



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
REGULAR MEETING**

August 10, 2026

Council Chambers, 25510 Lawson St., Black Diamond

**THIS IS OFFERED AS A HYBRID MEETING.
IT MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS,
OR YOU MAY JOIN VIRTUALLY/TELEPHONICALLY.
JOINING INFORMATION IS LISTED BELOW:**

Zoom link to join meeting:

[https://blackdiamondwa-
gov.zoom.us/j/81586478615?pwd=zLWnd5AOiJcjolK8jJQ5NQ3bYz6dbh.1](https://blackdiamondwa.gov.zoom.us/j/81586478615?pwd=zLWnd5AOiJcjolK8jJQ5NQ3bYz6dbh.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. Regular Planning Commission Meeting on July 13, 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

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

UNFINISHED BUSINESS:

2. Work Plan Draft

NEW BUSINESS:

3. Presentation by Oakpointe - 2026 SE Connector Alternate

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

4. Presentation by Community Development Director – Hal Hart

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION
MEETING MINUTES
July 13, 2026, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Position #1 Commissioner Kelley Sauskojus
Position #2 Vacant
Position #3 Vacant
Position #4 Gwen Keffel
Position #5 Commissioner Tommy Paramo (via Zoom)
Position #6 Commissioner Natalie Waters

Excused: Position #7 Commissioner Asante

Staff: Community Development Director, Hal Hart
Senior Planner, Jill Kuzaro
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

APPROVAL OF MINUTES –

Commissioner Sauskojus made a Motion to approve Minutes from Special Meeting of the Planning Commission of March 9, 2026; Special Meeting of the Planning Commission of March 30, 2026; and Special Meeting of Planning Commission of April 27, 2026. **Vote;** all in favor. Motion **passed** 4-0.

PUBLIC COMMENT – None

PUBLIC HEARING – None

STUDY/WORK SESSION – None

UNFINISHED BUSINESS –

1. Amendment to the Planning Commission Rules and Procedures – Regular Meeting Schedule

Director Hart explained that the Planning Commission is in the process of updating the Rules & Procedures of the City of Black Diamond Planning Commission. Ms. Kuzaro added by saying there are basically housekeeping items that are being changed ie: meeting dates, staff and Commissioner names, etc.

Commissioner Keffel made a motion to Amend the Rules & Procedures of the Planning Commission, as presented. 2nd Commissioner Waters. **Vote**; all in favor. Motion **passed** 4-0.

OLD BUSINESS –

2. Title 18 Development Regulations Code Amendments Next Steps

Ms. Kuzaro gave a couple of highlights and important upcoming dates:

- staff will issue SEPA – DNS on July 16th
- DNS will be followed by 14-day public comment period which will conclude on July 30th
- Staff will review and respond to any public comments received through the SEPA process
- Staff expects to schedule a Planning Commission public hearing in September
- Following the public hearing, the Planning Commission will consider a recommendation to the City Council

NEW BUSINESS –

3. Proposed Schedule for Chapter 19.10 Sensitive Areas Ordinance Amendments

Ms. Kuzaro gave a brief update on the Sensitive Areas Ordinance Amendments reiterating the details set forth in the Staff Memo.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Mr. Hart gave each of the Commissioners a copy of the book “for THE LOVE of CITIES” and explained what the basis of the book is.

He followed with a PowerPoint Presentation sharing some of the upcoming projects and discussed tasks for the Community Development Department. Highlights as follows:

- Comp Plan (making a living document)
- Title 18
- Ginder Creek
- Sign Code
- Sensitive Areas Update
- Wireless Code Update
- Mixed Use Definition & Code Improvement Updates
- Design Guidelines
- Shoreline Master Program Update
- Historic Preservation Planning
- PROS Plan Update

- Climate Change Update
- Projects

Extensive back and forth discussions took place between the Commissioners, Director Hart, and Ms. Kuzaro.

