



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
August 12, 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
Commissioner Tommy Paramo
Commissioner Heather Asante (arrived at 6:02 pm)

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

Guests: Oakpointe Legal Counsel, Nancy Rogers

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of June 10, 2025.

There were no changes to the June 10, 2025 minutes and they were approved as presented.

PUBLIC COMMENT –

Kristen Bryant from Bellevue, spoke to the Commissioners
Geoff Bowie from Black Diamond, spoke to the Commissioners

PUBLIC HEARING - None
STUDY/WORK SESSION - None
UNFINISHED BUSINESS - None

NEW BUSINESS -

1) Presentation by Oakpointe regarding SE Alternative Loop Connector

Director Williamson went over the Black Diamond Code and the steps required; public information meeting with the citizens and speaking to the Planning Commission prior to applying to Community Development Department. Following those steps, the city staff will step in and do the work required by them once the application is turned in. Next, there will be a Public Hearing in front of the Hearing Examiner who will write a formal recommendation to the City Council. He finished by stating that they will have a Public Hearing and Council will make the final decision.

Mr. Williamson then turned the meeting over to Nancy Rogers, legal counsel for Oakpointe. She started by reviewing the 2009/2010 Lawson Hills MPD permitting process. Ms. Rogers then moved on to discussing the SE Connector and the SE Connector Alternative. Ms. Rogers briefly covered the process they need to abide by prior to applying with the city which is mandated by the municipal code which Director Williamson previously spoke about. She reviewed a slide presentation which showed different maps of the proposed roadways.

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

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Interim Director Williamson reported on the following topics:

- The staff is extremely busy working on approximately 150 permits.
- Safeway could be getting their building permit shortly and Wendy's should be opening this Friday.
- A lot of people are looking at land to develop in Black Diamond; the small building across from City Hall has sold.
- Comp Plan comments have come in with 279 of additional comments. City Council gave Director Williamson 45 days to respond to each of the comments.
- Staff is working additional hours since there are 4 spots vacant but they are trying to keep some work-home life balance to avoid burnout.

PUBLIC COMMENTS –

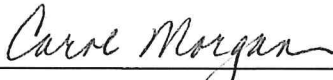
Mario Sorci from Black Diamond spoke to the Commissioners.
Geoff Bowie from Black Diamond spoke to the Commissioners.
Kristen Bryant from Bellevue spoke to the Commissioners.

ADJOURNMENT -

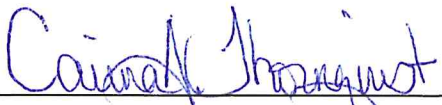
Commissioner McCain made a motion to adjourn. Chair Morgan called for a Vote with Yes (7) and No (0). **Passed.** Meeting adjourned at 7:18 p.m.

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

ATTEST:



Carol Morgan, Chairperson



Carina Thornquist, Planning
Commission Secretary