



CITY OF BLACK DIAMOND  
PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
February 17, 2026, 6:00 PM

**CALL TO ORDER, FLAG SALUTE, ROLL CALL**

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

**Present:** Commissioner Kelley Sauskojus  
Commissioner Jeff Todd  
Commissioner Grifan Cayce (Unexcused absence)  
Commissioner Pam McCain  
Commissioner Tommy Paramo (Excused absence)  
Position #6 Vacant  
Commissioner Heather Asante

**Staff:** Mayor, John Adler  
City Administrator, Kevin O'Neill  
Senior Planner, Jill Kuzaro  
Deputy City Clerk, Carina Thornquist  
IT Staff, Jake Kapsandy

**PUBLIC COMMENT –**

Kristen Bryant from Bellevue spoke to Commissioners.

**PUBLIC HEARING – None**

**STUDY/WORK SESSION – None**

**UNFINISHED BUSINESS –**

**1) Title 18 Zoning Code Amendments – Workshop #1**

Wayne Carlson from AHBL introduced Nicole Stickney who was present on Zoom and gave the presentation. She began by reviewing what the Comp Plan is and what they would be covering this evening. The highlights were as follows:

- Land Use and Zoning Maps (FLUM)
- Proposed Zoning Map
- Ch 18.20 zoning use matrix (pg. 33 of the working Draft)

- Section 18.04.060 (pg. 4-5 of working Draft)
- Ch. 18.30 – 18.46 (pg. 37 – 68 of the working Draft)
- Ch. 18.98 (pg. 117 of the working Draft)

There was back and forth discussion between the Commissioners and Nicole.

Ms. Stickney gave a brief summary of what they went over and what steps are ahead of them. Those were as follows:

- Workshop #2
  - ADU's
  - Middle Housing
  - STEP
  - Housing added in Community Buildings
- Workshop #3
  - Definitions
  - Overview of Permitting

Mr. Carlson elaborated on the presentation before concluding it.

Commissioner Todd made a proposal to change the proposed Zoning Map wanting to add Neighborhood Commercial in 2 places. Mr. Carlson requested that he email the proposal to Ms. Kuzaro with the specifics.

Extensive back and forth discussion continued with the Commissioners, AHBL staff and Ms. Kuzaro.

## 2) Choosing a New Meeting Night

City Administrator O'Neill announced that City Council Meetings would now be held on the first and third Tuesdays, and the Work Sessions would be on the second Tuesday. So the Planning Commissioners would need to discuss and make a decision to what evening would work. Staff mentioned that Court is held on Wednesdays and sometimes tend to run long so Wednesday is not an option for meetings.

Commissioner Asante moved to have the March meeting on Monday, March 9, 2026 which would be a Special Meeting and the Commissioners would come prepared that evening to vote on a new meeting night. **Vote. Motion passed 4 – 0.**

**NEW BUSINESS** – None

**COMMUNITY DEVELOPMENT DEPARTMENT REPORT** –

Mr. O’Neill reported briefly on the following items:

- Andy Williamson turned in his resignation and 2/27 would be his last day.

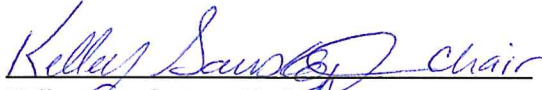
**PUBLIC COMMENTS** - None

**ADJOURNMENT** -

Commissioner Asante moved to adjourn, **second** Commissioner McCain. **Vote**, motion passed **4 - 0**. Meeting adjourned at 7:40 p.m.

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

ATTEST:

  
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Kelley Sauskojus, Chairperson

  
\_\_\_\_\_  
Carina Thornquist, Planning  
Commission Secretary