



CITY OF BLACK DIAMOND PLANNING COMMISSION AGENDA

June 8, 2026

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/84796740503?pwd=wmqCh8ecJThavfHtEtyostiEMvNKAY.1>

Meeting ID: 847 9674 0503

Password: 087592

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 847 9674 0503

Password: 087592

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

APPROVAL OF MINUTES:

1. Meeting of March 9, 2026, Meeting of March 30, 2026, and Meeting of April 27, 2026

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:

2. Amending Rules and Procedures to Update the Date of the Regular Meetings

NEW BUSINESS:

3. 2026 Work Plan
 - a. Planning commission to hold a Public Hearing on the Title 18 Development Regulations Proposed Amendments (tentatively for August)
 - b. Amending Chapter 19.10 Sensitive Areas Ordinance for compliance with state regulations
 - c. Revising the proposed amendments to Chapter 18.80 Sign Code
 - d. Amending Chapter 15.42 Wireless Communication Facilities & Chapter 18.84 Wireless Telecommunication Facilities

This site is barrier free. People needing special assistance or accommodations should contact the Community Development Department 72 hours in advance of the meeting at (360) 851-4447

4. Planning Commissioner Continuing Education – WA Dept of Commerce’s “A Short Course on Planning” materials, videos and resources can be found at <https://www.commerce.wa.gov/growth-management/education-outreach/short-course/>

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
March 9, 2026, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chair Sauskojus called the meeting to order at 6:00 p.m. Ms. Sauskojus announced that Commissioner Pam McCain has resigned her position as Planning Commissioner. She thanked her for her 12 years of service to the Planning Commission.

Present: Commissioner Kelley Sauskojus
Commissioner Jeff Todd
Commissioner Grifan Cayce (unexcused)
Position #4 Vacant
Commissioner Tommy Paramo
Commissioner Natalie Waters
Commissioner Heather Asante

Staff: Senior Planner, Jill Kuzaro
Associate Planner, Jodie Barnett
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

PUBLIC COMMENT – None

PUBLIC HEARING – None

STUDY/WORK SESSION – None

UNFINISHED BUSINESS –

1) Title 18 Zoning Code Amendments – Workshop #2

Jill Kuzaro introduced Wayne Carlson and Nicole Stickney (via Zoom) from AHBL. She also introduced Jodie Barnett who is the Associate Planner for the city. Ms. Kuzaro welcomed new Planning Commissioner, Natalie Waters. She then turned the meeting over to Mr. Carlson who explained any new information which was given out in the packet. He then gave the meeting over to Nicole Stickney who was present on Zoom and gave a PowerPoint presentation. The highlights were as follows:

- Recap of last workshop and what they heard
- Intent of the Amendments

- Municipal Code reflects the Comprehensive Plan.
 - Update the code according.....
- Why does the code need to change?
- What is Middle Housing?
- What is Unit Lot Density?
- Unit Lot Density and ADUs
- Allowing New Housing Units in Existing Buildings
- Step Housing Requirements
- BDMC 18.100 – Definitions (Select Proposed Amendments)
 - Courtyard Apartments (new)
 - Cottage Housing (revised)
 - Pocket Neighborhood Housing (renaming)
 - Middle Housing (new)
- BDMC 18.34 – Supplemental Residential Standards
 - 18.34.010 Purpose (revised)
 - 18.34.015 Definitions (new)
 - 18.34.040 Special provisions for substandard lots (revised)
 - 18.34.050 New housing in existing buildings (new)
 - 18.34.060 Middle housing provisions, standards, and restrictions to implement the residential density allowance in the R4 and R6 districts. (new)
- BDMC 18.86 – Residential Cluster Development (RCD)
 - Since changes were made in previous chapters, these need to reflect the same information
- BDMC 18.88 – Cottage Housing

Ms. Stickney gave a summary of what they went over and then back and forth discussion took place between the Commissioners and AHBL staff.

