

MOSES LAKE CITY COUNCIL

Bill Ecret
Richard Pearce
Ant Reese

Jon Lane
Mayor



Joseph K. Gavinski
City Manager

David Curnel
Karen Liebrecht
Dick Deane

May 25, 2010

AGENDA
Maxine Ivory, Executive Secretary

Council Chambers
7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. IDENTIFICATION OF CITIZENS WANTING TO DISCUSS AGENDA ITEMS
IDENTIFICATION OF CITIZENS WANTING TO DISCUSS NON-AGENDA ITEMS
4. PRESENTATIONS AND AWARDS - None
5. CONSENT AGENDA
 - A. Approval of Minutes - May 11, 2010
 - B. Approval of Bills and Checks Issued
 - C. REC Moses Lake Major Plat and Findings of Fact
 - D. The Greens PURD Major Plat - Alteration of Subdivision - Findings of Fact
 - E. Resolution - Accept Street and Utility Improvements - Wesley Place
6. COMMISSION APPOINTMENTS
 - A. Tourism Commission
7. CONSIDERATION OF BIDS AND QUOTES - None
8. PETITIONS, COMMUNICATION, OR PUBLIC HEARINGS
 - A. Communication - Grant County Health District - Introduction of New Administrator
 - B. Communication - Yard Waste Composting - Royal Organic Products
9. ORDINANCES AND RESOLUTIONS
 - A. Resolution - Building Permit Fees and Valuations
 - B. Resolution - Build on Unplatted Property - McKay Seed Company, Inc.
 - C. Resolution - Build on Unplatted Property - Adamson
10. REQUEST TO CALL FOR BIDS - None
11. REFERRALS FROM COMMISSIONS
 - A. Parks and Recreation Commission Support for Trails Planning Team Grant Application
12. OTHER ITEMS FOR COUNCIL CONSIDERATION
 - A. Request Authorization to Apply for RCO Grant - Parks & Recreation
 - B. Request Authorization to Apply for Heron Bluff Trail Grant
 - C. Request to Create a Group A Water System - Prater Major Plat - UGA Cascade Valley
 - D. Request to Utilize Commercial Vendors (C.B.G.S.A.)

Finance
Ronald Cone

Municipal Services
Gary Harer

Police Chief
Dean Mitchell

Parks & Recreation
Spencer Grigg

Fire Chief
Tom Taylor

Community Development
Gilbert Alvarado

City Attorney
Jim Whitaker

13. NON-AGENDA ITEMS AND PUBLIC QUESTIONS AND COMMENTS
14. COUNCIL QUESTIONS AND COMMENTS
15. CITY MANAGER REPORTS AND COMMENTS
 - A. Attracting Retailers Study
 - B. Proposed Annexation Information

| | | | | | | |
|------------------------|----------------------------------|-------------------------------|-------------------------------------|--------------------------|---|-------------------------------|
| Finance Ronald Cone | Municipal Services Gary Harer | Police Chief Dean Mitchell | Parks & Recreation Spencer Grigg | Fire Chief Tom Taylor | Community Development Gilbert Alvarado | City Attorney Jim Whitaker |
|------------------------|----------------------------------|-------------------------------|-------------------------------------|--------------------------|---|-------------------------------|

May 19, 2010

TO: City Manager for Council Consideration

FROM: Community Development Director

SUBJECT: REC Moses Lake Major Plat and Findings of Fact

REC Silicon, LLC submitted an application to consolidate multiple REC parcels into one lot of 206 acres. Lot 2 of the plat is 1.33 acres for a Grant County 5 fire station. The site is located at 3322 Road N NE, and is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. Several waivers and deferrals of street and utility improvements were requested.

The Planning Commission recommended that the preliminary plat be approved with conditions. Attached are the Findings, Conclusions and Decision of the Planning Commission. As no appeal was taken from this decision of the Planning Commission, the Council's approval of this decision incorporates and adopts the Findings, Conclusion and Decision of the Planning Commission.

Respectfully submitted,



Gilbert Alvarado
Community Development Director

GA:jt

BEFORE THE PLANNING COMMISSION/CITY COUNCIL OF THE
CITY OF MOSES LAKE, WASHINGTON

IN THE MATTER OF THE REC MOSES LAKE
MAJOR PLAT AND DEVIATION/DEFERRAL
REQUESTS

FINDINGS OF FACT, CONCLUSIONS, AND
DECISION

1. HEARING BEFORE THE PLANNING COMMISSION.

- 1.1 Date. A public hearing was held upon proper notice before the Planning Commission on February 11, 2010.
- 1.2 Proponent. REC Silicon, LLC of Moses Lake is the proponent of this plat.
- 1.3 Purpose. The proponent has submitted an application to consolidate multiple parcels into one lot of 206 acres, with a second lot of 1.33 acres for a Grant County 5 fire station. The site is in the Heavy Industrial Zone at 3322 Road N NE, described as Tax #14,865 in Farm Units 77, 78, & 79, Block 41 (parcel #11-0069-420 & 11-0069-443); Tax # 13,279 in Farm Unit 78, Block 41 (11-0069-423); Tax #10,140 in FU 78, Block 41 (11-0069-422); & Farm Unit 63, Block 41 (11-0069-410); all in S17-T19N-R29E, and more fully described on the face of the plat. The following exceptions from the plat are owned by Grant County PUD: Tax #9942 & 14,822 in Farm Unit 78, Block 41 (11-0069-421, 0.74 acres; & 11-0069-424, 1.25 acres). Waivers and deferrals of street and utility improvements to Road N were requested.
- 1.4 Evidence. The Commission considered the following materials in reaching its decision:
- A. The plat submitted July 14, 2009, and a revision submitted February 5, 2010.
 - B. Staff report dated April 8, 2010, and attachments.
 - C. Testimony from Anne Henning, staff; Phil Bloom of Columbia NW Engineering, representing the proponent; and Greg McElroy, representing Vic Jansen, a neighboring property owner.

2. FINDINGS OF FACT BY THE PLANNING COMMISSION.

Based upon the evidence presented to it, the Commission makes the following findings of fact:

- 2.1 The proponent is the owner of the property legally described above located within City limits.
- 2.2 The site contains existing buildings as well as vacant land owned by the proponent. Platting was required as a condition of issuance of building permits. The existing Grant County 5 fire station that is surrounded on three sides by REC property was proposed to be platted as Lot 2 of the plat. At a meeting between staff and the proponents, it was determined that the entire site should be platted as one lot, with a binding site plan in the future. This eliminates several problems with the plat as originally proposed. The proponent has submitted a revision to the plat, showing one lot. The plat also includes two "exceptions"—essentially unplatted islands within the plat—that are owned by Grant County PUD.
- 2.3 Surrounding land uses include industrial, agricultural, and vacant land, and some residences.
- 2.4 Road N is classified as a secondary street. Existing improvements do not meet Community Standards for curb, gutter, sidewalk, asphalt, stormwater, street lighting, water or sewer. Waivers and deferrals of these improvements were requested.
- 2.5 The Development Engineer provided a list of comments and corrections that must be addressed before the final plat is submitted for review.

- 2.6 Ten feet of additional right-of-way is required for Road N, to meet Community Standards of 80' width for a secondary street. This additional right-of-way overlaps a USBR easement, so it cannot be used without USBR's permission.
- 2.7 Street improvements to Community Standards are required at the time of platting; however, small piecemeal projects often do not give a good end result, so deferrals can be granted to construct the improvements as part of a larger project. A City project to rebuild Road N, including curbs and asphalt, began construction the week of April 5. Most of the cost of the project will be covered by a grant. The remaining portion of the cost will be shared equitably among the abutting properties. The proponent should participate in their fair share of the cost of the current project, and a deferral should be granted for the remaining improvements, with a covenant. Sidewalk is not included in the City project, due to ROW width and USBR restrictions, so will need to be deferred.
- 2.8 Grant County PUD requested that street lighting for plats on Road N be deferred until the exact location of the light standards could be determined, likely not until after sidewalk is installed.
- 2.9 The site is served with a pressure sewer main in Road N that was built as a temporary system. In the future, a gravity sewer main in compliance with Community Standards may be installed. At that time, the proponent should pay their fair share of the cost to install a system that meets Community Standards. The requirement can be deferred, with a covenant attached.
- 2.10 As part of platting, fire hydrants are required at 300' spacing on Road N per MLMC 16.4. The Fire Chief and Assistant Chief both stated they would be opposed to any deviation or deferral of this requirement.
- 2.11 The United States Bureau of Reclamation (USBR) listed corrections that are needed on the plat, commented that any encroachments (including temporary improvements such as paving, fencing, and landscaping) on Project facilities or right-of-way requires approval, that a Right-of-Use application may be required, that permits are required for withdrawing ground water, and that the proponent may wish to have the agricultural water supply released. USBR also commented that they had several concerns with the plat and were not in a position to sign the plat as currently depicted. This final comment caused the plat to be delayed for several months, so that REC and USBR could resolve the issues. Staff subsequently received verbal notice from USBR that the issues have been sufficiently resolved to continue with the plat. The remaining USBR issues can be addressed with the final plat. USBR must sign the plat before it can be recorded.
- 2.12 The East Columbia Basin Irrigation District (ECBID) listed corrections that are needed on the plat and site plan, requested that REC release their water allotment since the land is not being used for agriculture, and commented that no fences or other permanent structures are allowed within USBR easements without permits. ECBID must sign the plat before it can be recorded.
- 2.13 The Grant County Assessor's office commented that the subtitle of the plat needs to list the Farm Units being platted.
- 2.14 MLMC 13.04.040 prohibits private sewer systems, septic tanks with drain fields, and onsite disposal systems for new subdivisions. There are no deviations allowed for Title 13 provisions. Therefore, as part of platting, the existing septic system at the fire station must be abandoned, and the building connected to the municipal sewer system. This has been discussed with the proponent, who requested one year to complete the work.
- 2.15 Megan Fielding, neighboring property owner, submitted comments about safety concerns with the operation of the REC Silicon plant.
- 2.16 Gregory McElroy, representing Vic Jansen, neighboring property owner, submitted comments regarding SEPA review, air pollution, fires, accidents, chemical releases, insufficient information on the drawings, compliance with past approvals and mitigation, and water disposal issues.

- 2.17 City staff contacted the Department of Ecology in regard to the issues brought up in the public comments. The Air Quality Program stated that a permit has been issued and they are working with REC on compliance. Full compliance with all air quality requirements won't occur until after the project is operational and has been fully tested, which is expected to take several more years. The Water Quality Section has investigated complaints and taken action on items not in compliance.
- 2.18 Greg McElroy, representing Vic Jansen, testified that it should be made clear that the plat is subject to all mitigation measures in the MDNS. He requested an additional condition on the plat approval, that all mitigation measures from the MDNS associated with the plat be complied with and that REC report deviations from the MDNS to the City.
- 2.19 A Mitigated Determination of Non-Significance (MDNS) was issued on September 9, 2009 under the State Environmental Policy Act Rules (WAC 197-11). There were 6 conditions, related to stormwater, street and utility improvements, USBR/ECBID approvals and permits, and submitting documentation that all air quality requirements of the Department of Ecology have been met. The MDNS was appealed, but then the appeal was withdrawn. The conditions in the MDNS automatically become conditions of the project approval.
- 2.20 The Comprehensive Plan sets a minimum acceptable transportation level of service (LOS) for the Wheeler intersections at LOS C and D. Existing conditions as of 1999 were B and C.
- 2.21 Comprehensive Plan General Land Use Policy 1 encourages cost effective development adjacent to urban areas where adequate public facilities and services exist or can be provided in a timely and efficient manner.
- 2.22 Comprehensive Plan Land Use Policy 4 encourages infill developments that are scaled and designed to fit their surroundings on properties suited to urban development.
- 2.23 Industrial Land Use Goal 10 encourages the development of diversified industrial and manufacturing activities to provide employment in the area, and strengthen the economy and tax base.
- 2.24 Industrial Policy 55 states that industrial lands should not attract land uses which are more appropriate in commercial areas.
- 2.25 Industrial Policy 56 requires that industrial lands be located in areas that maximize available and planned infrastructure, including major transportation corridors.

3. CONCLUSIONS BY THE PLANNING COMMISSION.

From the foregoing findings of fact, the Planning Commission makes the following conclusions:

- 3.1 The decision of the Planning Commission must be supported by the evidence presented and must be consistent with the standards and criteria for review specified in state statutes and city ordinances. The standards and criteria for review of preliminary plat applications are found in Chapter 58.17 of the Revised Code of Washington (RCW), Title 17 of the Moses Lake Municipal Code (MLMC), and Title 20 MLMC.
- 3.2 MLMC 20.09.020 requirements:
 1. **Comprehensive Plan/Municipal Code:** The development is consistent with Comprehensive Plan goals and policies on infill and industrial uses by platting an existing developed site. With deferral of street and utility improvements and a deviation for block length, the development meets the requirements and intent of the Municipal Code.
 2. **Adequate provisions for necessary improvements:** With the dedication of right-of-way, the development makes adequate provisions for streets and other public ways, water supply and sanitary wastes. The project will participate in the current project to upgrade the street.

Community Standards, and a covenant will be required to guarantee installation of the remaining improvements to Community Standards in the future.

