



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**JANUARY 5, 2026**

**PART A**

**Subject:** SET A PUBLIC HEARING DATE FOR GARY BOWMAN'S REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT 7 APARTMENT UNITS ON PINEVIEW DRIVE.

**Action Requested:** Set public hearing for **February 2, 2026** City Council meeting with the planning board reviewing the request on **January 26, 2026**.

**Attachments:**

**This abstract requires review by:**

**City Manager**

**City Attorney**

**Todd Cox, Int. Planning & Zoning Official**  
**Emerson Wright, Planning & Zoning intern**

**X**

**PART B**

**Introduction and Background:**

We have a request from Gary Bowman to build a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman owns the rest of the complex on Pineview Drive and wants to use the vacant area at the beginning of Pineview Street to add to his apartment complex. This would by our ordinance require the issuance of a special use permit.

**Discussion and Analysis:**

The tract on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential-Multi-family) which would allow for more apartments to be placed on the tract as long as they meet the ordinance requirements. Our comp plan would support this use in this G-2 area. This area has access to public water and sewer and is within the existing city limits. This would be a quasi-judicial hearing per the requirements of Sec. 32-129, so no discussion of this case would be allowed until the public hearing.

**Budgetary Impact:**

Additional tax base

**Recommendation:**

Staff recommends setting the public hearing for –

1. Public hearing for special use permit on February 2, 2026 with the planning board reviewing the request at their regular January 26, 2026 meeting.

**Location Map**