Ms. Stickney went over the next steps that are ahead of them. Those were as follows:

- Workshop #3
 - Definitions
 - Overview of Permitting

Further back and forth discussion took place between the Commissioners, Mr. Carlson, and Ms. Stickney.

Mr. Carlson elaborated on the presentation before concluding it.

2) Choosing a New Meeting Night

Discussion between the Commissioners took place of the different options for a meeting night.

Commissioner Asante moved to change the regular Planning Commission meetings to the second Mondays of the month. **Second** Commissioner Paramo. **Vote**. Motion **passed** 5 – 0.

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT – none

PUBLIC COMMENTS -

Kristen Bryant for Bellevue spoke to the Commissioners.

ADJOURNMENT -

Commissioner Asante made a motion to adjourn. **Vote**, all in favor. Motion **passed** 5-0. Meeting adjourned at 7:46 p.m.

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

ATTEST:

Kelley Sauskojus, Chairperson

Carina Thornquist, Planning
Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
March 30, 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 (via Zoom)
Position #4 Vacant
Commissioner Tommy Paramo (via Zoom)
Commissioner Natalie Waters (via Zoom)
Commissioner Heather Asante

Staff: Senior Planner, Jill Kuzaro
Associate Planner, Jodie Barnett
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

PUBLIC COMMENT – None

PUBLIC HEARING – None

STUDY/WORK SESSION – None

UNFINISHED BUSINESS –

1) Title 18 Zoning Code Amendments – Workshop #3

Jill Kuzaro introduced Wayne Carlson and Nicole Stickney (via Zoom) from AHBL. She also introduced Jodie Barnett who is the Associate Planner for the city. Ms. Kuzaro then turned the meeting over to Mr. Carlson who explained what the upcoming steps for the next month since the Workshops are concluding. Mr. Carlson also recommended cancelling the regular April 13th meeting and instead hold a special meeting on April 27th. He then gave the meeting over to Nicole Stickney who was present on Zoom and gave a PowerPoint presentation. The highlights were as follows:

- Intent of the Amendments
- Definitions
- Permit Processing
- Design Standards

Ms. Stickney gave a summary of what they went over and then Mr. Carlson asked the Commissioners if there was any area that was unclear or they need more information to be able to make educated decisions when moving forward.

Extensive back and forth discussion took place between the Commissioners, Mr. Carlson, and Ms. Stickney.

Commissioner Asante made a motion to cancel the next regular meeting on April 13th and hold a Special Meeting on Monday, April 27th at 6 p.m. **Vote**, all in favor. Motion **passed 6-0**.

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT – none

PUBLIC COMMENTS -

Kristen Bryant from Bellevue, spoke to Commissioners.

ADJOURNMENT -

Commissioner Asante made a motion to adjourn. **Vote**, all in favor. Motion **passed 6-0**. Meeting adjourned at 7:47 p.m.

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

ATTEST:

Kelley Sauskojus, Chairperson

Carina Thornquist, Planning
Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
April 27, 2026, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Kelley Sauskojus
Position #2 Vacant
Position #4 Vacant
Commissioner Tommy Paramo (via Zoom)
Commissioner Natalie Waters
Commissioner Heather Asante

Unexcused: Commissioner Grifan Cayce

Staff: Senior Planner, Jill Kuzaro
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

PUBLIC COMMENT –

Trixie Hahn from Black Diamond, spoke to the Commissioners.

APPROVAL OF MINUTES - None

PUBLIC HEARING – None

STUDY/WORK SESSION – None

UNFINISHED BUSINESS –

1) Title 18 Zoning Code Amendments

Jill Kuzaro introduced Wayne Carlson and Nicole Stickney (via Zoom) from AHBL. Ms. Kuzaro then turned the meeting over to Mr. Carlson who explained and apologized for an error. When the Packet Material was sent out, it was inaccurate so it will be resent to everyone within the next day or two. He then went over the PowerPoint presentation.