PUBLIC COMMENTS - None

ADJOURNMENT -

Commissioner Waters made a motion to adjourn. Seconded, Commissioner Keffel. Vote. Motion passed 4-0. Meeting adjourned at 7:22 p.m.

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

ATTEST:

Kelley Sauskojus, Chairperson

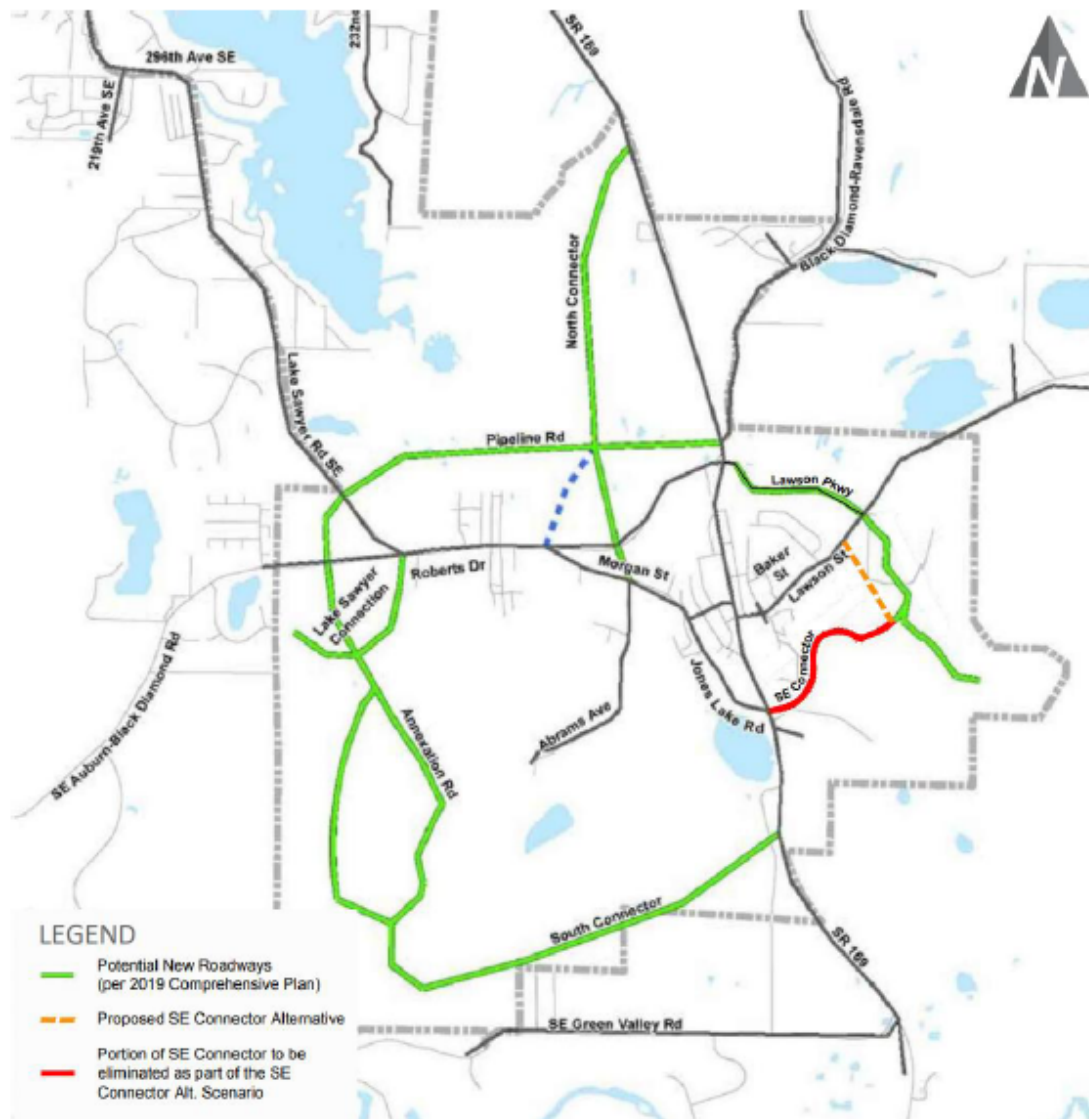
Carina Thornquist, Planning
Commission Secretary