3. **Impacts:** No impacts of the plat have been identified under Chapters 14 through 19 that will not be mitigated through existing regulations and conditions.
4. **Public health, safety, welfare, and interest:** The development is beneficial to the public health, safety and welfare and is in the public interest by platting land consistent with the intent of the Heavy Industrial Zone.
5. **Transportation Level of Service:** The development does not lower the level of service of transportation facilities below the minimum standards established in the Comprehensive Plan because platting the property does not change the traffic generated by the site.
6. **Parks Level of Service:** Not applicable. This project will not affect parks level of service.
7. **Dedications:** The street right-of-way proposed for dedication is a direct result of the development proposal and is needed to serve the development.

3.3 The deferral of street improvements is reasonable so that improvements to Road N can be constructed in one large project rather than multiple small projects as each property is platted. One large project will be more economical and will be a better result for the public that uses the street than constructing the street piecemeal would be. The proponent will participate in improvements completed before the plat is recorded, and a covenant will be in place to guarantee the remaining improvements.

3.4 The deferral of sewer improvements is reasonable since sewer service is adequate for now, and a covenant will be in place to guarantee improvement to the sewer system when needed in the future.

3.5 The deferral of water main improvements is reasonable since water service is adequate for now, and a covenant will be in place to guarantee improvement to the water system when needed in the future.

3.6 The deviation to allow block length longer than 660' is justified due to the development pattern in the area of large industrial sites.

3.7 The exceptions within the plat (Grant County PUD-owned properties) will not be able to be platted in the future, since they do not front on a public street. However, since the parcels are used for electrical infrastructure, it is unlikely any buildings requiring permits will be built on them. In addition, RCW 58.17.040(9) excepts certain electrical utility facilities from compliance with subdivision regulations.

3.8 Conditions in the MDNS automatically become conditions of the project approval, whether they are specifically included in the approval or not.

3.9 It is appropriate for the City to defer to the Washington State Department of Ecology as an agency with expertise in air quality and water quality.

4. DECISION OF THE PLANNING COMMISSION.


On the basis of the foregoing findings of fact and conclusions, it is the decision of the Planning Commission of the City of Moses Lake that the request for a preliminary major plat as submitted on the property designated above be approved with the following conditions:

4.1 The comments of the Development Engineer, including the comments dated 9-8-09 and 10-13-09, shall be addressed before final plat submittal.

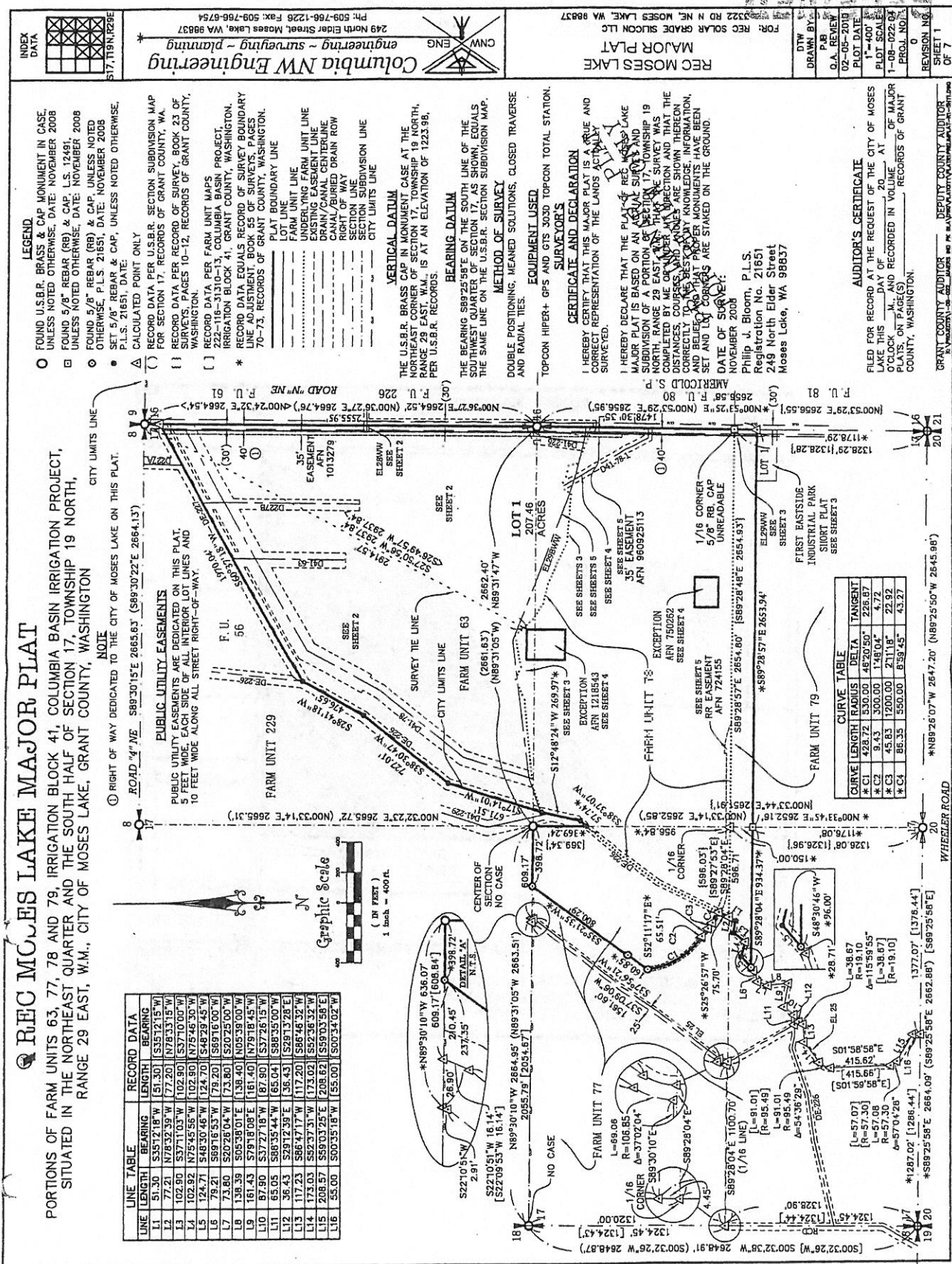
4.2 The comments of the East Columbia Irrigation District and USBR shall be addressed before final plat submittal.

- 4.3 The comments of the Grant County Assessor shall be addressed before final plat submittal.
- 4.4 The additional 10' of right-of-way for Road N shall be dedicated on the plat, but shall include language that the ROW shall not be developed until either the overlapping USBR easement has been abandoned or the development within the easement has been approved by USBR.
- 4.5 Before the plat is recorded, the proponent shall participate in the cost of the current City project to improve Road N in an amount determined by the City Council.
- 4.6 A deferral shall be granted for design and construction of street improvements to the west side of Road N, including street lighting, for any improvements not included in the current City project. Improvements shall be to Community Standards current at the time of construction, and a covenant shall be recorded with the plat to guarantee installation of required improvements not completed before the plat is recorded.
- 4.7 A deferral of design and construction of gravity sewer to Community Standards current at the time of construction shall be granted, provided a covenant is recorded with the plat for the improvement in the future.
- 4.8 A deferral of design and construction of water main to Community Standards current at the time of construction shall be granted, provided a covenant is recorded with the plat for the improvement in the future.
- 4.9 A deviation for block length longer than 660' shall be granted.
- 4.10 The existing septic system at the fire station shall be abandoned, and the building connected to the municipal sewer system within one year of preliminary plat approval. A covenant shall be recorded with the plat if this item has not been completed by the time the plat is recorded.
- 4.11 The plat shall be modified to incorporate Lot 2 into Lot 1. The REC Moses Lake Major Plat will be a one-lot plat.
- 4.12 The PUD exception parcels are not required to be included within the plat.
- 4.13 The proponent shall install fire hydrants along Road N at the spacing required by MLMC 16.48.

Approved by the Planning Commission on April 29, 2010.



Mitch Molitor, Chairperson



INDEX DATA

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

LEGEND

- FOUND U.S.B.R. BRASS & CAP MONUMENT IN CASE UNLESS NOTED OTHERWISE. DATE: NOVEMBER 2008
- FOUND 5/8" REBAR (RB) & CAP. L.S. 12481, UNLESS NOTED OTHERWISE. DATE: NOVEMBER 2008
- FOUND 5/8" REBAR (RB) & CAP. UNLESS NOTED OTHERWISE. P.L.S. 21651, DATE: NOVEMBER 2008
- SET 5/8" REBAR & CAP. UNLESS NOTED OTHERWISE. P.L.S. 21651, DATE:
- △ CALCULATED POINT ONLY
- () RECORD DATA PER U.S.B.R. SECTION SUBDIVISION MAP FOR SECTION 17, RECORDS OF GRANT COUNTY, WA
- () RECORD DATA PER RECORD OF SURVEY, BOOK 23 OF SURVEYS, PAGES 10-12, RECORDS OF GRANT COUNTY, WASHINGTON
- () RECORD DATA PER FARM UNIT MAPS
- () IRRIGATION BLOCK 41, COLUMBIA BASIN PROJECT, 222-116-31310-13, COLUMBIA COUNTY, WASHINGTON
- () RECORD DATA EQUALS RECORD OF SURVEY, PAGES 70-73, RECORDS OF GRANT COUNTY, WASHINGTON
- () LOT LINE
- () FARM UNIT LINE
- () UNDERLYING FARM UNIT LINE
- () EXISTING EASEMENT LINE
- () DRAIN/CANAL CENTERLINE
- () CANAL/BURIED DRAIN ROW
- () RIGHT OF WAY
- () SECTION SUBDIVISION LINE
- () CITY LIMITS LINE

VERTICAL DATUM
THE U.S.B.R. BRASS CAP IN MONUMENT CASE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 29 EAST, W.M., IS AT AN ELEVATION OF 1223.98, PER U.S.B.R. RECORDS.

HEARING DATUM
THE BEARING S89°25'58"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, AS SHOWN, EQUALS THE SAME LINE ON THE U.S.B.R. SECTION SUBDIVISION MAP.

METHOD OF SURVEY
DOUBLE POSITIONING, MEASURED SOLUTIONS, CLOSED TRAVERSE AND RADIAL TIES.

EQUIPMENT USED
TOPCON HIPER+ GPS AND GTS 3030 TOPCON TOTAL STATION.

SURVEYOR'S CERTIFICATE AND DECLARATION
I HEREBY CERTIFY THAT THIS MAJOR PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

DATE OF SURVEY:
NOVEMBER 2008

Philip J. Bloom, P.L.S.,
Registration No. 21651
249 North Elder Street
Moses Lake, WA 98857

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF THE CITY OF MOSES LAKE THIS DAY OF 20 AT OF MAJOR O'CLOCK PM 2010. RECORDS OF GRANT COUNTY, WASHINGTON.

GRANT COUNTY AUDITOR _____
DEPUTY COUNTY AUDITOR _____

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

COLUMBIA NW Engineering
249 North Elder Street, Moses Lake, WA 98857
PH: 509-766-1226 FAX: 509-766-6754

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

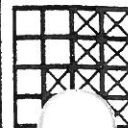
REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

REC MOSES LAKE
MAJOR PLAT
FOR: REC SOLAR GATOR SILICON LLC
3322 RD N NE, MOSES LAKE, WA 98837

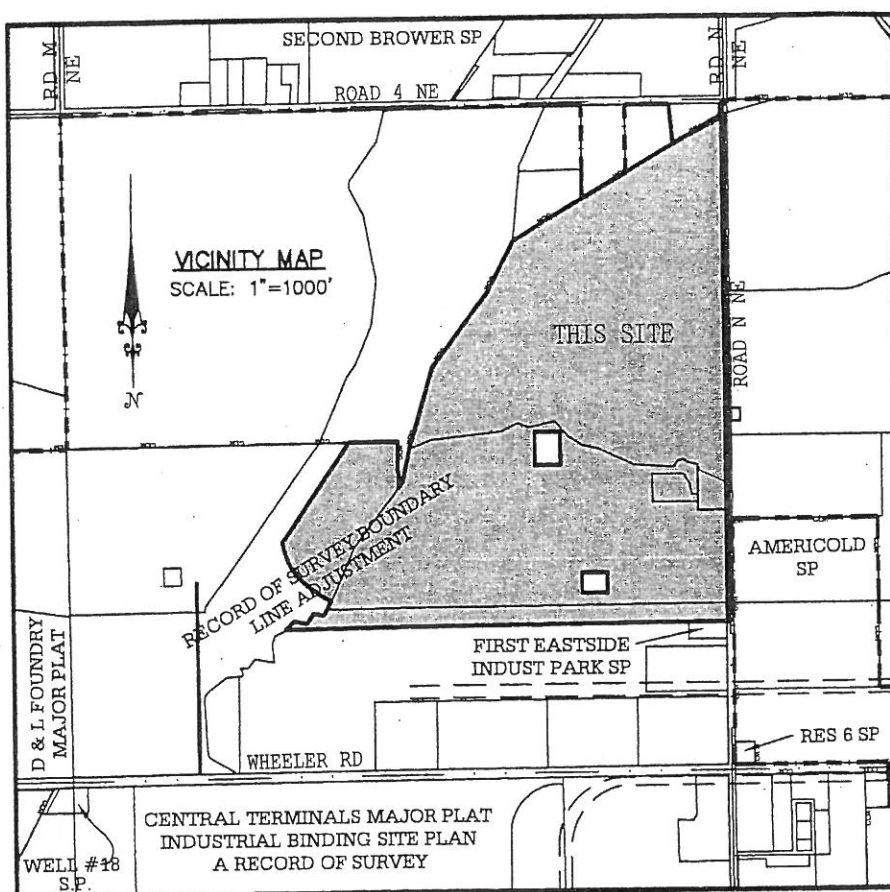
MOSES LAKE MAJOR PLAT

AND 79, IRRIGATION BLOCK 41, COLUMBIA BASIN IRRIGATION PROJECT,
ARTER AND THE SOUTH HALF OF SECTION 17, TOWNSHIP 19 NORTH,
L., CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON

INDEX
DATA



517, 29E



Columbia NW Engineering
engineering ~ surveying ~ planning
249 North Elder Street, Moses Lake, WA 98837
Ph: 509-766-1226 Fax: 509-766-6754

REC MOSES LAKE
MAJOR PLAT

R: REC SOLAR GRADE SILICON LLC
3327 RD N NE, MOSES LAKE, WA 98837

May 19, 2010

TO: City Manager for Council Consideration

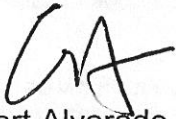
FROM: Community Development Director

SUBJECT: The Greens PURD Major Plat - Alteration of Subdivision

Michael D. Norman of Lee/Norman Development LLC submitted a request to alter one of the conditions of approval of The Greens Planned Unit Residential Development. The proposed alteration is to allow the development to be gated where the private streets intersect with 9th Avenue. The PURD and plat approval required that "Interior streets shall connect to 9th Avenue, without bollards or other barriers, to allow traffic, including service vehicles, access to and from the development."