The highlights were as follows:

- Summarize Purpose of Amendment Package and Three Meetings
 - Intent of the Amendments
 - Previous Meetings/Workshops
 - Workshop #1: Zoning Map, New Zoning Districts, and Zoning Use Matrix, etc.
 - Workshop #2: State-mandated Housing and Parking Code Updates, etc.

- Workshop #3: Definitions, Permit Processing, Site Plan Approval, Nonconforming Uses, etc.
- Review Written Public Comment
 - Nonconforming uses (Chapter 18.68 BDMC).
 - Setbacks within table of bulk and dimensional standards (Chapter 18.25 BDMC).
 - Public utilities.
- Review Next Steps
 - Transmit the draft revisions to Title 18 BDMC to Commerce for its 60-day review.
 - Prepare SEPA Environmental Review of the draft revisions to Title 18 BDMC.
 - Review comments by Commerce and/or other agencies received during the 60-day review.
 - Prepare Hearing Draft of Title 18 BDMC for a public hearing before the Planning Commission.
 - Public Hearing ~ June/July 2026.

Mr. Carlson gave a summary of what they went over and then asked the Commissioners if there was any area that was unclear or they require more information to be able to make educated decisions when moving forward.

Extensive back and forth discussion took place between the Commissioners, Mr. Carlson, and Ms. Kuzaro.

Ms. Bryant asked the Chair if she could address the Commission with a couple of concerns.

NEW BUSINESS – None
COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Ms. Kuzaro gave a couple of highlights in her department:

- She announced that a new Community Development Director will be starting Monday, May 4th.
- It was also suggested to cancel the regular May meeting and resume the regular meeting schedule in June.

Commissioner Asante made a motion to cancel the regular May 11, 2026 meeting and resume the regular meeting schedule on June 8, 2026. **Vote;** all in favor. Motion **passed** 4-0.

PUBLIC COMMENTS - None

ADJOURNMENT -

Commissioner Asante made a motion to adjourn. **Vote**, all in favor. Motion **passed 4-0**. Meeting adjourned at 6:46 p.m.

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

ATTEST:

Kelley Sauskojus, Chairperson

Carina Thornquist, Planning
Commission Secretary

RULES AND PROCEDURES OF THE CITY OF BLACK DIAMOND PLANNING COMMISSION

The following Rules and Procedures are adopted by the City of Black Diamond Planning Commission to facilitate the performance of its duties and functions as empowered in Chapter 2.24, Black Diamond Municipal Code.

Section 1. Meetings

- A. Regular meetings. The Planning Commission meets regularly on the ~~first Tuesday~~ ~~second Monday~~ evening ~~following a regularly scheduled City Council meeting of each month~~, commencing at 6:00p.m. in the City Council Chambers. Meetings may also be conducted via video conference when appropriate. ~~Regular City Council meetings are held on the first and third Thursday of each month.~~
- B. Special meetings. The Planning Commission shall meet for special meetings at the call of the Chair or by majority vote of the Commission. A minimum of 24 hours notice shall be provided to each Commission member and the public for special meetings.
- C. Cancellation. If no matters over which the Planning Commission has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the Chair and Secretary/Community Development Director, or designee, provided at least 24 hours in advance. A majority vote of the Commission may also result in cancellation of a meeting.
- D. Open Meeting Requirements and Notification. The open meeting requirements of State law (RCW 42.30) shall apply to all Planning Commission meetings. Notification procedures shall follow the requirements of applicable sections of Black Diamond Municipal Code or standard City practice as established by the City Clerk.

Special meetings shall be noticed by: a) delivering written notice personally by mail, fax or by electronic mail at least 24 hours in advance to Planning Commission members; b) delivering written notice personally by mail, fax or electronic mail at least 24 hours in advance to the official City newspaper and also to each media publication and individual which has filed a written request with the City to be notified of Planning Commission meetings and c) posting the notice on the City's website.

