

ORDINANCE NO. 26-03

AN ORDINANCE OF THE CITY OF ROYAL CITY, WASHINGTON, APPROVING A PLANNED UNIT DEVELOPMENT DISTRICT FOR DEVELOPMENT OF 44 RESIDENTIAL DWELLING UNITS WITH 7 BUILDINGS IN THE PRATT HILLS DEVELOPMENT PHASE 1 MAJOR PLAT; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, CAD Homes LLC (“Developer”) is the owner of the real property located at the south termination of Blair Ave, identified as Grant County Assessor’s Parcel No. 071739229 (“Property”), and more particularly described in the Developer’s application which is on file with the City and which legal description is attached as exhibit “A” to this ordinance; and

WHEREAS, the Developer submitted a complete application for formation of a Planned Development District (“District”) to develop and construct 44 residential dwelling units on the Property pursuant to Chapter 17.67 of the Royal City Municipal Code (“RCMC”) in December 2025; and

WHEREAS, notice of the application was circulated for comment by City departments/contractors, local agencies and members of the public, and comments were received from the City Planning Department, City Engineers, and QCBID; and

WHEREAS, the City Planning Agency conducted a properly noticed public hearing on the application for the District on January 30, 2026, wherein the Planning Agency accepted public comment regarding the application for formation of the District; and

WHEREAS, following the public hearing on the application, the Planning Agency recommended approval of the proposed District and forwarded the recommendation to the City Planning Department and City Council for further processing; and

WHEREAS, the City Council considered the application for formation of the District on March 3, 2026 at a Regular Open Public Meeting of the City Council for the purpose of determining whether the Council should accept, reject, or modify the recommendation of the planning agency; and

WHEREAS, at the meeting on March 3, 2026, based on the record available and applicable laws and regulations, the City Council accepted the recommendation of the planning agency and approve the formation of the District as set forth in this ordinance; and

WHEREAS, the City Council has determined that adoption of this Ordinance approving a Planned Development District for purposes of development of 44 residential dwelling units as proposed by the Developer is in the best interest of the public health, safety, and welfare of the citizens of the City; now, therefore,

**THE CITY COUNCIL OF THE CITY OF ROYAL CITY, WASHINGTON DO
ORDAIN AS FOLLOWS:**

Section 1. The City Council hereby adopts Findings of Fact for formation of the Planned Development District for development of the 44 residential dwelling units as follows:

- A. The “recitals” or Whereas provisions set forth above are hereby adopted and incorporated herein as if set forth in full.
- B. EM Land Consulting has submitted an application for a Planned Development District Overlay for a Planned Unit Residential Development to the City of Royal City and the application was received by Kovach Architects for review on behalf of the City of Royal City.
- C. The Comprehensive Plan designation for the subject parcel is Residential. The subject parcel is zoned R-3 Residential.
- D. 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.
- E. Notice was sent to appropriate agencies, departments, and offices consistent with Royal City Municipal Code.
- F. A public hearing was conducted by the Royal City Planning Agency on January 30, 2026.
- G. Written comments have been received regarding this application from the City Engineers, the City Planner, and QCBID.
- H. The record contains the following exhibits and are on file at City Hall:
 - i. Application
 - 1. A.1 (Land-Use Application)
 - 2. A.2 (Project Narrative)
 - 3. A.3 (Criteria for Approval)
 - 4. A.4 (Vicinity Map)
 - 5. A.5 (Preliminary Plans)
 - 6. A.6 (Landscape Plan)
 - 7. A.7 (Example Building Design)
 - 8. A.8 (Pre-Application Letter)
 - ii. Department Comments
 - 1. B.1 (Agency Comment Form)
 - 2. B.2 (Anderson Perry & Planning Comments)
 - 3. B.3 (QCBID Comments)
 - iii. Public Comment
 - 1. C.1 (Notice Letter)
 - 2. C.2 (Public Hearing Recording)
 - iv. Planning Recommendation

- I. 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 and that are on file with the City.
- J. No new lot is proposed to be created by the applicant and no new lot is created by this ordinance.

Section 2. The City Council hereby adopted the following Conditions of Approval governing future development of the 44 residential dwelling units within the Planned Development District:

- A. 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
- B. Any development on the subject parcel shall be coordinated with all utility providers serving the site and general area.
- C. 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.
- D. All structures shall be subject to Building Permit Review and approval prior to construction.
- E. Unless modified by these conditions, all proposals of the applicant shall be considered conditions of approval.
- F. The applicant has 3 years from the date of this approval to submit the final planned development district application and map(s). Failure to submit the final documents shall result an ordinance repealing this Ordinance unless an extension is granted pursuant to RCMC 17.67.220..
- G. A copy of these conditions shall be recorded with the final Planned Unit Residential Development.
- H. No new lot is created by approval of this ordinance.

Section 3. The City Council hereby adopts Conclusions of Law related to approval of the District as follows:

- A. The Pratt Hills PURD is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
- B. The proposed PURD is consistent with the Royal City Comprehensive Plan.

- C. The proposed PURD, as conditioned, is Consistent with the Royal City Zoning Map and Code.
- D. The Planned Development application was reviewed in a manner consistent with the requirements of the Royal City Municipal Code.
- E. The Planned Development, as conditioned, will meet all requirements of the Royal City Municipal Code.
- F. The Planned Development makes adequate provisions for public health, safety and welfare.
- G. No new lot is created by approval of this ordinance.

Section 4. Based upon the foregoing Findings of Fact (Section 1), Conditions of Approval (Section 2), and Conclusions of Law (Section 3), the Planned Development District for development of 44 residential dwelling units on the Property identified herein is hereby approved.

Section 5. This Ordinance shall only confer development rights upon the applicant or the applicant's successor in interest for the proposed 44 residential dwelling units. Approval for the applicant to proceed with construction shall be contingent upon approval of a building permit. This ordinance shall be recorded with the Grant County Auditor

Section 6. If any Section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other Section, sentence, clause, or phrase of this Ordinance.

Section 7. This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

APPROVED:

MAYOR RYAN PIERCY

ATTEST/AUTHENTICATED:

JANICE FLYNN, FINANCE DIRECTOR

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

KATHERINE KENNISON

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO.: _____

SUMMARY OF ORDINANCE NO. 26-03
of the City of Royal City, Washington

On the 3rd day of March, 2026, the City Council of the City of Royal City, Washington, passed Ordinance No. 26-03. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF ROYAL CITY, WASHINGTON, APPROVING A PLANNED UNIT DEVELOPMENT DISTRICT FOR DEVELOPMENT OF 44 RESIDENTIAL DWELLING UNITS WITH 7 BUILDINGS IN THE PRATT HILLS DEVELOPMENT PHASE 1 MAJOR PLAT; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this ____ day of _____, 2026.

JANICE FLYNN, FINANCE DIRECTOR

Exhibit "A"

Tract B Pratt Hill Development Phase 1 Major Plat 34-14