The Planning Commission recommended that the request to alter the conditions of The Greens Planned Unit Residential Development be granted. Attached are the Findings, Conclusions and Decision of the Planning Commission. As no appeal was taken from this decision of the Planning Commission, the Council's approval of this decision incorporates and adopts the Findings, Conclusion and Decision of the Planning Commission.

Respectfully submitted,



Gilbert Alvarado
Community Development Director

GA:jt

BEFORE THE PLANNING COMMISSION/CITY COUNCIL OF THE
CITY OF MOSES LAKE, WASHINGTON

IN THE MATTER OF THE GREENS PURD MAJOR
PLAT REQUEST FOR ALTERATION OF
SUBDIVISION

FINDINGS OF FACT, CONCLUSIONS, AND
DECISION

1. HEARING BEFORE THE PLANNING COMMISSION.

- 1.1 Date. A public hearing was held upon proper notice before the Commission on April 15, 2010.
- 1.2 Proponent. Lee/Norman Development is the proponent of this plat.
- 1.3 Purpose. The proponent has requested to alter one of the approval conditions of an approved plat by gating the entryways to the public street. Preliminary plat approval specifically required that interior streets connect to 9th Avenue without bollards or other barriers. The site is a Planned Unit Residential Development.
- 1.4 Evidence. The Commission considered the following materials in reaching its decision:
 - A. The alteration request submitted March 1, 2010.
 - B. Staff report and attachments.
 - C. Testimony from Anne Henning, staff; Mike Norman, proponent; and Cheryl Macy, neighboring property owner.

2. FINDINGS OF FACT BY THE PLANNING COMMISSION.

Based upon the evidence presented to it, the Commission makes the following findings of fact:

- 2.1 The proponent is the owner of the property described above located within the City limits.
- 2.2 Surrounding land uses are existing single family homes to the east, fronting Garden Drive and on ground higher than The Greens. To the south is an existing apartment building and vacant land zoned R-1. To the west is Division Street. Across Division is an existing non-conforming mobile home park, assorted other uses, and vacant land zoned R-3. To the north are 4-plexes fronting Division, a 96-unit apartment complex, and vacant land zoned R-3.
- 2.3 The preliminary plat with the condition regarding unrestricted access to 9th Avenue was approved on May 8, 2007. The project was later divided into two phases. The final plat for Phase 1 was recorded on May 14, 2009. The Municipal Code has no provisions for changes to conditions of plats, so the plat alteration process of RCW 58.17.215 was followed.
- 2.4 There are three private streets within the development that intersect with 9th Avenue, one in Phase 1 and two in Phase 2. Originally, these streets were to be left open and ungated. The developer has concluded that a gated community would be more marketable, so has requested a change in the plat approval conditions to allow gates to be installed. The development will also be fenced, as is allowed and was anticipated from early in the project.
- 2.5 Mike Norman testified that security has emerged as a big issue for senior developments. This issue was not identified in the initial market research for the project, but has now become very important to the sale of houses in the development.
- 2.6 The Assistant Fire Chief submitted comments on the required permit and standards for gates that will be required before any gate is installed.
- 2.7 Comprehensive Plan Housing Goal 1 and Policies 1.1 and 1.4 speak to providing diversity in housing options and adequate supply of all types of housing to allow price and location choices.

3. CONCLUSIONS BY THE PLANNING COMMISSION.

From the foregoing findings of fact, the Planning Commission makes the following conclusions:

- 3.1 The decision of the Planning Commission must be supported by the evidence presented and must be consistent with the standards and criteria for review specified in state statutes and city

ordinances. The standards and criteria for review of preliminary plat applications and plat alterations are found in Chapter 58.17 of the Revised Code of Washington (RCW), Title 17 of the Moses Lake Municipal Code (MLMC), and Title 20 MLMC.

3.2 MLMC 20.09.020 requirements:

1. **Comprehensive Plan/Municipal Code:** The alteration to this development does not affect its consistency with Comprehensive Plan goals and policies. The alteration to this development meets the requirements and intent of the Municipal Code.
2. **Adequate provisions for necessary improvements:** The addition of gates to this development does not affect the provisions for necessary improvements. All streets and utilities within the development are private.
3. **Impacts:** No impacts have been identified under Chapters 14 through 19 that will not be mitigated through existing regulations and conditions.
4. **Public health, safety, welfare, and interest:** The development is beneficial to the public health, safety and welfare and is in the public interest because it promotes orderly and efficient division of undeveloped land in compliance with state law and make it suitable for residential development consistent with the intent of the residential zones.
5. **Transportation Level of Service:** The alteration to this development does not change the compliance with the level of service of transportation facilities, since the number of lots is not being changed.
6. **Parks Level of Service:** The alteration to the development does not change the level of service of neighborhood park facilities.
7. **Dedications:** No dedications are being required in this alteration

3.3 Cars should not block the public street or sidewalk while waiting for the gate to open. The gate should be located far enough from 9th Avenue that there is a staging/stacking area sufficient to accommodate this.

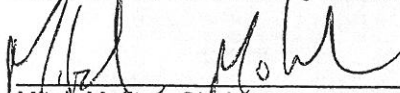
3.4 Conditions of approval of the original plat not being changed by the alteration should be carried through to the altered plats.

4. DECISION OF THE PLANNING COMMISSION.

4.1 On the basis of the foregoing findings of fact and conclusions, it is the decision of the Planning Commission of the City of Moses Lake that the request for an alteration to the approval condition of The Greens PURD Major Plats, allowing gated access at the street entrances, be approved with the following conditions:

1. The comments of the Assistant Fire chief shall be addressed before the first gate is installed.
2. The gates shall be set back on the property to provided for a city-approved staging area.

Approved by the Planning Commission on April 29, 2010.



Mitch Molitor, Chairperson



ADDRESS AND ZONING MAP 2010

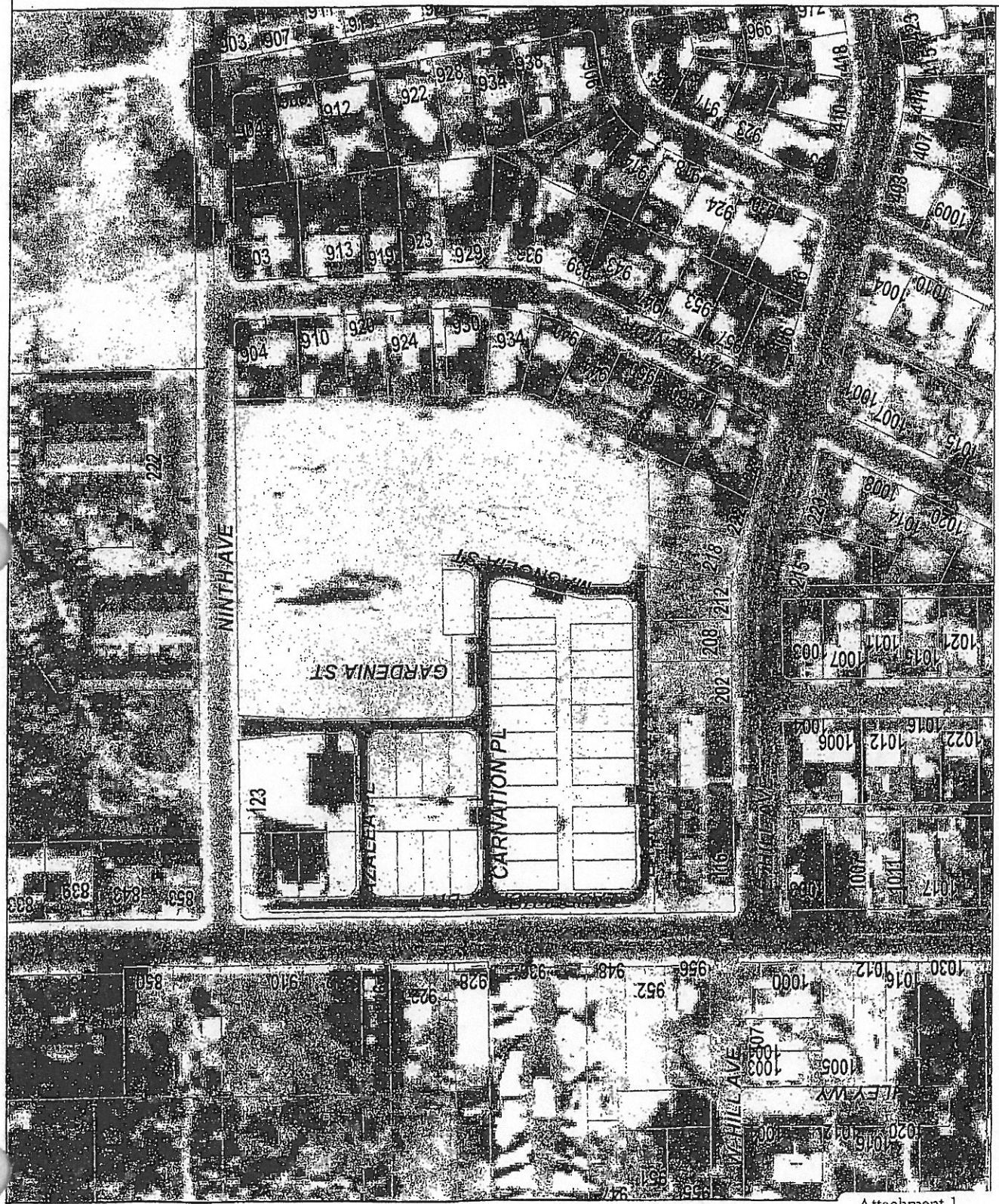
456 ADDRESS
STREET STREET NAME
LOTS
LAKE
2009 PHOTOS

COUNTY INFO UPDATED FEB 22, 2010

0 105 210 Feet



DRWN BKP
Last Ordinance 2474



PARCEL:
OWNER:
ADDRESS:
NOTES:

May 17, 2010

TO: City Manager
For City Council Consideration

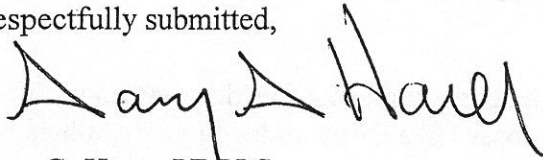
FROM: Municipal Services Director

**SUBJECT: ACCEPT STREET AND UTILITY IMPROVEMENTS
WESLEY PLACE**

The attached resolution is presented to the City Council for acceptance of street and utility improvements, lying in dedicated right-of-way or easements along Wesley Place. These improvements have been constructed within the Point Lorraine Estates Major Plat.

The attached resolution and site plan are attached for council consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gary G. Harer". The signature is stylized with a large initial "G" and a long, sweeping underline.

Gary G. Harer, PE/PLS
Municipal Services Director

encl.

cc: Development Engineer - Russell Brown

RESOLUTION NO. 3148

**A RESOLUTION ACCEPTING STREET AND UTILITY IMPROVEMENTS FOR
MUNICIPAL USE ALONG WESLEY PLACE**

Recitals:

1. Street and Utility improvements, lying in dedicated right-of-way or easements, are in place and constructed to the City of Moses Lake's street and utility systems along Wesley Place
2. Said street and utility improvements have been installed in accordance with the City of Moses's Lake's Community Standards, such installation being completed in May, 2010.
3. RCW 35.91.030 indicated that public street and utility facilities, which are developer installed should be accepted by the City of Moses Lake upon completion if the facilities are built to city standards.

Resolved:

1. The City Council of Moses Lake accepts the street and utility improvements as facilities of the City of Moses Lake and as such will charge for use of such facilities as authorized by ordinance.
2. After May 25, 2012 all further maintenance and operation cost of said street and utility improvements, shall be borne by the City of Moses Lake, as provided by city ordinance.

ACCEPTED by the City Council on May 25, 2010.