To: City of Black Diamond Planning Commission
From: Hal H. Hart, Community Development Director
CC: Staff Team
DATE: August 3, 2026
RE: Staff Work Program

The City of Black Diamond will propose a 2026-2027 Work Program with the following projects:

- (1) **Comprehensive Plan Update** – replacing the recently adopted (2025) Comprehensive Plan consistent with the Growth Management Act RCW 36.70A.
 - a. Step one will be to review and audit the comprehensive plan work that was done to date.
 - b. Step two will be to propose changes that will produce an updated plan comprehensive plan.
- (2) **Update the Development Codes** – to be in compliance with RCW 36.70A Growth Management Act changes required by the state legislature.
 - a. **Amend Title 18 Zoning Ordinance** – this will ensure that the City’s zoning code and related ordinance are consistent with the Adopted Comprehensive Plan.
 - b. Amend Title 19 Critical Areas Ordinances to be consistent with RCW 36.70 A.
 - c. Amend the Sign Code to assist area businesses in attracting additional retail customers to their store thereby benefiting the City.
 - i. Concerns about special event signs/temporary signs will be addressed.
- (3) Potentially additional items could be added to the work program via staff, Council, Planning Commission or the general public request to the Council.



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

Figure 1. Proposed SE Connector Alternate

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By: Dylan Armstrong
File: P:\OAKPCBD\007\0600\INF\OEC\0602EC Technical Memos\EVA Requirements Memo\2025-07-25 Lawson Hills EVA Exhibit.dwg





**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish
Road NE
Suite A
Woodinville, WA 98072
425-415-2000

**LAWSON HILLS MASTER PLANNED DEVELOPMENT
LAWSON HILLS EMERGENCY VEHICLE ACCESS**

LAWSON HILLS EVA EXHIBIT

CITY OF BLACK DIAMOND

WASHINGTON

REVIEWED BY:	DATE:	BY:	OK
NO.	DATE	REVISION	

CHECKED BY: BJW
DESIGNED BY: DJA
DRAWN BY: DJA

FIRST SUBMITTAL DATE: 07/28/26

PROJECT NO.
OAKPCBD6007

SHEET NO. **1 of 1**

SE Connector Alternative Analysis Summary

Evaluation Parameter	SE Connector	SE Connector Alternative	
		Secondary Access Alternate	Lawson Hills EVA
Max. Roadway Grade (%)	12	4.6	10
Constructed Road Length	2,600 ft	800 ft	1,142 ft
Earthwork Volume	15,920 CY Cut 25,575 CY Fill	45 CY Cut 2,372 CY Fill	10,325 CY Cut 3,634 CY Fill
Max. Wall Height	25'	13' head wall for box culvert	No Walls
Wall Square Footage	24,900	2,200	No Walls
Storm Drainage	Large vault	Utilizes MPD Facilities	Detention Pond
Right of Way Acquisition	12 Properties	0 Properties	3 Properties
Construction Proximity to Existing Homes	20 feet	200 feet	150 feet
SR 169 Intersection Improvements	New connection	No new connection	No new connection
Stream Crossing Improvements	Bridge	Box Culvert	None

