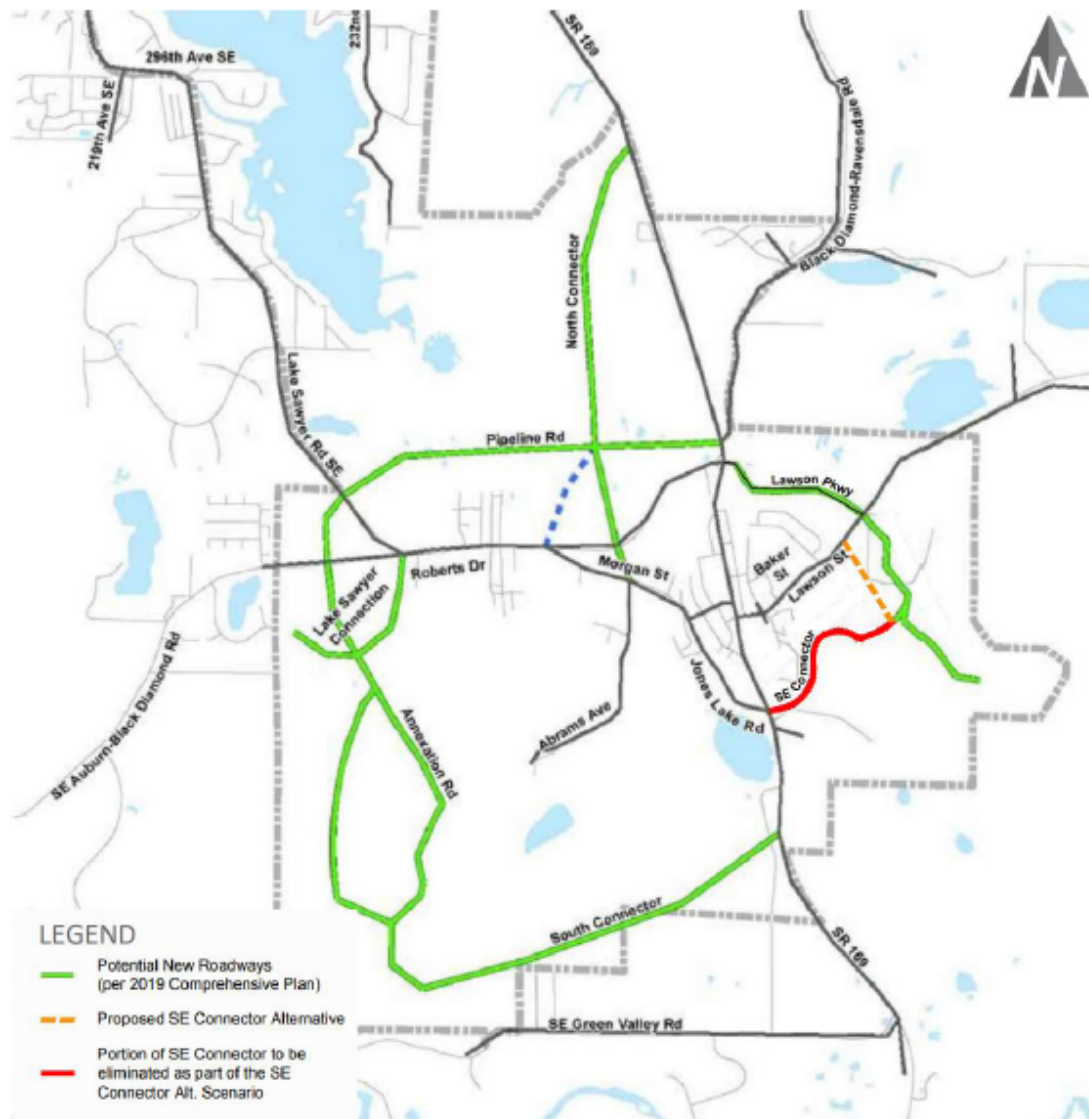
These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:

Carol Morgan, Chairperson

Carina Thornquist, Planning
Commission Secretary

DRAFT



(Base Map Source: City of Black Diamond 2019 Comp Plan, Figure 7-4)