Ronald C. Covey, Mayor


ATTEST:

Ronald R. Cone, Finance Director

MEMORANDUM

CITY OF MOSES LAKE
DEVELOPMENT ENGINEERING DIVISION
May 13, 2010

TO: Municipal Services Director

FROM: Development Engineer, Russell L. Brown 

RE: **POINT LORRAINE ESTATES MAJOR PLAT
WESLEY PLACE STREET AND UTILITY IMPROVEMENTS**

The Wesley Place street and utility improvements constructed within the Point Lorraine Estates Major Plat are complete and may be presented to Council for acceptance into the City system contingent on the following items being completed:

1. The two-year maintenance bond required for this project is \$47,855.00 which is 50% of the construction costs. Jansen Inc. has a Street and Utility Construction Bond in the amount of \$143,566.65 that was provided at the onset of construction when the project was permitted so there are no bonding issues at this time. Jansen or others may provide an alternative two-year maintenance bond specific to the project in the amount of \$47,855.00 in order to terminate the \$143,566.65 bond currently in place.
2. The street lights and PUD backbone infrastructure have not been completed. The power and street lights must be completed or the PUD must provide a schedule guaranteeing the completion of these items.
3. The project surveyor must provide the City a copy of the recorded Record of Survey (ROS) documenting the centerline monuments set in the Wesley Place ROW.

A site plan is attached.

If you have any questions or require any additional information please contact me at your earliest convenience.

cc: Senior Planner, Anne Henning
Building Official
Public Works Superintendent
Wastewater Supervisor
Water Supervisor
Street Supervisor

WESLEY PLACE STREET AND UTILITY IMPROVEMENTS

TRACT 184

TRACT 44

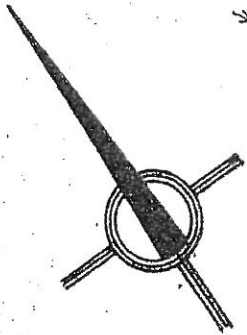
TRACT 42

PETERSON PLACE

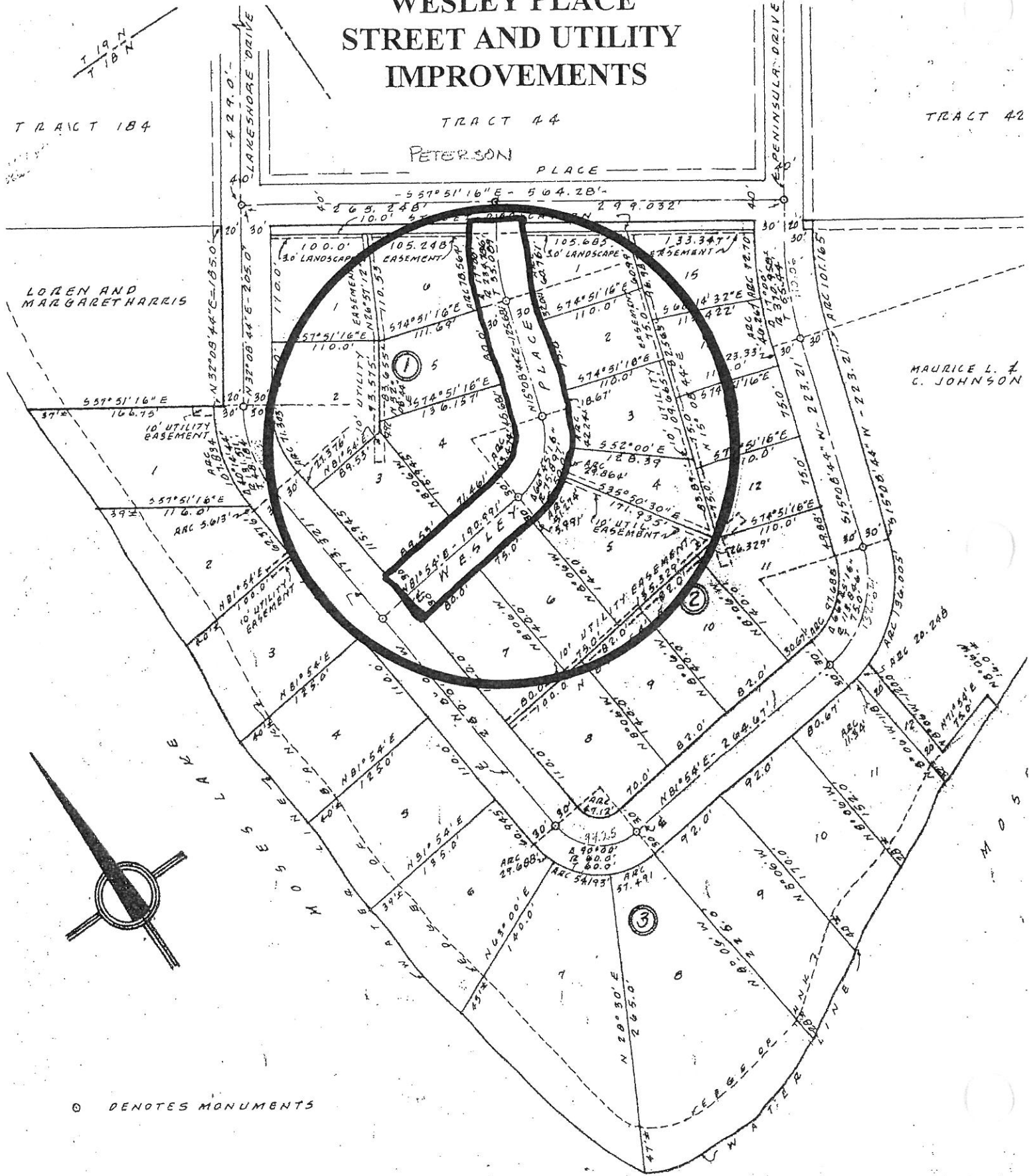
PLACE

LOREN AND
MARGARET HARRIS

MAURICE L. &
C. JOHNSON



⊙ DENOTES MONUMENTS



ADDRESS AND ZONING MAP 2010

STREET STREET NAME
☐ LOTS



COUNTY INFO UPDATED FEB 22, 2010



DRAWN BY BKP
 Last Ordinance 2474



PARCEL:
 OWNER:
 ADDRESS:
 NOTES:

GRANT COUNTY

County Courthouse
P.O. Box 37
Ephrata, WA 98823
(509) 754-6060



HEALTH DISTRICT

1038 W. Ivy Avenue
Moses Lake, WA 98837
(509) 766-7960

MEMO

DATE: April 22, 2010
TO: City of Moses Lake
FROM: Joy Reese, Assessment Coordinator, Grant County Health District
RE: Introducing Grant County Health District Administrator

I would like to introduce our new Administrator, Jefferson Ketchel, to the Moses Lake City Council members on May 25, 2010 during the regularly scheduled meeting. This should take no longer than 5 minutes of your meeting time. Mr. Ketchel is establishing new partnerships in Grant County communities to help improve the public's health. We are excited to have him on board!

Please respond with your answer to:

Joy Reese, Assessment Coordinator
Grant County Health District
(509) 766-7960, ext. 21
E-mail: jreese@granthealth.org

Ronald Cone

Full Name: Thad Schutt
Last Name: Schutt
First Name: Thad
Job Title: Business Manager
Company: Royal Organic Products

Business Address: 17405 Road 13 S. W.
Royal City, WA 99357

Business: (509) 554-3885

E-mail: tschutt@amtodd.com
E-mail Display As: Thad Schutt (tschutt@amtodd.com)

Categories: Business

May 14, 2010

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Resolution - Building Permit Fees and Valuations

Attached is a resolution that rescinds the previous resolution setting building permit fees and building construction valuations per the adopted State Building Code. The previous resolution did not include the increases to the building permit fees. The proposed resolution includes that data.

The resolution is presented for Council consideration.

Respectfully submitted,



Gilbert Alvarado
Community Development Director

GA:jt

RESOLUTION NO. 3149

A RESOLUTION RESCINDING RESOLUTION NO. ~~3135~~³¹⁴⁰ AND ESTABLISHING
BUILDING CODE FEES FOR THE CITY OF MOSES LAKE

Recitals:

1. The State Building Code, as amended effective July 1, 2004, requires each jurisdiction to establish fees for the issuance of permits pursuant to that Code.

Resolved:

1. For building permits issued pursuant to Moses Lake Municipal Code Chapter 16.02 from the International Building Code and the International Residential Code the following fees are adopted as the fees to be imposed by the City of Moses Lake:

TABLE 1-A – BUILDING PERMIT FEES

| Total Valuation | Fee |
|------------------------------|---|
| \$1 to \$500 | \$30.00 |
| \$501 to \$2,000 | \$30.00 for the first \$500.00 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$75.75 \$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$397.75 \$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$650.25 \$643.75 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000 |
| \$100,001 to \$500,000 | \$1,000.25 \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000 |
| \$500,001 to \$1,000,000 | \$3,240.25 \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000 |
| \$1,000,001 and up | \$5,615.25 \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof |
| Other Permit Fees | |
| Manufactured Home Placement | \$350 |
| Reroof | \$75 |
| Demolitions (Res and Comm) | \$75 |
| Fences (> 6') | \$55 |
| Grading (500 cubic yds or >) | \$55 |

2. For plumbing permits issued pursuant to Moses Lake Municipal Code Chapter 16.02 from the Uniform Plumbing Code. The schedule of fees from Table 1-1 of the Uniform Plumbing Code, 1997 edition, is adopted as the fee schedule to be imposed by the City of Moses Lake.
3. For mechanical permits issued pursuant to Moses Lake Municipal Code Chapter 16.02 from the International Mechanical Code. The schedule of fees from Table 1-A of the Uniform Mechanical Code, 1997 edition, as hereby amended, is adopted as the fee schedule to be imposed by the City of Moses Lake:
 - a. Permit Issuance and Heaters
 - 1) For the issuance of each mechanical permit \$23.50
 - 2) For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized \$7.50
 - b. Unit Fee Schedule (Note: The following do not include permit-issuing fee.)
 - 1) Furnaces: All appliances, with attached ducts and vents noted under number one of Table 1-A shall be charged \$10.50
 - 2) Appliance Vents: All vent work noted under number two of Table 1-A shall be charged \$7.50
 - 3) Repairs or Additions: All work noted under number three of Table 1-A shall be charged \$10.50
 - 4) Boilers, Compressors and Absorption Systems: The fees in this section shall remain unchanged.
 - 5) Air Handlers: All air-handling systems noted under number five of Table 1-A shall be charged \$10.50
 - 6) Evaporative Coolers: For each evaporative cooler other than portable type \$10.50
 - 7) Ventilation and Exhaust: For each ventilation fan connected to a single fan \$7.50

For all other ventilation systems noted under number seven of Table 1-A \$10.50
 - 8) Incinerators: All incinerators noted under number eight of Table 1-A shall be charged \$10.50
 - 9) Miscellaneous: For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table \$10.50
 - 10) All other fees in Table 1-A remain unchanged.
4. The total valuation is based off data representing average square foot costs for most buildings. The actual square foot costs vary depending upon the type of construction. A sample of square foot costs for certain structures is included below:

- | | | |
|----|---|---------|
| a. | Single Family Dwellings/Additions | \$86.37 |
| b. | Garages | \$33.81 |
| c. | Open Carports/Pole Buildings | \$20.75 |
| d. | Deck (uncovered)/Patio (covered) | \$12.50 |
| c. | Decks (covered) | \$16.65 |
5. The total valuation is based off data representing average square foot costs for most buildings. The actual square foot costs vary depending upon the type of construction. The square foot costs for certain structures is included with the Building Valuation Data from the Building Safety Journal August 2005 as currently adopted or as amended in the future.

Adopted by the City Council on May 25, 2010.

ATTEST:

Jon Lane, Mayor

Ronald R. Cone, Finance Director

May 19, 2010

TO: City Manager for Council Consideration

FROM: Community Development Director

SUBJECT: Resolution - Build on Unplatted Property - McKay Seed Company, Inc.

McKay Seed Company, Inc. has requested permission to construct a grain bin on unplatted property located at 2945 Road N NE.

Attached for Council consideration is a resolution granting permission for McKay Seed Company to build on unplatted property with the stipulation that the property be platted within one year.

Respectfully submitted



Gilbert Alvarado
Community Development Director

GA:jt

RESOLUTION NO. 3150

A RESOLUTION ALLOWING MCKAY SEED COMPANY, INC. TO BUILD ON
UNPLATTED PROPERTY

RECITALS:

1. Moses Lake Municipal Code 16.12.030 allows for the issuance of a building permit to a proponent who wishes to build on unplatted property after a resolution from the City Council.
2. McKay Seed Company, Inc. has requested the City Council to allow it to build on unplatted property described as follows:

Tax #4201 in the NW1/4NW1/4 less plats and tax numbers of Section 21, Township 19 North, Range 29 East, W.M.

RESOLVED:

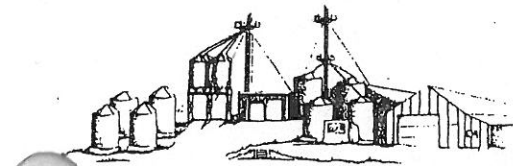
1. That McKay Seed Company, Inc. be allowed to build on unplatted property to construct a steel grain bin 30' high and 36' in diameter south of the existing grain bins with the stipulation that the property is platted within one year.

Adopted by the City Council on May 25, 2010.

ATTEST:

Jon Lane, Mayor

Ronald R. Cone, Finance Director



McKay
Seed Company, Inc.