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

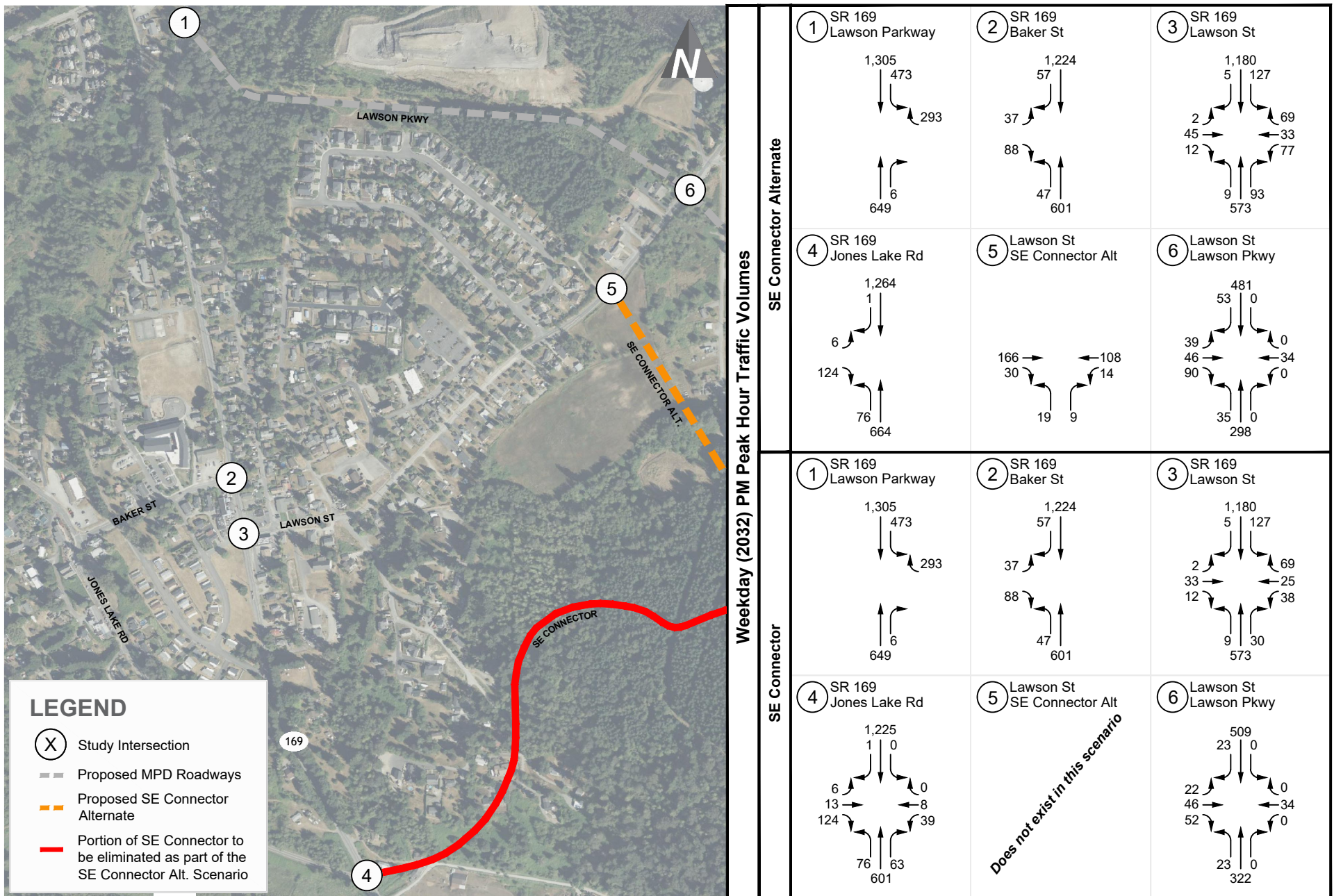
Intersection	Mitigation	LOS Standard	With SE Connector			With SE Connector Alt.		
			LOS ¹	Delay ²	WM ³ /VC ⁴	LOS	Delay	WM
1. SR 169/Lawson Pkwy	<i>n/a</i>	D	D	30.2	WB	C	30.2	WB
2. SR 169/Baker St	Install Traffic Signal	D	C	20.4	-	C	20.4	-
	Roundabout	D	D	43		D	51	
3. SR 169/Lawson St	Install Traffic 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