- E. Record. All public hearing procedures shall be recorded. This record will normally be an audio recording by means of electronic equipment. Recording of work/study sessions is not required.

- F. Minutes. The Community Development Department staff will prepare written minutes of all meetings that includes pertinent information, motions, decisions made, and actions and votes taken.

Section 2. Officers

- A. The Planning Commission shall have a Chair, Vice-Chair and any other such officer as the Commission may, by majority vote, approve. Officers shall be elected by majority vote of present Commission members.
- B. Temporary Chair. If both the Chair and Vice Chair are absent from a meeting, the Planning Commission shall, by a majority vote of those members present, elect a temporary Chair for that meeting.
- C. Election. The election of officers shall occur annually at a regularly scheduled meeting in the month of January. The term of office of each officer shall run until the subsequent election.
- D. Vacancies. A vacancy of the office of the Chair caused by his or her resignation shall be filled by the Vice-Chair. A vacancy of the office of Vice-Chair or any other office of the Planning Commission shall be replaced by majority vote of the Planning Commission at the next regular scheduled meeting after the vacancy occurs.
- E. Duties of Officers. The duties and powers of the Chair and Vice Chair shall be as follows; the duties and powers of any other officer shall be as defined by the Commission at the time the position is created.

Chair:

- a. To preside at all meetings of the Planning Commission.
- b. To call special meetings of the Planning Commission.
- c. To sign documents on behalf of the Planning Commission.
- d. To appoint Planning Commission members to serve on other City committees, advisory groups and task forces when requested to do so by the City Council.
- e. To create temporary committees of one or more members.
- f. The Chair shall be considered as a member of the Commission and have full right to have his/her own vote recorded in all deliberations. Unless otherwise stated, the Chair's vote shall be considered to be affirmative for the motion.

Vice-Chair: During the absence of the Chair or upon request of the Chair, the Vice-Chair shall exercise all the duties and be subject to all the responsibilities of the Chair.

City Council Liaison: The Chair shall act as a liaison between the Planning Commission and the City Council and other City entities. The Chair may appoint an alternate liaison as needed.

Section 3. Secretary

The Community Development Director or his/her appointee, shall act as the Secretary of the Planning Commission and shall keep and retain a record of all meetings of the Commission and its committees.

Section 4. Quorum

A simple majority of the appointed members shall constitute a quorum for the transaction of business. A quorum must be in attendance in order to conduct a meeting, to transact any business or to render a recommendation. Every motion of the Planning Commission requires approval of a majority of the Planning Commission members present to pass.

Section 5. Absence of Members

In the event of a member being absent for three (3) consecutive regular meetings, or being absent from 25% of the regular meetings during any calendar year, without being excused by the Chair, the Commission may request the Mayor to ask for his or her resignation. To be excused from a meeting, members must inform the Chair or Secretary in advance of a scheduled meeting or by the end of the next business day following the meeting.

Section 6. Vacancies

Should any vacancy occur among the membership of the Planning Commission by reason of death, resignation, disability, or otherwise, the Secretary shall immediately notify the City Clerk and request the Mayor to appoint a replacement at the earliest possible time.

Section 7. Disqualification

No member of the Planning Commission should participate in any discussion or vote on any matter in which the member has a direct and substantial personal or financial interest potentially sufficient to create a conflict between the interest in serving the public good and the other interest. The other interest may be private gain, financial or personal, and it may benefit the member, a relative, a friend, or employer. The member should publicly indicate the potential conflict of interest and leave the meeting room until the matter is disposed. The minutes shall show that the member left the room and abstained on any vote.

Section 8. Conduct of meetings

- A. General. The Chair has broad authority over all matters regarding the conduct of meetings. He/she shall exercise this authority to promote the fullest possible presentation of information and discussion of matters before the Commission, while permitting the orderly and timely completion of Planning Commission business.
- B. Use of Roberts Rules of Order. The Planning Commission may refer to the applicable provisions of Roberts Rules of Order for guidance for items not addressed by these Rules and Procedures.
- C. Executive sessions. Executive sessions can only be held in accordance with the State Open Public Meetings Act.
- D. Public comment. On specific agenda items, other than public hearings, the Chair may allow comments from the audience with the consent of the Commission. Audience members must be recognized by the Chair in order to speak.