Seeds for Success

ALMIRA: 39355 Sorensen Rd N, Almira, WA 99103 • Phone 509-639-2293 • 1-800-998-6694 • FAX 509-639-0101
MOSES LAKE: 2945 RD "N" NE, Moses Lake, WA 98837 • Phone 509-766-9894 • 1-800-258-4599 • FAX 509-766-9897

RECEIVED

MAY 10 2010

COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

To: Moses Lake City Council & Building Department
Date: May 10, 2010

I, Donald Sloan on behalf of McKay Seed Company, request time at the next available city council meeting to propose a building project on unplatted ground along the Wheeler corridor.

McKay Seed Company, with the help of Knudsen Land Survey LLC is working with the city planning staff to finish the platting process for this property. While this process is ongoing, McKay Seed Company would like to erect a steel grain bin.

This bin would be located to the south of existing grain bins. The bin will be above ground, flat bottom, and cylindrical. The height would be 30 feet, and diameter 36 feet. I have attached a rough sketch showing approximate location. If permission to build were given, accurate drawings would be submitted along with the building permit application.

Thank you for your consideration in this matter.

Respectfully submitted,

Don Sloan
Manager, Moses Lake Branch
McKay Seed Company, Inc.

MEMORANDUM

May 17, 2010

To: Senior Planner

From: Development Engineer—Moros 

RE: **McKAY SEED**

REQUEST TO BUILD ON UNPLATTED PROPERTY

Developers are often approved to build on unplatted property with the condition that the developer is required to plat the property within a specified time frame. Usually, the developer argues that platting will take too much time, and the project must begin immediately. Approval of building permits prior to preliminary plat approval precludes the developer from being totally cognizant of specific requirements that are forthcoming with preliminary plat approval. Building permit applications on unplatted property should not be accepted without being attached to a preliminary plat application, to allow staff and other agencies the opportunity to bring forth critical issues and requirements about the building permit and plat.

By requiring a preliminary plat application prior to allowing a developer to build on unplatted property the following items may be addressed.

1. Staff has evidence that the applicant has at least discussed the plat with a licensed surveyor, and the applicant should be aware of costs that are associated between the applicant and the surveyor.
2. The owner will be aware that the property is required to connect to the municipal sewer system. Connections to the municipal sewer system can be cost prohibitive due to the length of sewer main required to be extended for a project; reconstruction

RECEIVED

MAY 17 2010
COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

of existing improvements such as asphalt and sidewalks; lift stations may be required where gravity lines are not feasible; and existing utilities may hinder the property from being served directly.

3. The preliminary plat will show that a licensed surveyor has determined that proposed lot widths and depths can meet code requirements.
4. Right-of-way widths and street configurations may be reviewed by staff, along with the proposed building setback distances from the required right-of-way. The plat is a tool to acquire necessary right-of-way dedications for municipal uses.
5. Cul-de-sac requirements for dead-end streets and other right-of-way requirements may exceed the property available for dedication from the developer.
6. Water rights or fees in lieu of water rights may be required with a plat.
7. Park lands or park fees may be required with preliminary plats.
8. Reimbursements due for a plat are calculated with preliminary plat applications.
9. Approved access to public right-of-way may be reviewed.
10. Pedestrian accesses may be required with a plat.
11. Preliminary plats provide for public utility companies to address issues that they may have with regards to providing service to a property prior to construction.
12. Title reports that are provided with a preliminary plat application provide a valuable tool to determine whether existing right-of-ways and easements are within a property being developed.
13. Required municipal improvements will be listed for the developer with the preliminary plat approval. Often the developer is unaware of the required municipal improvements or assumes that waivers will be approved.
14. Other public health and safety issues that may pertain to a property may be addressed with the preliminary plat approval, which might not be addressed with a building permit application.

cc: Municipal Services Director

2945 ROAD NE
PARCEL # 180211000

N

400' FROM
PRIVATE
ROAD

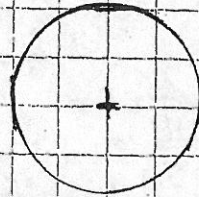
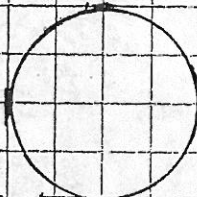
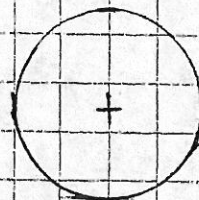
110'

WHEELER
ROAD

ROAD NE

MAIN ZONE

EXISTING
GRAIN SILOS



PROPOSED
GRAIN SILO

D=36'

H=30'



EXISTING
BUILDING

40'

110'

126'

200'

PRIVATE ROAD

MAY 10 2010

COMMUNITY DEVELOPMENT
PLANNING & DESIGN
CITY OF JOES LAKE

ADDRESS AND ZONING MAP 2010

PLAT INFO

PARCEL INFO

456 ADDRESS

STREET STREET NAME

LOTS

NEW PARCELS

COUNTY
INFO UPDATED
FEB 22, 2010



0 65 130
Feet



DRAWN

Last Office



PARCEL:
OWNER:
ADDRESS:
NOTES:
2009 photo

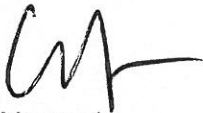
May 19, 2010

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Resolution - Build on Unplatted Property - Adamson

Shawna Adamson has requested permission to construct a drive through coffee stand on unplatted property owned by 4B's, LLC. The property is located at 3720 E. Broadway Extended.

Attached for Council consideration is a resolution granting permission for Shawn Adamson to build on unplatted property with the stipulation that the property be platted within one year.

Respectfully submitted



Gilbert Alvarado
Community Development Director

GA:jt

RECEIVED

APR 27 2010

City council members,

COMMUNITY DEVELOPMENT
PLANNING & BUILDING

The purpose of my involvement in the meeting is to request the availability of a building permit on unplatted land. The land in question is plot #110007006. The physical address is 3720 Broadway Extended NE. The land is owned by Jay Ballinger and his business partners. I have recieved permission from the owners to place a small drive-thru coffee business on the property. According to the city, however this is not platted land and can not be used for such matters. I would greatly appreciate the council's permission to build on the land.

Sincerly,

Shawna Adamson

PO box 2136

Moses Lake, Wa 98837

(509) 398-0760

RESOLUTION NO. 3151

A RESOLUTION ALLOWING SHAWNA ADAMSON TO BUILD ON
UNPLATTED PROPERTY OWNED BY 4B'S, LLC

RECITALS:

1. Moses Lake Municipal Code 16.12.030 allows for the issuance of a building permit to a proponent who wishes to build on unplatted property after a resolution from the City Council.
2. Shawna Adamson has requested the City Council to allow her to build on unplatted property described as follows:

S278' of NENE W of Hwy less Tax #'s and Tax #13487 in the NENE of Section 14,
Township 19 North, Range 28 East, W.M.

RESOLVED:

1. That Shawna Adamson be allowed to build on unplatted property owned by 4B's LLC to construct a drive through coffee stand with the stipulation that the property is platted within one year.

Adopted by the City Council on May 25, 2010.

ATTEST:

Jon Lane, Mayor

Ronald R. Cone, Finance Director

MEMORANDUM

CITY OF MOSES LAKE
DEVELOPMENT ENGINEERING DIVISION
May 13, 2010

RECEIVED
MAY 14 2010
COMMUNITY DEVELOPMENT
PLANNING
CITY OF MOSES LAKE

TO: Assistant Planner, Billie Jo Munoz
FROM: Development Engineer, Russell Brown *RJB*
RE: **REQUEST TO BUILD ON UNPLATTED PROPERTY**
3720 EAST BROADWAY AVENUE
BALLINGER/ADAMSON DRIVE-THRU COFFEE STAND

For openers this reviewer does not find the proponent not wishing to plat because of the cost to be a valid reason for the deferral or waiver of the platting requirements.

This specific piece of property fronts upon an improved asphalt street. The street is bordered by Type "A" Curb but a sidewalk has not been constructed along the street frontage.

The property is served by one curbcut located approximately 25' from the southeast corner of the property. There are existing curbcuts near the southeast and northeast corners of the property on adjacent properties. The offsite curbcuts belong to others and serve as accesses to adjacent properties. By casual observation it appears the Ballinger property uses these offsite curbcuts to access and exit their property but that access privilege could be discontinued should either of the adjacent properties choose to install a fence or other type of barrier on their respective property lines. An additional curbcut on the property frontage constructed per Community Standards is allowed.

Within the limits of the ROW frontage there is one existing fire hydrant on East Broadway in the vicinity of the northeast corner of the property.

There is an exiting 1" water service stubbed to the property that is not currently in use. Before the water service can be placed into service there is a front foot charge due of \$32.08/FF (see MLMC 13.08.089) along with the cost of the water meter and the water system development charges based on the size of the water meter requested. A site plan must be provided to the City by the proponent showing the length of the frontage so the front footage fees can be calculated. For reference the platting of the property would provide this information.

There are existing 4" and 6" building sewers stubbed to the property that are not currently in use but are available for sanitary sewer service. Before the building sewer can be connected to either of these sewer stubs there is a front foot charge due of \$32.70/FF (see MLMC 13.08.172(B)) and an acreage fee due for the sewer lift station of \$391.74/acre (see MLMC 12.08.172(c)(3)). There will also be sewer system development charges based on the size of the water meter. A site plan must be provided to the City by the proponent showing the length of the frontage so the front footage fees can be calculated. The site plan must also provide the area for the property so the acreage fees can be calculated. For reference the platting of the property would provide both of these items.

If you have any questions or require any additional information please contact me at your earliest convenience.

cc: Municipal Services Director

Billie Munoz

From: kmyre [kmyre@ci.moses-lake.wa.us]
Sent: Wednesday, May 12, 2010 1:40 PM
To: billy munoz
Subject: Ballinger/ Adamson building on unplatted property

The following are my comments regarding this site.

1. The proposed location is a gravel parking lot.
2. The drive through lanes servicing the coffee stand should be paved.
3. Permanent buildings are required to be connected to water and sewer.
4. Permanent buildings of this nature are required to have 1 accessible restroom in the building.
5. The building entrance would need to comply with accessibility standards.

Kevin Myre

RECEIVED

May 11, 2010

MAY 14 2010

COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

TO: Municipal Services Director
Development Engineer - R. Brown
Fire Chief
Police Chief
Public Works Superintendent
Building Official
Community Development Director

FROM: Billie Jo Muñoz, Assistant Planner

SUBJECT: Ballinger/Adamson - Request to Build on Unplatted Property

Shawna Adamson submitted a requested to build on unplatted property to install a drive-thru coffee stand. She is not the actual property owner, the owner of the property does NOT wish to plat due to the costly expense involved. If required to plat the owner will deny the business to operate on the site. The site is located at 3720 E. Broadway Extended on parcel #110007006 legally described as S278' of NENE of Hwy Ls Tx#'s; Tx#13487 in NENE, 14 19 28.

Please send any comments that you may have regarding this request to me no later than May 19, 2010. If I do not receive your comments from you by the deadline date, I will assume you have no comments on the request to build on unplatted property.

If you have any questions regarding this matter, please contact me at extension 267 or bmunoz@ci.moses-lake.wa.us.

enc: Request from Shawna Adamson received 4-27-10
Aerial photo

ADDRESS AND ZONING MAP 2009

| 456 | ADDRESS | STREET | STREET NAME |
|--------------------------|-------------|--------|-------------|
| <input type="checkbox"/> | LOTS | | |
| <input type="checkbox"/> | LAKE | | |
| <input type="checkbox"/> | PLAT INFO | | |
| <input type="checkbox"/> | PARCEL INFO | | |
| 2009 PHOTOS | | | |

COUNTY
INFO UPDATED
NOV 16, 2009



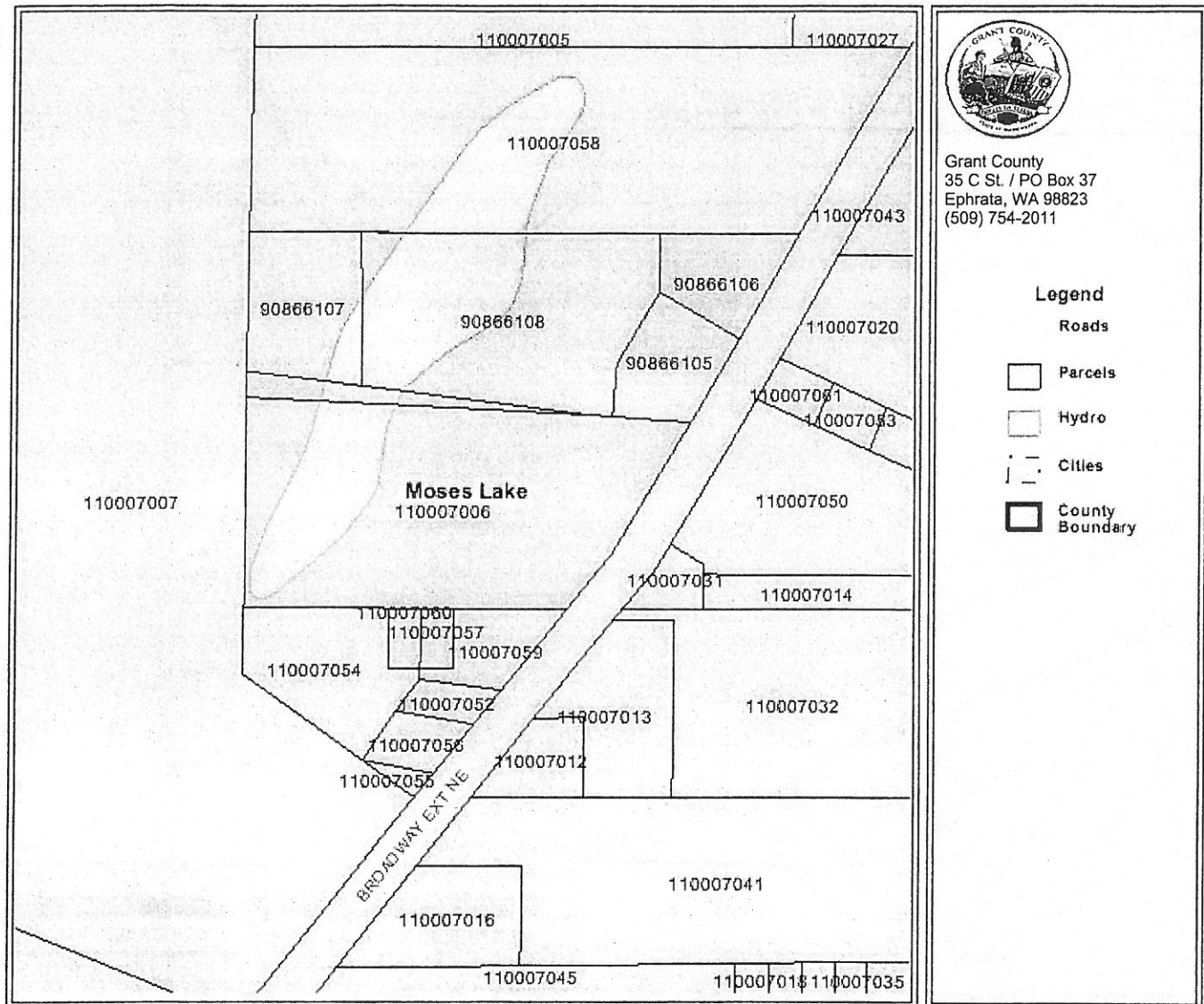
0 90 180
Feet



00000
Last Ordinance: 2474



PARCEL:
OWNER:
ADDRESS:
NOTES:



SITE INFORMATION

| | | | | | |
|-------------|--|-------------|---------|--------------|----------------------------|
| Parcel #: | 110007006 | Reval: | 3 | Zoning: | Fire: |
| Legal: | S278' OF NENE W OF HWY LS TX#S::TX# 13487 IN NENE;14 19 28; MEMO | Year Built: | 0000 | Comp Plan: | Port: 10 |
| Imp Acres: | 5.13 | Sq Ft.: | 00000 | Shoreline: | Park: |
| Uimp Acres: | 0 | # Rms: | 00 | Sensitive: | Library: L |
| Land Value: | \$133,250 | # BdRms: | 00 | Critical: | Cemetery: |
| Imp Value: | \$380,100 | # BthRms: | F-0 H-0 | | Mosquito: 1 |
| Land Use: | RETAIL TRADE/GENERAL MERCHAND | Quality: | | Tax Status: | |
| Owner: | 4B'S LLC | Assoc MH: | 0 | Taxcode: | Appraised Value: \$513,350 |
| Address: | 3720 E BROADWAY EXT NE MOSES LAKE WA 98837 | T/R/S: | | City/County: | Tax Value: \$513,350 |
| | | X Coord: | | School: | Levy: 11.93216 |
| Situs: | | Y Coord: | | Hospital: | ***Tax Amount: \$6,125.37 |

Base Tax Amount NOT valid for paying taxes. Does not include Special Assssments and/or changes. Contact Treasurer's Office for current tax amount.

DISCLAIMER

These maps should not be construed as legal advice or legal opinion on any specific facts or circumstances. The contents are intended for general information purposes only, and you are urged to consult your own lawyer concerning your own situation and any specific questions you may have. Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation and verification. All of the data provided represents current information in a readily available format. While the data is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained in county records.

This page was generated on: 5/19/2010

ADAMSON
BUILD ON UNPLATTED
3720 EAST BROADWAY AVENUE

EAST BROADWAY AVENUE

FARMER DR

S.R. 17

0 200 400
Feet

ADAMSON
BUILD ON UNPLATTED

VALLEY RD

PIONEER WAY

NELSON RD

BROADWAY AVE

I-90



ALDER

CITY LIMITS

UGA BOUNDARY

STREET NAMES

LOTS

LAKE

3720 EAST
BROADWAY



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

DRAWN: BKP

DATE: MAY 20, 2010

0 0.5 1
Miles

ADAMSON
BUILD ON UNPLATTED
3720 EAST BROADWAY AVENUE

EAST BROADWAY AVENUE

FARMER DR

SR 17

0 200 400
Feet

ADAMSON
BUILD ON UNPLATTED

SR 17

VALLEY RD



RD 17

PIONEER WAY

SR 17

NELSON RD

BROADWAY AVE

0 0.5 1
Miles



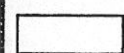
CITY LIMITS



UGA BOUNDARY

ALDER

STREET NAMES



LOTS



LAKE



3720 EAST
BROADWAY



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

DRAWN: BKP
DATE: MAY 20, 2010



MEMO

TO: City Manager for Council Consideration

FROM: Parks & Recreation Director

SUBJECT: Parks & Recreation Commission Support for Trails Planning Team
Grant Applications

DATE: May 18, 2010

At the May 12th meeting of the Moses Lake Parks & Recreation Commission, Co-chairs of the Trails Planning Team (*TPT*), Joe Rogers and Mike Riggs presented information regarding the efforts of the *TPT* to acquire grant funding support.

TPT has applied for two grants at this time, one from the Washington State Department of Transportation (*Safe Routes to School Program*) and the other from the Washington State Recreation and Conservation Office.

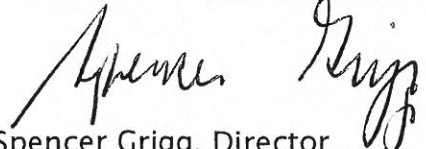
The first application is in the amount of \$200,000 towards a project that would design and construct a concrete pathway from Central Drive to Knolls Vista Drive and cross the area where Knolls Vista Park and Knolls Vista Playground meet.

The second application is in the amount of \$400,000 towards a project that would design and construct a trail that would connect with the existing I-90 trail and run along Blue Heron Park's shoreline through the area that will eventually be developed as a campground.

TPT representatives also requested that City Staff design an additional future trail at Blue Heron Park which would ultimately loop the trails and enhance their current application and as a result increase their potential for funding support.

Parks and Recreation Commission members voted unanimously to recommend that City Council support the *TPT* efforts to design and construct additional trails in the community.

Thank you for your consideration.


Spencer Grigg, Director
Moses Lake Parks & Recreation Department

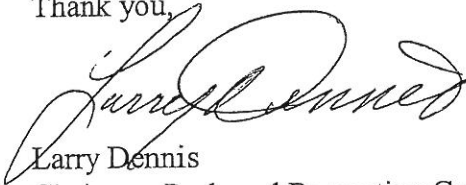
May 13, 2010

To the City Council of Moses Lake,

The Park and Recreation Commission was privileged to hear a proposal from Joe Rogers and Mike Riggs concerning the on-going trails project. In their proposal they asked us to give them thumbs up on three trail related issues. They included a pathway that would connect Grape Drive to Knolls Vista/Northshore Drive, an extension of the current trails that parallel I-90 and enter Blue Heron Park (to be known as Heron Bluff Trail), and a continuation of that trail that would meander through the park and reconnect with the existing I-90 trail thus forming a loop that bordered the park shoreline and future camping area.

After hearing the presentations and asking numerous questions, the commissioners voted unanimously in favor of all three proposals. It is our recommendation that the council offers its support to the Heron Bluff Trails project and the connection path linking Grape Drive to Knolls Vista Drive. All three projects will provide additional trails, connecting trails and safety for the users.

Thank you,

A handwritten signature in cursive script, appearing to read "Larry Dennis".

Larry Dennis

Chairman Park and Recreation Commission



MEMO

TO: City Manager for Council Consideration
FROM: Parks & Recreation Director
SUBJECT: Request for Authorization to Apply for RCO Grant
DATE: May 18, 2010

The Washington State Recreation and Conservation Office (RCO) provides grants to build and renovate parks, trails, waterfront access, and other outdoor spaces. Our future plans call for development of a community sized park at the existing Lower Peninsula Boat Launch. We have been advised that this project would potentially qualify for significant funding should we choose to pursue funding with RCO.

It is our desire to apply for grant funding support for this project from RCO. Staff has communicated our preliminary intentions to apply for maximum funding support. Maximum funding would provide \$1,000,000 in grant funding. This level of funding support would require a financial match from the City in the amount of \$500,000.

At this point, we would respectfully request City Council support to pursue this grant funding. The next step in the application process would be to provide an authorizing resolution from the Council documenting support for the application.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Spencer Grigg". The signature is written in a cursive, flowing style.

Spencer Grigg, Director
Moses Lake Parks & Recreation Department

May 20, 2010

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

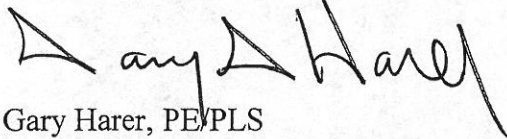
SUBJECT: **Request to Apply for Grant
Heron Bluff Trail**

The Trails and Planning Team Committee is requesting direction for submitting an application to the Recreation and Conservation Office to construct the Heron Bluff Trail as shown on the attached drawings. This trail is an extension of the existing activity trail that connects to the downtown area, Neppel Trail, Cascade Park, Lauzier Field, and the Big Bend Community College. The developer of the Bluff West Major Plat was required to construct a path between Bluff West Drive and the City owned property to the south in anticipation for this connection. The City Council has approved bike lanes fronting the proposed Westshore Walk Plat, and Grant County has established bike lanes on Westshore Drive from Hanson Road to Moses Pointe. The number one priority from the survey that the Trails and Planning Team sent out to all the residences residing in the 98837 zip code was constructing trails along the lake.

The total cost of the path is \$400,000. The grant would pay 50% of this cost.

This request is presented for Council consideration. A resolution will be included in the next council meeting agenda if the Council finds this request favorable.

Respectfully Submitted,



Gary Harer, PE/PLS
Municipal Services Director

Bike lanes on
Westshore Drive

Proposed
Westshore
Walk
Plat

HERON BLUFF TRAIL
PROJECT No. 10-1045D

Undeveloped
City Property

Blue Heron Park

Existing Trail



CITY LIMITS



UGA BOUNDARY

ALDER

STREET NAMES



LOTS



LAKE



HERON BLUFF
TRAIL



EXISTING



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

DRAWN: BKP

DATE: MAY 12, 2010



0 400 800 1,600 2,400

Feet

May 19, 2010

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

SUBJECT: **Request to Create a Group A Water System
Prater Major Plat - UGA - Cascade Valley**

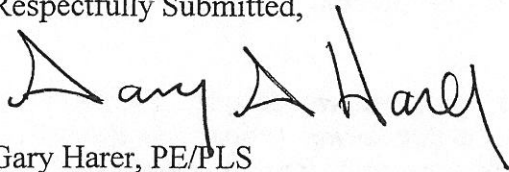
Philip Bloom, Columbia Northwest Engineering, is requesting approval to allow a Group A water system to serve the 16 lots shown on the attached preliminary Prater Major Plat, instead of connecting to the City's water system. This proposed plat is within the City's unincorporated UGA, which is also in the City's water service area. The City's water system would need to be extended across Moses Lake in order to serve this area.

The Grant County Coordinate Water System Plan requires approval from the City before creating new Group A and Group B water systems within its service area. It must be shown that it is unreasonable to connect to the City's water system.

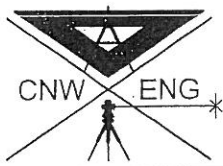
The City Council has approved similar requests provided the property owner signs a covenant stating they will construct a water main along the front of their property and connect to it when a city water main is extended to their property.

This request is presented for Council consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gary Harer". The signature is stylized with a large, sweeping "G" and "H".

Gary Harer, PE/PLS
Municipal Services Director



Columbia NW Engineering, PS

249 North Elder Street
Moses Lake, WA 98837-1731

Phone (509) 766-1226
Fax (509) 766-6754

May 18, 2010

Gilbert Alvarado, Planning Director
Community Development Department
City of Moses Lake
P.O. Box 1579
Moses Lake, WA 98837

RECEIVED

MAY 18 2010

COMMUNITY DEVELOPMENT
PLANNING & BUILDING
CITY OF MOSES LAKE

**Subject: UGA Waiver Request before City Council
Prater Major Plat 1-06-040:03**

Dear Gilbert:

As per our recent communication and pursuant to Grant County Code Chapter 23.12.040 (d) General Development Standards in Urban Growth Areas and City of Moses Lake Resolution No. 2868 (5.22.207), I am requesting consideration before the May 25, 2010, City Council for UGA Waiver by the City of Moses Lake for authorization to serve the proposed 16 lot Prater Major Plat by a Group "A" water system and on-site sewer systems.

A preliminary plat application was submitted to Grant County for review; a reduced copy is enclosed with this letter. The plat is located within the City of Moses Lake Urban Growth Area (UGA) at Cole Road off of Valley Road in Cascade Valley along the east shore of Moses Lake. The proposed subdivision is an existing 10.8+/- acre parcel to be divided into 16 single-family residential lots and one (1) tract (Tract A) for single-family residential activities and uses. Net residential density will be one (1) dwelling unit per 0.54 acres. Lots will be approximately 0.5 acres in size (1/2 acre). The existing parcel is identified as Parcel #170757002 located in Section 20, Township 19 North, Range 28 E.W.M. See the enclosed copy of the Prater Preliminary Plat.

