RESOLUTION NO. 26-02

A RESOLUTION ALLOWING FOR THE BUILDING AND DEVELOPMENT OF "SPUDS CONVENIENCE STORE AND GAS STATION" ON UNPLATTED LANDS.

Recitals:

1. Royal City Municipal Code (RCMC), Section 14.04.080(B), prohibits building on unplatted lands unless approved by City Council Resolution.

2. The City has received an application for building a convenience store and gas station in conformance with zoning and building codes to be located on the following unplatted parcels ("Property"):

Parcel Nos 210775000, 071730001, 071739020, and 071731001

3. Per the application, the Property will be consolidated and divided into 3 commercial lots through a binding site plan (BSP) process pursuant to RCMC Chapter 16.26.

4. The BSP application identifies one access to the Property from Acacia St.W, in line with Evergreen Ave NW, crossing City-owned property (see attached map, Exbibit A).

5. The City is willing to grant an easement across the City-owned property for one of the proposed access driveways in consideration for the installation of curb and sidewalk meeting City sidewalk and street standards along Acacia St. for the length of the Property.

Resolved:

1. The applicant/developer must submit a completed application for a BSP to the City for review and approval. The application must provide the legal description for the proposed access easement across City property as a condition of the application and BSP approval;

2. If the application and BSP are approved by the City, then the applicant/developer may build the approved development on the unplatted Property.

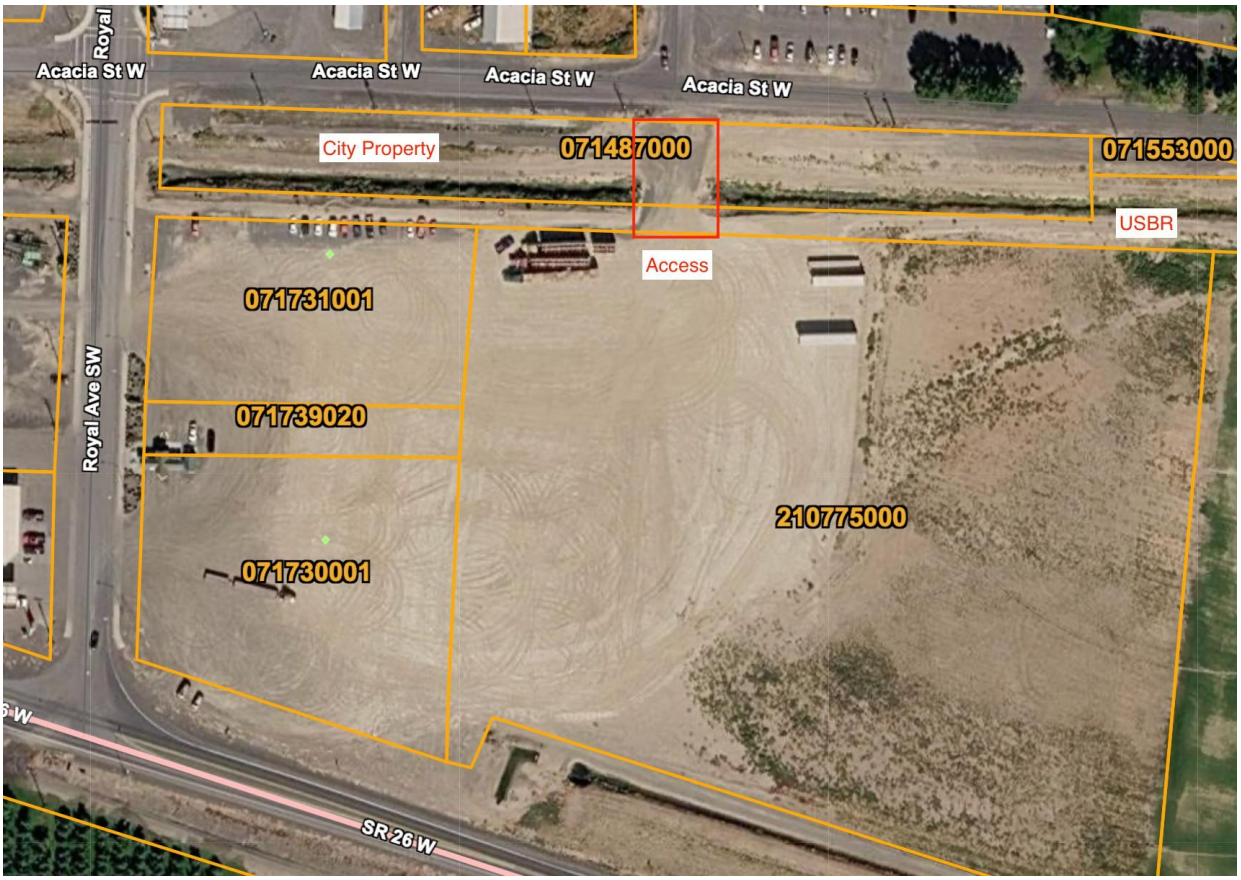
ADOPTED by the City Council of the City of Royal City, Washington, this _____ day of _____, 2026.

_____
Ryan Piercy, Mayor

ATTEST:

_____
Janice Flynn, Finance Director

Exhibit A


Royal
Acacia St W
Acacia St W
Acacia St W
Acacia St W
City Property
071487000
071553000
USBR
Access
071731001
071739020
210775000
071730001
Royal Ave SW
SR 26 W