Figure 1. Proposed SE Connector Alternate

Table 3. Traffic Analysis Summary – SE Connector Alternate (with Mitigation Measures)

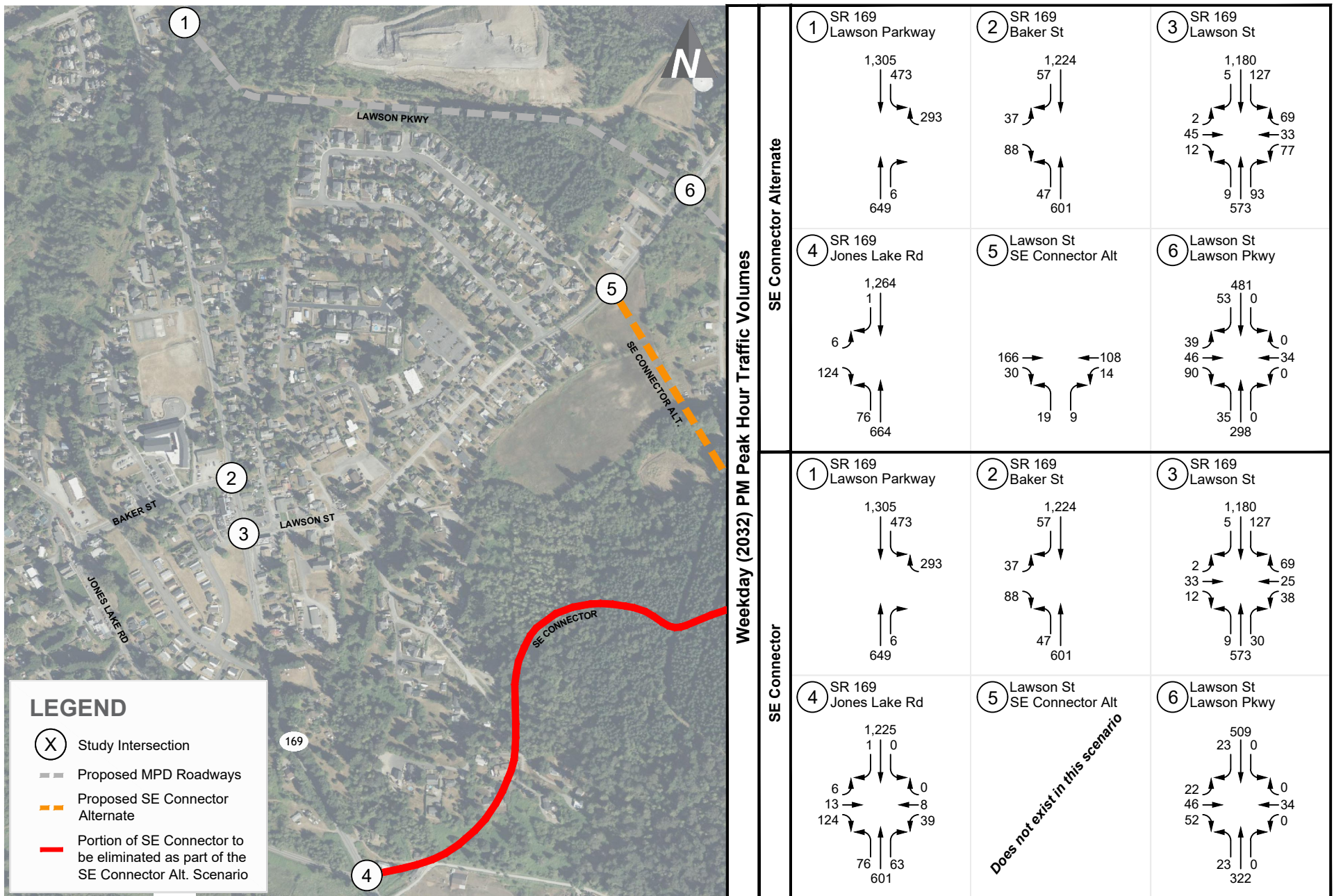
Intersection	Mitigation	LOS Standard	With SE Connector			With SE Connector Alt.		
			LOS ¹	Delay ²	WM ³ /VC ⁴	LOS	Delay	WM
1. SR 169/Lawson Pkwy	<i>n/a</i>	D	D	30.2	WB	C	30.2	WB
2. SR 169/Baker St	Install Traffic Signal	D	C	20.4	-	C	20.4	-
	Roundabout	D	D	43		D	51	
3. SR 169/Lawson St	Install Traffic Signal	D	A	7.5	-	A	9.9	-
	TWSC w/ Turn Restrictions	D	D	28		D	29	EB
4. SR 169/Jones Lake Rd (SE Connector)	Install Traffic Signal	D	B	17.4	-	B	18.8	-
5. Lawson St/SE Connector Alt.	<i>n/a</i>	C	<i>Does not exist</i>			B	10.6	NB
6. Lawson St/Lawson Pkwy	Install Traffic Signal	C	A	6.3	-	B	8.2	-

