



City of Royal City
445 Camelia St. NE
P.O. Box 1239
Royal City, WA 99357

Pratt Hills Development No. 1 – Preliminary Plat Submittal Planned Development Planning Agency Recommendation

TO: City of Royal City & All Interested Parties
FROM: Royal City Planning Agency Alex Kovach, Contract Planner
DATE: Sept 28, 2023
SUBJECT: Pratt Hills Development No. 1 Major Subdivision application

I. BACKGROUND INFORMATION

Proposal:

The first phase of a development that includes a total of 24 single- to two- family residential dwelling lots, 5 two- to four-family residential lots, and 1 lot reserved for multi- family use. Also the replat of Lot 27 Royal CAD Homes Major Plat and the rerouting of its existing stormwater infiltration facility.

Location:

Located at the southern portion of parcel 07-1734-006 and all of parcel 07-1792-127 in the City's R-3 Residential Zone. There is currently no assigned address and the parcel is vacant, with the exception of the Storm Water facility on 07-1792-127.

Parcel Information:

Assessor's Parcel Number: 07-1734-006 & 07-1792-127

Applicant and Ownership Information:

CAD Homes
Primary Contact: Sara Prather- saraprather@cadhomesllc.com

PO Box 2330 | 151 S Hamilton Rd
Moses Lake, WA 98837
Direct: (509) 770-9866
Office: (509) 770-4222

II. POLICY AND REGULATORY REQUIREMENTS

- A. The Comprehensive Plan designates this parcel as Residential (R-3)**
- B. The Property's zoning designation is Residential (R-3)**
- C. Major Subdivision (RCMC CH 16.17)**
- D. The Critical Areas review shows potential Wildlife Habitat Conservation Area (13.12.110.5(A)(1))**

III. APPLICATION REVIEW

A complete application was submitted to the City of Royal City and received by Kovach Architects for review. Pursuant to Royal City's Municipal Code, notice was sent to other departments, agencies, and offices having interest regarding the application.

A. Procedural Review

The application as submitted was identified as a Preliminary Major Subdivision application consistent with the Royal City Municipal Code and was processed in a manner consistent with the requirements for such.

A Public Hearing was conducted by the Royal City Planning Agency on Thursday, September 21, 2023. The public record was closed upon completion of the hearing.

B. Written Testimony

Comments were solicited and the final date to submit comments regarding the project was September 21st, 2023. No written comments were collected from the public.

C. Department Review

Written comments were received from the Planning Agency, City Engineers, Fire District 10, Quincy Columbia Basin Irrigation District, Dept. of Ecology, Dept. of Archeology and Historic Preservation, Grant County Assessor's Office, Grant County Treasurer's Office, Colville Tribes, Grant PUD, US Bureau of Reclamation, and Dept. of Fish and Wildlife and are recorded as Exhibit B.

D. State Environmental Policy Act

A SEPA checklist was submitted with the application and an optional determination of non-significance (ODNS) was issued for the application.

The SEPA checklist, ODNS, and notice letters are recorded as Exhibit C.

E. Public Hearing Comments

The public hearing conducted on September 21, 2023 was attended by 6 members of the public and 1 person spoke regarding the proposal. In general, comment can be identified as addressing the following issue:

1. Relationship of lot size development standards on parcels with substantial easements should not include the easement area.
2. Restricting uses within easements.

F. Recommendation and Conditions

It is recommended that the application as submitted for the Pratt Hills Development No. 1 Major Subdivision along with staff reports collected by the Planning Agency be granted **APPROVAL** subject to meeting the following conditions of approval:

Conditions of Approval:

1. The applicant shall meet all requirements of Royal City Municipal Code in respect to requirements for final approval by the City. This includes but is not limited to the payment of all fees to the City of Royal City for project review and certification by the County Treasurer that all taxes are paid if applicable.
2. All improvements required under Royal City code shall be completed or bonded prior to final plat approval. A final engineered design plan shall be submitted to the City for approval prior to construction on site per RCMC 16.17.120. Applicable standards shall be those that are adopted and in place at the time of building permit application for infrastructure development of the site. See City Engineer's letter for reference and RCMC Ch 16.29.
3. Any development on the subject parcel shall be coordinated with all utility providers serving the site and general area. Utility easements that may be required for development of the subject parcels or adjacent parcels shall be granted in place prior to development of the subject parcel. See Grant PUD letter for reference.
4. In the event it is determined that irrigation water or irrigation easements may be altered or effected by this application the issue altering or effecting irrigation must be addressed to the satisfaction of the irrigation district or irrigation entity. See requirement in QCBID letter for reference.
5. Response to Colville Tribe and DAHP letters recommending Archeological/cultural resource survey.
6. Response to Dept. of Fish and Wildlife for shrub steppe habitat and sage thrasher species.
7. Calculate areas of dedicated right of ways and easement, parcels, and unplatted remainders to equal existing parcel size. See Grant County Assessor letter for reference.
8. All requirements by the local jurisdiction providing fire service shall be met in regard to implementation of the International Fire Code as adopted by the City of Royal City. This shall include, but not limited to Fire Flow, hydrant locations, installation of Storz adapters on hydrants, no rolled curbs, and turning radius for vehicles and equipment.
9. A Stormwater report and final stormwater plan with SWPPP and SPCC, shall be submitted for review and approval. See Engineer's letter for reference.

