

MINUTES
King Planning Board
Regular Session
September 22, 2025

The King Planning Board held a regular session at King City Hall on Monday, September 22, 2025, at 6:00 p.m. Chairman Jeff Walker, Jerry Messick, Joe Ramsey, City Clerk Nicole Branshaw, City Engineer Ben Marion, Chaplain Paul Norman, and Mayor Rick McCraw were present at the meeting.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

MOTION: *Joe Ramsey motioned to excuse David Hudson. Jerry Messick seconded the motion, which passed by a unanimous vote of 3-0.*

Chairman Jeff Walker noted the announcements on the agenda and read a statement regarding public comment procedures.

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:04 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:04 pm. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

MOTION: *Joe Ramsey moved to accept the agenda as presented. Jerry Messick seconded the motion, which passed unanimously with a vote of 3-0.*

2. APPROVAL OF MINUTES

A. Approval of Minutes - August 25, 2025

MOTION: *Jerry Messick moved to approve the minutes of August 25, 2025, as presented. Joe Ramsey seconded the motion, which passed unanimously with a vote of 3-0.*

3. ITEMS FOR PRESENTATION

A. Administration of the Oath of Office

On September 2, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint new city planning board member Peter Mosco to fill the remaining term of a member who is no longer eligible for their three-year term. This appointment will be until December 2027.

This item has been moved to the next meeting agenda because Mr. Mosco was unable to attend for an approved reason.

4. DISCUSSION ITEMS

A. Amendment to Chapter 26, Sec. 26-205 – Sidewalks/Multi-Purpose Trails - Ordinance 2025-11

Chairman Jeff Walker opened the public hearing at 6:07 pm. With no one signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:07 pm.

Intern City Planner Emerson Wright explained that the City Council had requested that staff and the Planning Board review the subdivision ordinance's sidewalk standards to potentially require sidewalks on both sides of subdivision streets. The current section only requires sidewalks on one side of the street. Staff recommended that the board review the proposed amendments and make a favorable recommendation to the council.

Chairman Walker asked for clarification on whether this would apply only to new subdivisions, which Emerson Wright confirmed. The amended requirements would apply to new incoming subdivisions only, not retroactively.

City Engineer Ben Marion noted two crucial points:

1. The city would maintain the sidewalks within the right-of-way
2. The current ordinance specifies 4-foot concrete sidewalks, but he suggested updating to 5-foot sidewalks for ADA compliance. He clarified that while 4-foot-wide sidewalks aren't prohibited, they wouldn't be ADA-compliant.

Mr. Marion further clarified that if approved, all new subdivision plats would require 5-foot sidewalks on both sides of the street.

A board member (Mr. Koone) in earlier communication identified a typo in section B under multipurpose trails: it said, "now of in the future," when it should read "now or in the future."

MOTION: Joe Ramsey moved to approve the recommendation to the City Council for the amendment to Chapter 26, Section 26-205, Sidewalks and Multipurpose Trails with the change to ADA-compliant 5-foot concrete sidewalks and the correction in Section B from "now of in the future" to "now or in the future." Jerry Messick seconded the motion, which passed unanimously with a vote of 3-0. **SEE DOCUMENT #2**

B. Amendment to Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions; Art. II. – Administration and Enforcement, Div. 1. – General, Sec. 32-47. – Enforcement of Chapter; Art. IV. – Uses by Zoning District, Sec. 32-198. – Commercial.

Intern City Planner Emerson Wright explained that the city had recently issued a warning citation to an electronic gaming business located in the Mountain View Shopping Center after receiving a complaint that it was too close to a daycare in front of the shopping center. However, the city had to drop the citation because the ordinance was unenforceable as written. The Council requested that the city attorney review the ordinance and recommend changes to enhance its enforceability. Staff recommended that the board review the proposed amendments and make a favorable recommendation to the council.

Wright confirmed that the previous wording of the ordinance rendered it unenforceable, leading to the withdrawal of the citation.

City Engineer Ben Marion explained that businesses were circumventing the ordinance by using alternative names, such as "Internet cafe" or "Internet sweepstakes," instead of "electronic gaming operation." The proposed amendment would specifically define these alternative terms to have the same meaning as 'electronic gaming,' thereby closing the loophole. He noted that businesses might still try to use different terminology in the future, which could require further amendments to the ordinance.

MOTION: Jerry Messick moved to approve the recommendation to the City Council for the amendment to Chapter 32 Zoning, Article 1 General, Section 32-8 Definitions, Article 2 Administrative and Enforcement, Division 1 General, Section 32-47 Enforcement of Chapter, Article 4 Uses by Zoning District, Section 32-198 Commercial, as presented. Joe Ramsey seconded the motion, which passed with a vote of 3-0. ****SEE DOCUMENT #3****

ITEMS OF GENERAL CONCERN

None

ADJOURNMENT

Joe Ramsey moved to adjourn the meeting at 6:23 pm. Jerry Messick seconded the motion. The motion was carried unanimously with a vote of 3-0.

***** Clerk's Note: See document 1-3 for supporting documents. *****

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



Date: September 22, 2025

PUBLIC COMMENT SIGN-UP SHEET

All persons who wish to speak MUST sign up for the Public Comment period unless you wish to speak during a public hearing, in which case you must sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

	<u>NAME</u>	<u>ORGANIZATION (if Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
2.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
3.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
4.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
5.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
6.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
7.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
8.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
9.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
10.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
11.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
12.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
13.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no

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In many cases, the City Council will receive your comments but take no action at the meeting.

A staff member will contact you to follow up on your concerns.

Item 4A



Date: September 22, 2025

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

TEXT AMENDMENT CHANGE: Amendment to Chapter 26, Sec. 26-205 – Sidewalks/Multi-Purpose Trails - Ordinance 2025-11

All persons who wish to speak MUST sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

Form with columns: NAME, ORGANIZATION (If Any), ADDRESS, PHONE, PRO/CON, City Resident? and checkboxes for yes/no.

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Vertical lines for writing notes or additional information.