Source: HCM 7th Edition

1. Level of service (A – F) as defined by the Highway Capacity Manual (HCM) 7th Edition, Transportation Research Board

2. Average delay per vehicle in seconds

3. Worst movement (WM) reported for two-way stop sign traffic control



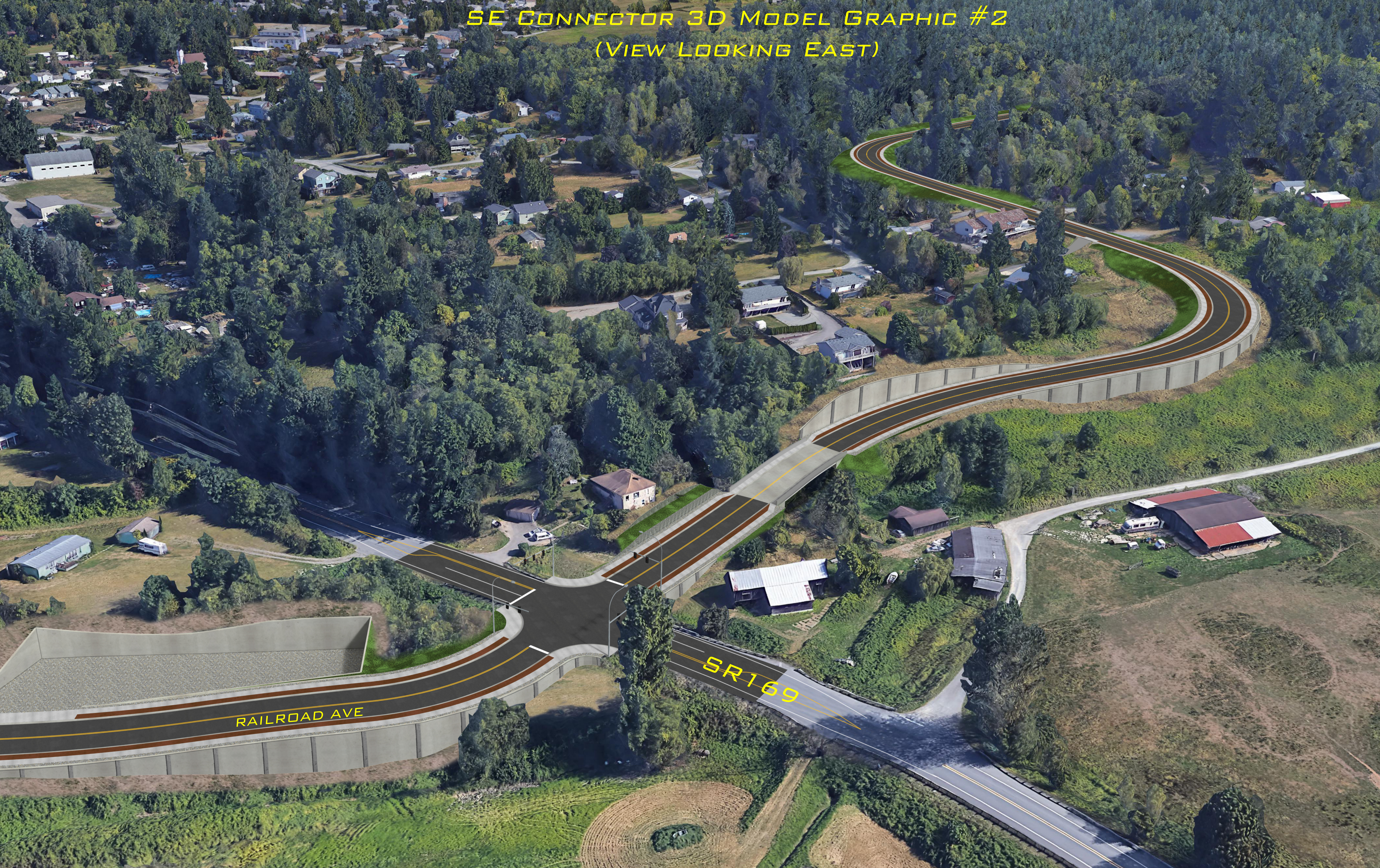
2032 PM Peak Hour Traffic Volumes

SE Connector Alternate – Traffic Operations Analysis

FIGURE

2

SE CONNECTOR 3D MODEL GRAPHIC #2
(VIEW LOOKING EAST)





SOUTH EAST CONNECTOR PLAN - AERIAL

OAKPOINTE
LAWSON HILLS
CONCEPTUAL PLAN

CITY OF BLACK DIAMOND

REVISED BY:		DATE:	
NO.	DATE	REVISION	BY CK
1	10/10/2018	1	

CONCEPTUAL
NOT FOR
CONSTRUCTION

STAMP NOT VALID
UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: ---
SCALE: HORIZ.: --- VERT.: ---