Section 9. Order of Business

An agenda shall be prepared by the Secretary for each meeting and will generally consist of the following order of business:

- A. Call to order/roll call/establishment of quorum
- B. Approval of minutes of previous meetings
- C. Public comment on any topic that is not the subject of a public hearing to be considered on the agenda.
- D. Public hearings.
- E. Study/work sessions.
- F. Unfinished business.
- G. New Business
- H. Report of the Community Development Department.
- I. Public comments from the audience, limited to 3 minutes per speaker.
- J. Adjournment.

The order of business may be changed or amended during the meeting by the Chair with the consent of the majority of Commission members present.

Section 10. Rules of Procedures for Public Hearings

Periodically, the Planning Commission conducts public hearings on various issues as required by ordinance. The following procedures shall be used for conducting all public hearings:

- A. The Chair shall declare the Public Hearing open and ask for a staff presentation.
- B. Staff shall provide a presentation of the matter under consideration.
- C. Individual Commission members may ask clarifying questions of staff.

- D. The Chair shall then call for public testimony, either for or against. Testimony must be called for three times. The Chair retains the right to establish a time limit on the length of individual testimony.
- E. Written comments may be submitted to the Community Development Department by noon of the day of the hearing or to the Chair during the hearing. These comments will become part of the official record and shall be considered by the Commission in its action.
- F. The purpose of public testimony is to provide comments to the Commission, not ask questions of staff. All members of the public shall address the Commission. Staff will only respond to inquiries if asked to do so by the Chair. Commission members may question a speaker on any matter related to his/her comments.
- G. At the discretion of the Chair, individuals may be allowed to speak more than once, time permitting.
- H. Based upon the testimony, the Commission may ask questions of staff.
- I. Chair closes the public hearing. The hearing may be reopened by motion to accept additional testimony.
- J. The Commission shall then consider all the information presented and deliberate on the matter. Clarifying and procedural questions may be asked of staff, but public comment is not allowed unless the hearing is reopened per (I) above.
- K. After continuation, the Commission may:
 1. Make a recommendation to the City Council by motion and approval of a majority of those member present; or
 2. Leave the written record open for a specified time period; or
 3. Continue the hearing to a time and date certain. At that time, the Commission may consider whether to allow additional public testimony.
- L. For any non-legislative matter, the Commission shall make Findings and Conclusions that support its recommendation.

Section 13. Communications as Planning Commission members.

The Planning Commission serves in an advisory role to the City Council and makes decisions in the form of recommendations to the Council. All Commission recommendations are forwarded to the Council for its consideration, whether a recommendation to approve or deny.

In communicating with the City Council or members of the public, Commission members need to clarify whether they are speaking as individual citizens or as a member of the Commission. If speaking as a member of the Commission, only the official, voted recommendation of the Commission should be discussed, provided that, a member can speak on behalf of a minority opinion for which the Commission has agreed it may be officially communicated.

Section 12. Amending the Rules of Procedure

The rules of procedure may be amended at any regular meeting of the Planning Commission by a majority vote of the appointed members.

Section 13. Validity

If any portion of these rules and procedures are found to be invalid, that part or parts will not invalidate the remainder of the rules.

INITIALLY ADOPTED by the Planning Commission March 10, 2009.

AMENDED FEBRUARY 21, 2012.

AMENDED APRIL 6, 2021

[AMENDED JUNE 8, 2026](#)

~~John Olson~~ [Kelley Sauskojus](#), Chair

~~Pam McCain~~ [Heather Asante](#), Vice-Chair

Attest:

~~Mona Davis~~ [Hal Hart](#), Community Development Director