



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
September 9, 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 Tommy Paramo  
Chair/Commissioner Carol Morgan  
Commissioner Heather Asante
- Excused:** Commissioner Pam McCain
- 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

**APPROVAL OF MINUTES:**

- 1) Regular Planning Commission Meeting of August 12, 2025.

There were no changes to the August 12, 2025 minutes and they were approved as presented.

**PUBLIC COMMENT – None**

**PUBLIC HEARING –**

- 2) Utility Undergrounding Requirements in the Gateway Corridor District

Chair Morgan reviewed the rules and process of the Public Hearing. She then opened the Public Hearing at 6:05 p.m. and turned it over to Interim Director Williamson.

The Interim Director then turned the meeting over to Public Works Director Scott Hanis who gave a brief presentation; Mr. Williamson then added additional information.

Chair Morgan asked the Commissioners if they had any questions for Mr. Hanis and Mr. Williamson. Extensive back and forth discussion took place between the Commissioners, Interim Community Development Director Williamson, and Public Works Director Hanis.

Chair Morgan opened the public hearing to the public at 6:30 p.m. and stated that she would read off the names for those who put their name on the sign in sheet.

1. Kristen Bryant of Bellevue who belongs to the Friends of Black Diamond. Ms. Bryant gave handouts to the Commissioners of comments she has compiled. Ms. Bryant believes the motivation of this project is driven by one developer. She asked where we want to encourage development? She gave a recap of her written comments. She said there is an entire list of exceptions which is more extensive than it should be. Finally, she had a concern that the decision making would be by one person, the Public Works Director, and says they would have too much power.
2. Lauren Landis of Black Diamond spoke to the Commissioners. She shared that she is married to the developer who people are speaking of and they wanted to be transparent. She wanted to share that \$500k is a lot of money for a small city developer and what they can do.

Chair Morgan asked if the Commissioners had any additional questions after hearing the public comments. Extensive back and forth conversations took place.

Ms. 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 6:50 p.m. She then asked Director Williamson what is needed from the Planning Commission. Director Williamson reported that he would like for this Commission to move this to City Council, or if they felt they needed more time to do research, then they should wait.

Commissioner Asante made a **Motion** to wait to make a decision until the next meeting on October 9<sup>th</sup>. 2<sup>nd</sup> Commissioner Todd. **Vote, Passed** 5-1 (Cayce).

Action Item: Commissioners to provide comments to Director Hanis no later than 9/23.

**STUDY/WORK SESSION** - None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS** - None

## COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Interim Director Williamson reported on the following topics:

- Current work being done: The road coming down from Lawson is being worked on. On Hwy. 169, there is asphaltting and striping being done.
- Commercial Business Update:
  - Building permit for Safeway has been issued and work should begin in approximately 4 weeks.
  - Keybank has turned in their application.
  - Chevron won't start until March 2026.
  - Carwash, McDonalds, and Mysterious coffee being worked on.
- Update on Plats:
  - 1 Plat next to library
  - 1 Plat at Sawyer Landing


**PUBLIC COMMENTS** - None

## ADJOURNMENT -

Commissioner Asante moved to adjourn, **second** Commissioner Paramo **Vote**, motion **passed 6 - 0**. Meeting adjourned at 7:14 p.m.

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

ATTEST:

  
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Carol Morgan, Chairperson  
CAROL MORGAN

  
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Carina Thornquist, Planning  
Commission Secretary