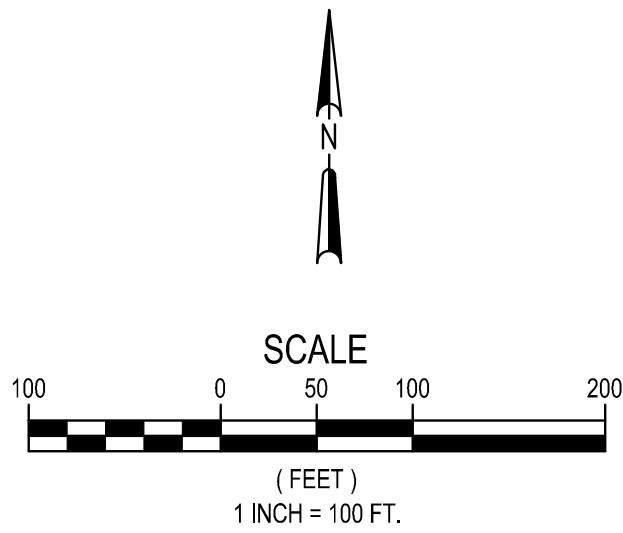
PROJECT NO.
OAKPCBDP6001

SHEET NO.

F 6



Plot Date: 4/23/2025 6:14 PM
Save Date: 4/23/2025 5:59 PM
By: Lucas Zirci
File: P:\OAKPCBDP6007\040\CAD\EXHIBITS\Master Plan\Roadway\SE Connector\Alternate Plan.dwg



SECONDARY ACCESS ALTERNATE PLAN - AERIAL

OAKPOINTE
LAWSON HILLS
CONCEPTUAL PLAN

WASHINGTON

BLACK DIAMOND

REVIEWED BY: DATE: BY: CK

NO. DATE REVISION

DESIGNED: AS

CONCEPTUAL
NOT FOR
CONSTRUCTION

STAMP NOT VALID
UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: ---

SCALE: HORIZ.: --- VERT.: ---

PROJECT NO.
OAKPCBDP6007

SHEET NO.

3

OF 3



Lawson Street, Looking SW at 6th Avenue



Lawson Street, Looking SW between 6th Avenue and Newcastle Drive



Lawson Street, Looking SW at Botts Drive