The local area is not currently served by city water or sanitary sewer service. The plat is not located within 200 feet of existing municipal water or sanitary sewer. Irrigation water will be obtained via surface water withdrawal from Moses Lake by permit from the Moses Lake Irrigation and Rehabilitation District. A community water system is proposed to serve the subdivision with water for domestic purposes. An application is currently pending with the Washington State Department of Ecology for transfer of water rights for residential use on the site. The public notice for this water right transfer was posted in the Columbia Basin Herald on May 4 and 11, 2010. See enclosed copy.

The subdivision will be served with individual on-site wastewater disposal systems (septic tanks) in conformance with Grant County Health District standards. A site registration has been completed by the Grant County Health District. The site has been determined to be

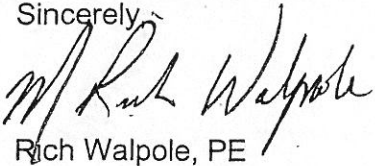
suitable for on-site individual septic tanks. See enclosed copy of the approved Grant County Health District water and sewer availability form.

The following documents are included for your information:

- August 29, 2008 letter to Moses Lake CDD: UGA Waiver Request
- August 29, 2008 letter to Grant County Health District: water and sewer disposal availability approval and site soil logs
- Prater Major Plat narrative project description
- Legal notice for water right transfer
- Copy of Plat sheet 2 and aerial map

Thank you in advance for your consideration of this request. Please call me if you have any questions or if I can be of any further assistance in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Walpole". The signature is fluid and cursive, with the first name "Rich" and last name "Walpole" clearly distinguishable.

Rich Walpole, PE

Cc:

Brian Prater, Golden Property Investments, LLC, P.O. Box 20, McKenna, WA 98558
Dorothy Black, Current Planning Manager, Grant County Planning Department, P.O.
Box 37, Ephrata, WA 98823

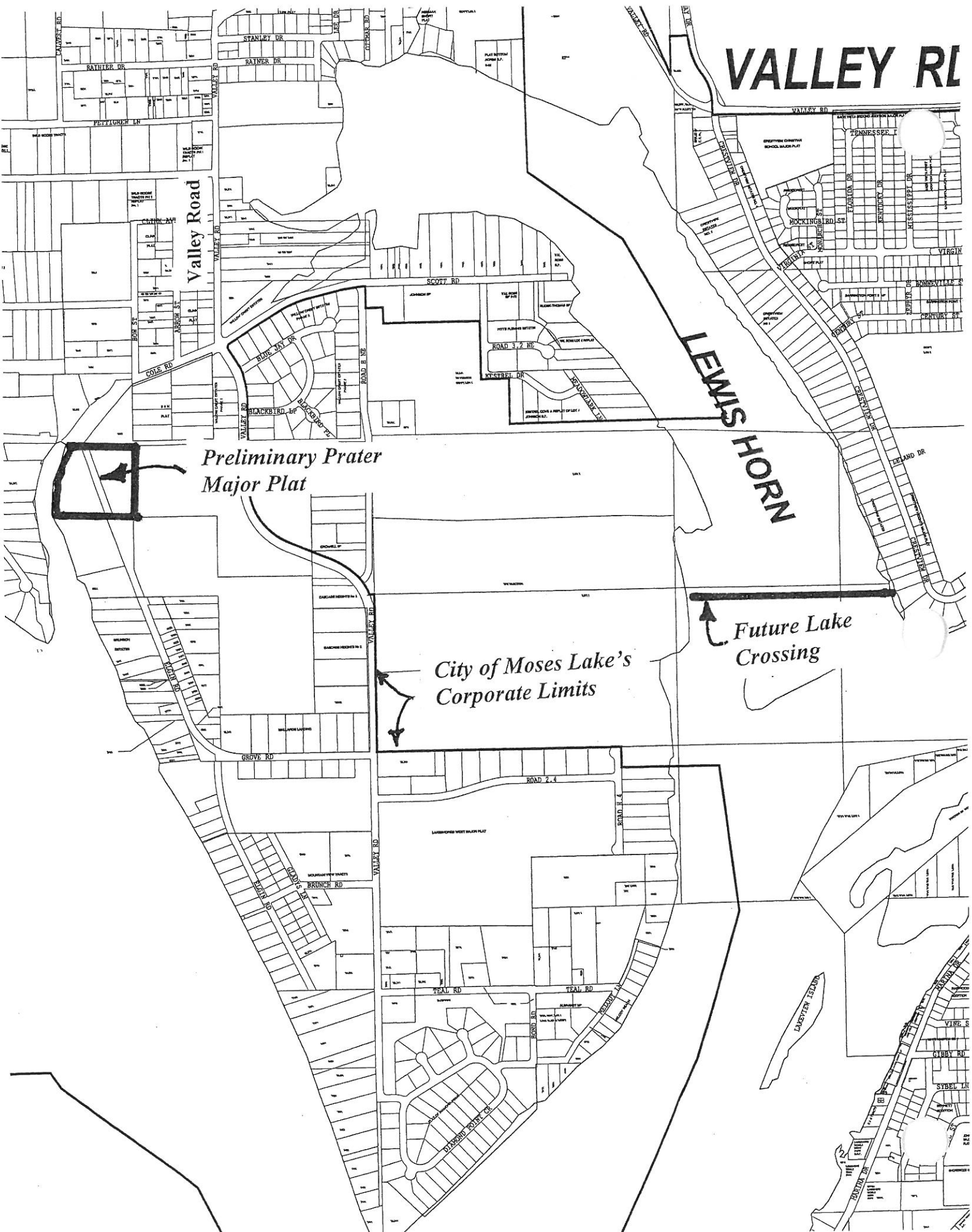
VALLEY RD

LEWIS HORN

*Preliminary Prater
Major Plat*

*City of Moses Lake's
Corporate Limits*

*Future Lake
Crossing*



COLE RD NE

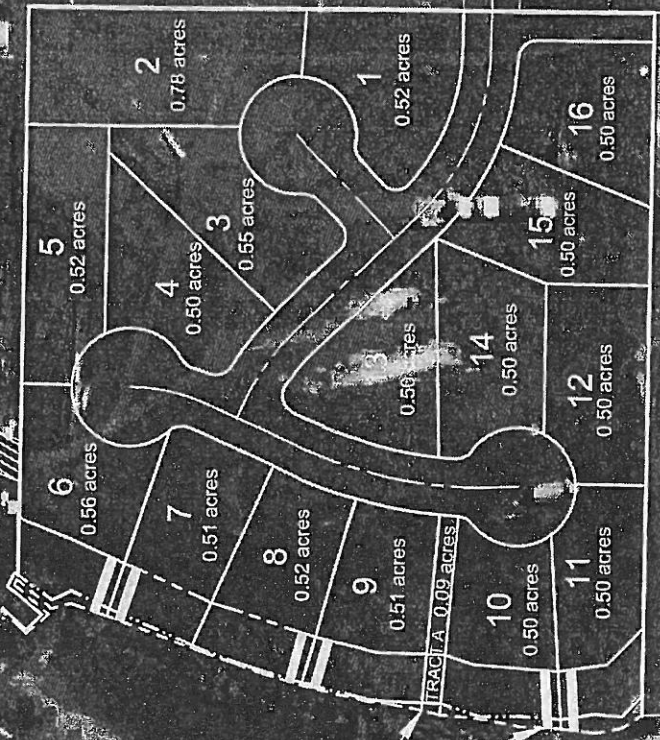
VALLEY RD NE

PROPOSED COUNTY ROAD

PRATER MAJOR PLAT

PROPOSED VACATION OF
A PORTION OF COLE RD
NE

FORELINE
ACCESS
AREAS



COPYRIGHT 2009 GOOGLE



MEMO

TO: City Manager for Council Consideration
FROM: Parks & Recreation Director
SUBJECT: Request to Utilize Commercial Vendors (C.B.G.S.A.)
DATE: May 18, 2010

The Columbia Basin Girls Softball Association has requested authorization to utilize commercial vendors at their tournaments this year at Larson Playfield and Paul Lauzier Athletic Complex.

As I understand their request, these are non-food or beverage items which would not compete with our established food and beverage concession operations.

A number of past athletic events have utilized such vendors and have not presented any real problems for our department.

Thank you for your consideration.

A handwritten signature in cursive script, appearing to read "Spencer Grigg".

Spencer Grigg, Director
Moses Lake Parks & Recreation Department



**Columbia Basin Girls Softball Association
PO Box 597
Moses Lake, Wa. 98837**

Dear Council Members,

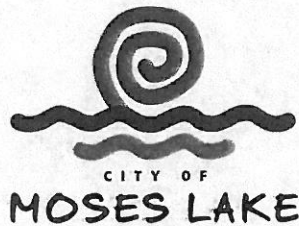
Our Softball Association will be hosting three summer tournaments and one state tournament this year. These tournaments will be held at Larson and Lauzier Ball Fields. We have made and signed the arrangements with the Parks and Recreation Department to do this.

We are requesting approval from the Council to be allowed to sell T-shirts and Photo's at these tournaments. Neither of these items is offered by the city, at these two venues. Therefore we would not be taking sells away from Parks Concessions. We make very little profit on these items, but have found it helps to draw teams to our tournaments by offering them.

We expect to bring in at least fourteen teams to each of the summer tournaments and up to fifty teams to the state tournament. All profits from these tournaments go towards buying new equipment for the league and making local donations. The big reward to hosting these tournaments is seeing these girls have competitive fun in a safe environment. We as an Association also feel by us hosting these tournaments, it is a way for us to thank our community for supporting us. By bringing these teams from out of town here, also brings money into the local economy.

Thank You for your consideration.

Scott Allsbrook, C.B.G.S.A. President



May 19, 2010

Honorable Mayor and
Moses Lake City Council

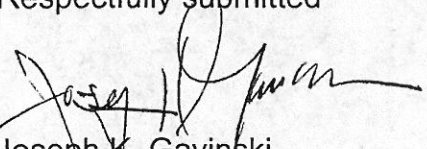
Dear Council Members

Attached is a map illustrating a possible proposed annexation boundary which includes property upon which the SGL/BMW joint venture carbon fiber production facility is located. Attached to the map is the appraised value of the property in the proposed annexation and illustrates and provides that the City currently has approximately 64.34% of the assessed valuation connected to executed and in-hand Extra Territorial Utility Extension Agreements.

Property owners have not been contacted at this point.

The purpose of presenting this information to the City Council is to inquire of the City Council whether it would like city staff to begin drafting an annexation petition and contacting the property owners with regard to a possible annexation.

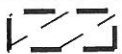
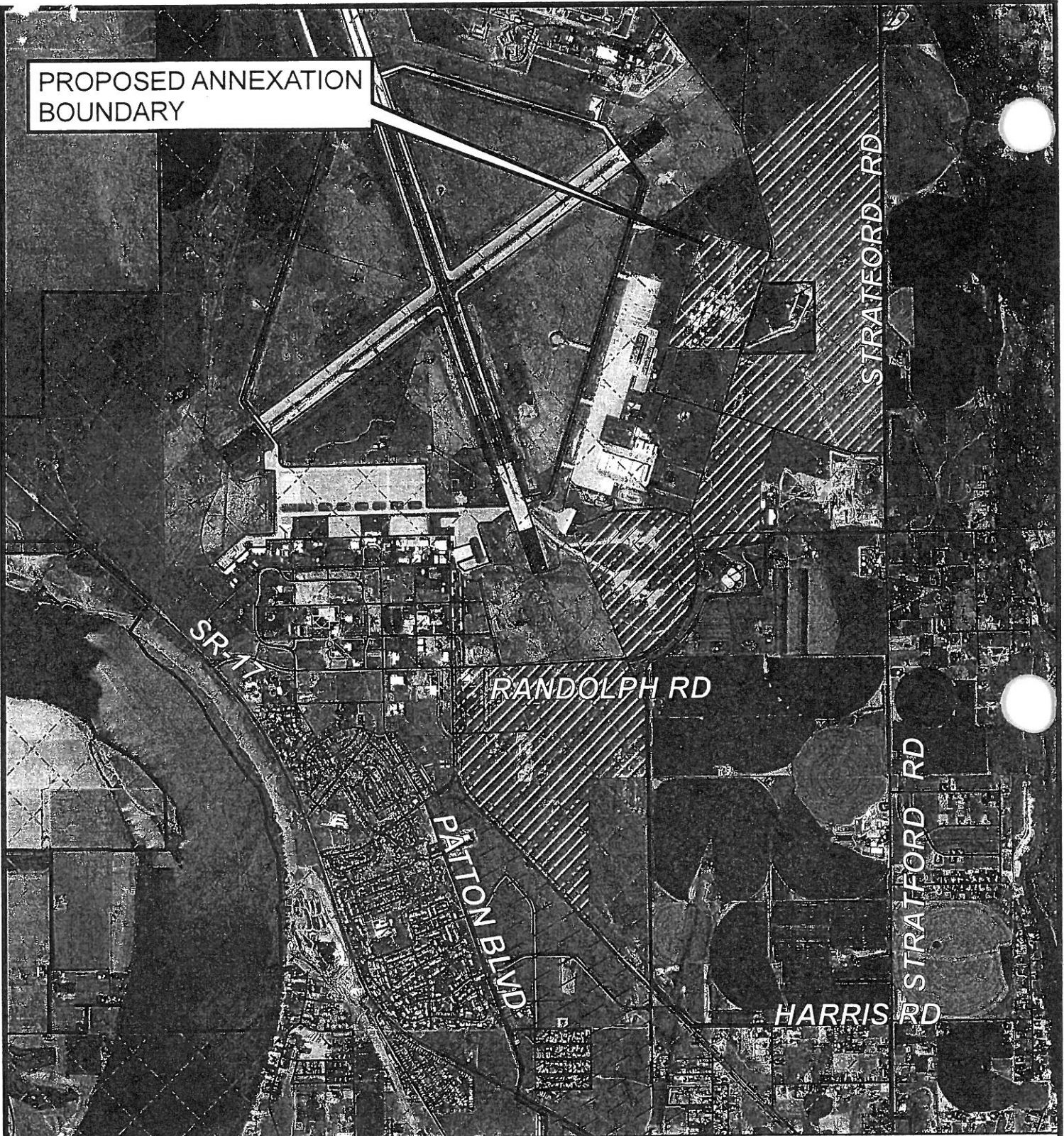
Respectfully submitted