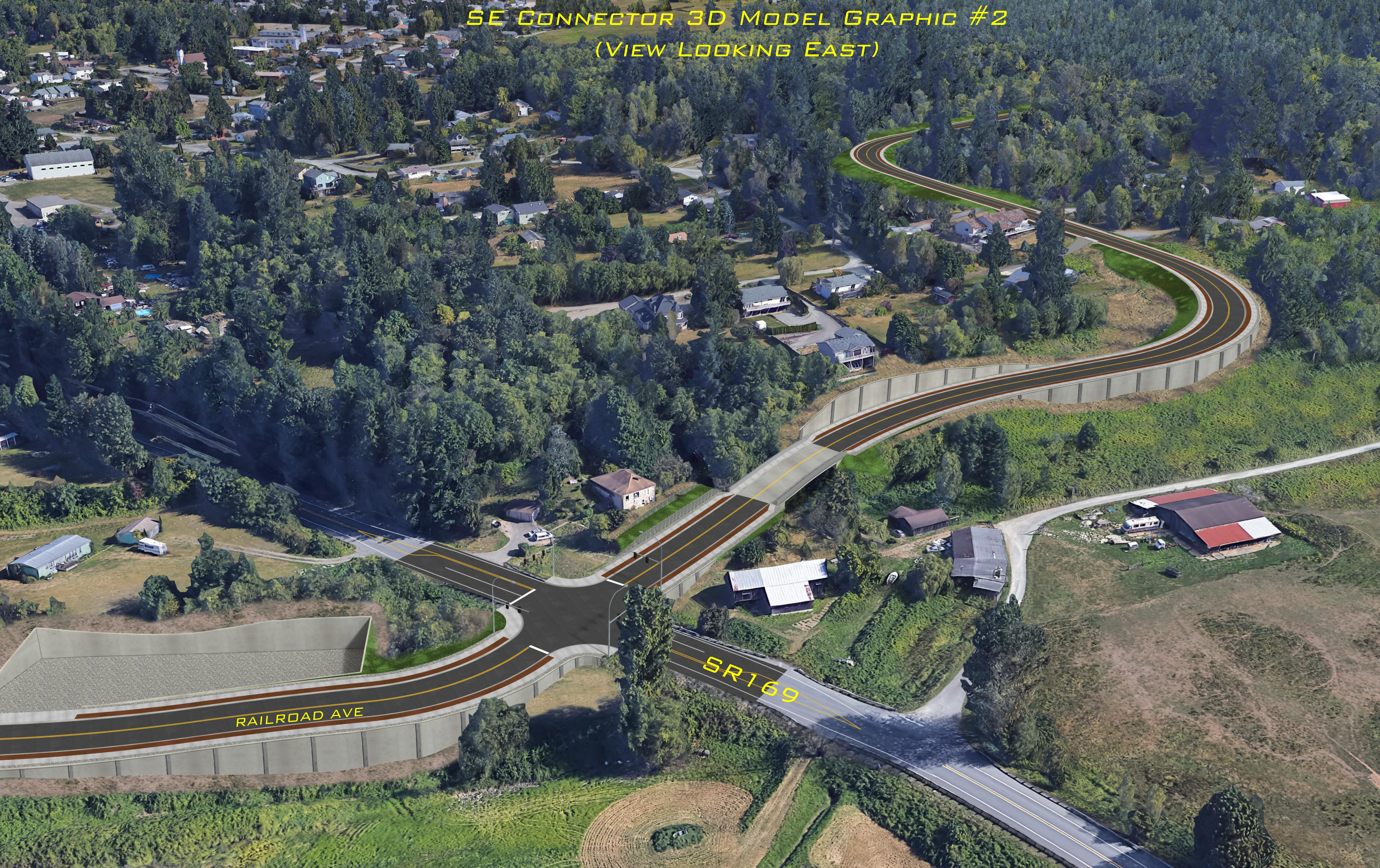
2032 PM Peak Hour Traffic Volumes

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

CONCEPTUAL
NOT FOR
CONSTRUCTION

STAMP NOT VALID
UNLESS SIGNED AND DATED

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

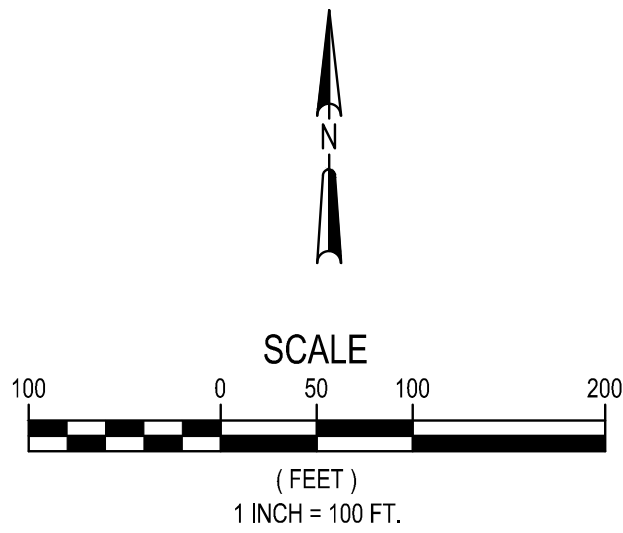
PROJECT NO.
OAKPCBDP6001

SHEET NO.

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By: Mewi File: P:\OAKPCBDP6007\0400CAD\EC\EXHIBITS\Conceptual\2025-04-21 Lawson South Access\Sheets\ST-1-OAKPCBDP6007-LSA.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

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UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: ---

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PROJECT NO.
OAKPCBDP6007

SHEET NO.

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OF 3

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By: Dylan Armstrong
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LAWSON HILLS MASTER PLANNED DEVELOPMENT
LAWSON HILLS EMERGENCY VEHICLE ACCESS

LAWSON HILLS EVA EXHIBIT

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WASHINGTON

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CHECKED BY: BJW
DESIGNED BY: DJA
DRAWN BY: DJA

FIRST SUBMITTAL DATE: 07/28/26

PROJECT NO.
OAKPCBD6007

SHEET NO. 1 OF 1

**DAVID EVANS
AND ASSOCIATES INC.**
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Suite A
Woodinville, WA 98072
425-415-2000



Lawson Street, Looking SW at 6th Avenue

Note: Renderings are conceptual in nature. All driveway access along Lawson Street will remain.



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

Note: Renderings are conceptual in nature. All driveway access along Lawson Street will remain.



