



CITY OF KING PLANNING BOARD

MEETING DATE:
SEPTEMBER 22, 2025

PART A

Subject:	AMENDMENT TO CHAPTER 26, SEC. 26-205 – SIDEWALKS/MULTI-PURPOSE TRAILS
Action Requested:	Review and make a recommendation regarding a proposed amendment to Chapter 26, Sec. 26-205 – Sidewalks/multi-purpose trails.
Attachments:	• Proposed amendment. • Proposed ordinance 2025-11. • Public notice.

Todd Cox

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official

PART B

Introduction and Background:

The city council has requested that staff and the planning board review our standards on sidewalks in our subdivision ordinance and see if we could change the wording to add sidewalks to both sides of a subdivision street. Currently this section reads as below –

Sec. 26-205. - Sidewalks/multipurpose trails.

Sidewalks/multipurpose trails shall be required in all subdivisions, minor or major, when such tract being subdivided and developed would be adjacent to or abut the city's pedestrian and bicycle trails comprehensive plan layout. Tracts that lie outside of this area shall be reviewed on a case-by-case basis, but in no case shall any major subdivision be developed without sidewalks on at least one side of each public street. Sidewalks/multipurpose trails may be required on both sides, if deemed necessary by the planning board, to ensure safe pedestrian travel. All sidewalks/multipurpose trails shall meet or exceed the requirements of the city's construction standards manual and be so designed as to conform to the general layout and design as described in the pedestrian and bicycle trails comprehensive plan. See construction standards manual for the various options for sidewalk/multipurpose trail installations. The following types of sidewalks/multipurpose trails shall be allowed:

(a) Sidewalks. A four-foot concrete sidewalk installed along and parallel to the street and located in the right-of-way. The sidewalk shall be installed along at least one side of every street within the subdivision. See construction standards for installation methods.

(b) Multipurpose trails. In lieu of sidewalks a developer may install multipurpose trails. Trails must be six feet paved surfaces and installed within a minimum 20-foot easement. Trails must

be able to connect, whether now or in the future, to the city's master plan of trails system. The developer must install the equivalent linear feet of trails that would equal what would have been installed in sidewalks. Subdivisions that are developed adjacent to a proposed master plan trail may opt to install the trail in lieu of sidewalks with planning board approval. See construction standards for installation methods.

(c) Biking and pedestrian lanes. In areas outside the corporate limits and where sidewalks would not be feasible the developer may install, with planning board approval, biking and pedestrian lanes. Such lanes shall be an extension of the paved street an additional five feet and shall be installed on one side of each street within the subdivision. Lanes shall be stripped and stenciled to show that they are for this purpose only. See construction standards for installation methods.

Discussion and Analysis:

Our city attorney has looked at this and attached is his recommendations for the proposed amendment. We started adding sidewalks to one side (mandatory) back in the early 2000's as a way to introduce safe pedestrian travel within a subdivision and also to get the developers used to installing them. Council feels that it is time to move forward and add sidewalks to both side of any major subdivision and only to minor subdivisions (staff approved) if they are abutting an area where council has shown, by way of the comp plan, a proposed sidewalk. We are also making a statement regarding major subdivisions found in our E.T.J. and if the developer wants to provide sidewalks what should be done.

Budgetary Impact:

Cost to add to Municode and advertise.

Recommendation:

Staff recommends the board review the proposed amendments and make a favorable recommendation to the council.