10. A pedestrian trail along the Royal CAD Plat. See City Planner comment letter for reference.
11. All structures shall be subject to Building Permit Review and approval prior to construction. All fire systems shall be in place (Hydrants, paved streets, access) prior to any combustible construction on site.
12. Unless modified by these conditions, all proposals of the applicant shall be considered conditions of approval.
13. The applicant has 3 years from the date of preliminary plat approval to secure all permits necessary for development of the first phase. Failure to begin construction within 3 years of approval, without extensions from the City Council, will result in expiration of this approval.

IV. FINDINGS OF FACT & CONCLUSIONS OF LAW

This matter having come before the City of Royal City, the following Findings of Facts, Conclusions of Law, and Decision are adopted related to the above referenced matter:

A. Findings of Fact

1. CAD Homes, LLC has submitted an application for a Preliminary Major Subdivision in the City of Royal City and the application was received by Kovach Architects for review on behalf of the City of Royal City for review.
2. The Comprehensive Plan designation for the subject parcel is Residential, and the subject parcel is zoned Residential.
3. Kovach Architects is under contract by the City of Royal City to conduct review of land use applications and is authorized to act on behalf of the City of Royal City for such applications.
4. Notice was sent to appropriate agencies, departments, and offices consistent with Royal City Municipal Code.
5. A public hearing was conducted by the Royal City Planning Agency on September 21, 2023.
6. Written comments have been received regarding this application from the Planning Agency, City Engineers, Fire District 10, Quincy Columbia Basin Irrigation District, Dept. of Ecology, Dept. of Archeology and Historic Preservation, Grant County Assessor's Office, Grant County Treasurer's Office, Colville Tribes, Grant PUD, US Bureau of Reclamation, and Dept. of Fish and Wildlife.

7. The record contains the following exhibits and are available online at <https://bit.ly/46qtm04>:

a) Exhibit A- Application

- (1) A.0 (Pre-Application Letter)
- (2) A.1 (Pratt Hills Land Use Application)
- (3) A.2(Prelim Written Statement)
- (4) A.3 (Conceptual Layout)
- (5) A.4 (Pratt Hills Tentative Plan)
- (6) A.5 (PHS Report)
- (7) A.6 (Soil Survey)
- (8) A.7 (Test Pits)
- (9) A.8 (Transmittal)
- (10) A.9 (Title)

b) Exhibit B - SEPA Review

- (1) B.1 (SEPA Checklist)
- (2) B.2 (ODNS Letter)

c) Exhibit C- Department Comments

- (1) C.0 (Agency Notice Letter)
- (2) C.1 (Dept. of Ecology)
- (3) C.2a (DAHP)
- (4) C.2b (Colville Tribe)
- (5) C.3a (WDFW Comment Letter)
- (6) C.3b (WDFW PHS Report)
- (7) C.3c (WDFW Resources)
- (8) C.4a (Grant County Assessor)
- (9) C.4b (Grant County Treasurer)
- (10) C.4c (Grant County Public Works)

(11) C.5 (Grant PUD)

(12) C.6 (QCBID)

(13) C.7 (USBR)

(14) C.8 (Fire)

(15) C.9 (Engineering)

(16) C.10 (Planning)

d) Exhibit D- Public Comment

(1) D.1 (Public Hearing Recording)

e) Exhibit E- Planning Recommendation

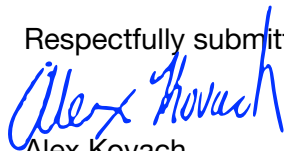
8. The recommendation for preliminary approval by the Planning Agency contains conditions that are appropriate to this application and consistent with the requirements of Royal City Municipal Code.

B. Conclusions of Law

1. The Pratt Hills Development No. 1 is essential or desirable to the public and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
2. The Pratt Hills Development No. 1 is consistent with the Royal City Comprehensive Plan.
3. The Pratt Hills Development No. 1, as conditioned, is Consistent with the Royal City Zoning Map and Code.
4. The Preliminary Major Subdivision application was reviewed in a manner consistent with the requirements of the Royal City Municipal Code.
5. The Preliminary Major Subdivision, as conditioned, will meet all requirements of the Royal City Municipal Code.
6. The Preliminary Major Subdivision makes adequate provisions for public health, safety and welfare.

This is a recommendation of the Royal City Planning Agency. Approval of the application is subject to final review and approval by the Royal City Council.

Respectfully submitted,



Alex Kovach

City Planner & Building Official