Lawson Street, Looking SW at Botts Drive

Note: Renderings are conceptual in nature. All driveway access along Lawson Street will remain.



City of Black Diamond Planning Commission

DIRECTORS REPORT: AUGUST 10, 2026

Issues For August 2026

- ▶ City Council repealed the 2024 Black Diamond Comprehensive Plan two weeks ago.
- ▶ We will change consultants in the process – new timeline for the comprehensive plan will be established.
 - ▶ We were working with AHBL consultants on both the plan and implementing development regulations including zoning, critical areas, shorelines as well as updates to the ordinances based on community feedback.
- ▶ We will have a new timeline for the updated comprehensive plan
- ▶ We will have a new timeline for development regulations
- ▶ We will have a new timeline for community outreach

New Planning Commission Members

- ▶ We've had two new applications.
 - ▶ We will have completed two interviews and will have made to recommendations to the Mayor.
- ▶ Stay tuned, the newest Planning Commission members must be confirmed by City Council
- ▶ We will have a new work program for the Department and for the Planning Commission.

New Projects/Project Updates

- ▶ Safeway opening is still scheduled for the end of September.
- ▶ Key Bank opening – end of August.
- ▶ New housing projects.
- ▶ Elementary School is moving ahead rapidly.
- ▶ A newly proposed indoor pickle ball facility.



Development Regulations

- ▶ **Title 18** – update – Comp Plan Schedule Impacts this/requiredoverdue.
- ▶ **Title 19** – update – Sustainable Development (required overdue)
- ▶ **Sign Code** – update
- ▶ **Shoreline** – update 2027 businesses need to be update