Joseph K. Gavinski
City Manager

JKG:jt

PROPOSED ANNEXATION
BOUNDARY



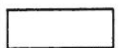
CITY LIMITS



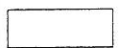
UGA BOUNDARY

ALDER

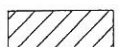
STREET NAMES



LOTS



LAKE



PROPOSED BOUNDARY



0 1,500 3,000

Feet

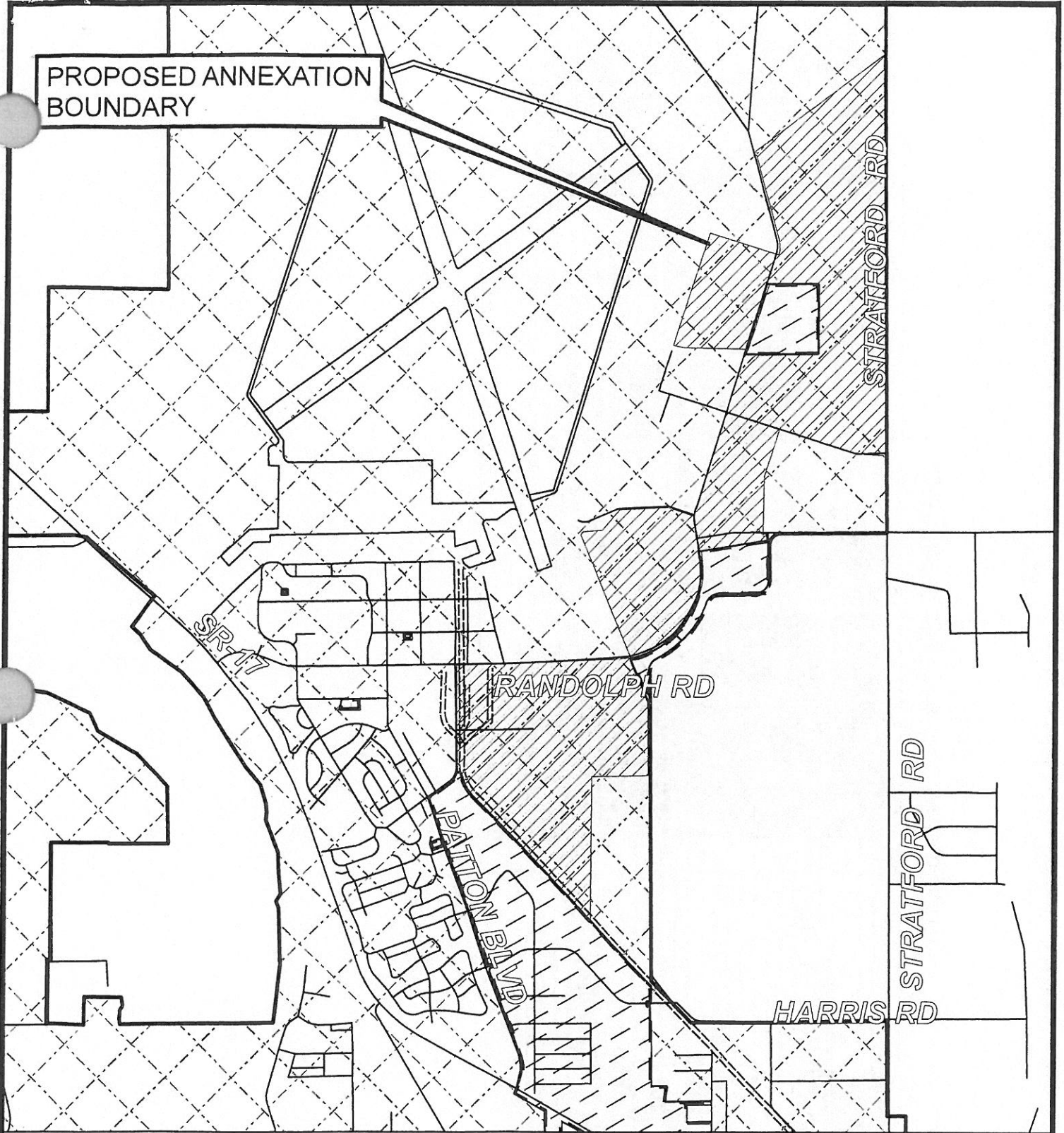


CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

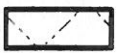
DRAWN: BKP

DATE: MAY 06, 2010

PROPOSED ANNEXATION
BOUNDARY



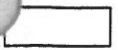
CITY LIMITS



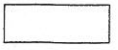
UGA BOUNDARY

ALDER

STREET NAMES



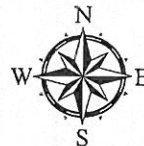
LOTS



LAKE



PROPOSED BOUNDARY



0 1,500 3,000

Feet



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

DRAWN: BKP

DATE: MAY 06, 2010

APPRAISED VALUE OF PROPERTY IN PROPOSED ANNEXATION

| PARCEL | STREET ADDRESS | Property | Percent | name | add1 | add2 | add3 | city | state | zip | E.T.A. |
|-----------|---------------------|--|---------|--------------------------------|-------------------------|---------------------------|------|------------|-------|-------|--------|
| 170148000 | | POR TX# 6629 LS TX#S:4 19 28 | 0.37% | CRITTENDEN WEST PARK LLC, ETAL | PO BOX 719 | | | PRESTON | WA | 98050 | N |
| 170150007 | | TX# 13409 IN NE1/4:4 19 28 | 0.04% | CRITTENDEN WEST PARK LLC, ETAL | PO BOX 719 | | | PRESTON | WA | 98050 | N |
| 171055006 | | POR TX# 6629 LS TX#S:33 20 28 | 0.65% | CRITTENDEN WEST PARK LLC, ETAL | PO BOX 719 | | | PRESTON | WA | 98050 | N |
| 171016014 | | TX# 14039 IN:27 & 34 20 28;PRELIM PETERSON SP NO 5 | 0.65% | ERIC D PETERSON LLC ETAL | 1009 LAGUNA DR | | | MOSES LAKE | WA | 98837 | N |
| 171058000 | | POR TX# 13223 IN N1/2NW LS TX# 14039:34 20 28 | 0.14% | ERIC D PETERSON LLC ETAL | 1009 LAGUNA DR | | | MOSES LAKE | WA | 98837 | N |
| 170997001 | | TX# 13258 LS PLATS & TX#S:4 19 28; | 0.03% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 170997001 | NORTH | TX# 7850A:22 20 28 | 0.63% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | 1600 LIND AVE SW, STE 220 | | RENTON | WA | 98055 | N |
| 170997001 | MIDDLE | TX# 7850A:22 20 28 | 0.30% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | 1600 LIND AVE SW, STE 220 | | RENTON | WA | 98055 | N |
| 171008000 | SOUTH | TX# 7850A:22 20 28 | 0.29% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | 1600 LIND AVE SW, STE 220 | | RENTON | WA | 98055 | N |
| 170997001 | | TX# 5780 LS TX# 13222:27 20 28 | 0.58% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171016001 | | TX# 7850:27 20 28 | 0.70% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | 1600 LIND AVE SW, STE 220 | | RENTON | WA | 98055 | N |
| 312079000 | | LOT 1:ASPI INDUSTRIAL PARK SP 10-22 | 0.19% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 312080000 | | LOT 2:ASPI INDUSTRIAL PARK SP 10-22 | 0.19% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 312081000 | | LOT 3:ASPI INDUSTRIAL PARK SP 10-22 | 0.19% | NORTH AMERICAN FOREIGN TRADE | ZONE INDUSTRIES LLC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171051000 | | POR TX# 5785:33 20 28 | 30.67% | PORT DISTRICT #10 | 7810 ANDREWS ST NE #200 | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171055007 | | TX# 10607 IN:33 & 34 20 28 | 0.26% | A S P LIMITED PARTNERSHIP | TRANS CASCADE DEV INC | GENERAL PARTNER | | SEATTLE | WA | 98138 | N |
| 171016013 | | POR TX# 13751 IN SWSW:27 20 28 | 0.25% | AERO-SPACE PORT INTERNATIONAL | GROUP, INC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171055009 | | POR TX# 13751 IN SE:28 20 28 | 0.26% | AERO-SPACE PORT INTERNATIONAL | GROUP, INC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171055009 | | POR TX# 13751 IN NE:33 20 28 | 0.26% | AERO-SPACE PORT INTERNATIONAL | GROUP, INC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171059003 | | POR TX# 13751 IN NWNW:34 20 28 | 0.31% | AERO-SPACE PORT INTERNATIONAL | GROUP, INC | PO BOX 58206 | | SEATTLE | WA | 98138 | N |
| 171055002 | 6802 NE RANDOLPH RD | POR TX# 7851 LS POR TX#S:33 20 28 | 0.50% | ASA DEVELOPMENT GROUP LLC | PO BOX 88178 | | | TUKWILA | WA | 98138 | N |
| 171059001 | 6802 NE RANDOLPH RD | POR TX# 7851 IN NWNW LS POR TX# 13751:34 20 28 | 0.28% | ASA DEVELOPMENT GROUP LLC | PO BOX 88178 | | | TUKWILA | WA | 98138 | N |
| 171059002 | | POR TX# 7851 LS POR TX# 10607 IN SWSW:34 20 28 | 0.25% | ASA DEVELOPMENT GROUP LLC | PO BOX 88178 | | | TUKWILA | WA | 98138 | N |
| 171016010 | 8037 NE RANDOLPH RD | TX# 13222 IN N1/2:27 20 28 | 0.46% | CASTLE FARMS ENTERPRISES INC | ATTENTION: LYNN HOSEA | 6 RIVERSIDE INDUSTRIAL PK | | ROME | GA | 30161 | Y |
| 171016003 | 8248 NE RANDOLPH RD | TX# 8118 IN:22 & 27 20 28 | 60.95% | MOSES LAKE INDUSTRIES INC | 8248 RANDOLPH RD NE | | | MOSES LAKE | WA | 98837 | Y |
| 171050000 | | ALL LS TX#S:33 20 28 | 0.52% | U S A | PO BOX 815 | | | EPHRATA | WA | 98823 | Y |
| 0 | | TOTAL VALUE | | COLUMBIA BASIN RAILROAD | | | | | | | |
| | | VALUE OF E.T.A. | 64.34% | | | | | | | | |

Buxton®
Identifying Customers



CommunityID

Attracting
retailers.
Shaping
the future.

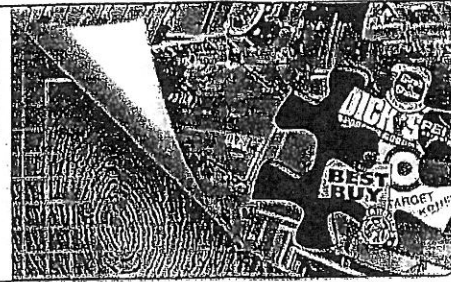


888-2BUXTON

Client Log In: [Scout210](#)Scout requires the latest version of
[Adobe Flash Player](#)
[HOME](#) [ABOUT BUXTON](#) [SOLUTIONS BY INDUSTRY](#) [PRODUCTS & SERVICES](#) [COMMUNITYID](#)
[Case Studies](#) | [News & Media](#) | [eResources](#) | [Careers](#) | [Clients](#) | [Contact Us](#)
[Retail Real Estate Solutions](#)[Retail Marketing Solutions](#)[SCOUT for Retailers](#)[CommunityID](#)[SCOUT for Local](#)[Government](#)[Healthcare Real Estate](#)[Solutions](#)[Healthcare Marketing](#)[Solutions](#)[SCOUT for Healthcare](#)[CPG Solutions](#)[Real Estate Development](#)

Have you found your
retail match this year?

Success is insight.



CommunityID®

Boost Retail Economic Development in Your Community

A thriving retail sector offers multiple benefits to your community: greater tax revenue, additional jobs, an improved quality of life, and a more robust business development program. If you need increased retail development in your community, you can't simply wait for something to happen - you need to take steps now to make it happen.

Buxton's CommunityID offers a proven strategy and plan of action for marketing your community to retailers and developers. It not only helps achieve your short-term goals, but can ensure the economic strength of your retail sector for years to come.

With CommunityID, You Can:

- Identify sites in your community that offer the greatest potential
- Profile the shopping and dining habits of your citizens
- Target up to 20 retailers uniquely suited for your community
- Market your community using the information retailers need to make decisions
- Establish credibility with retail decision makers
- Prevent retail leakage and lost tax revenue

CommunityID - A Proven Strategy

To date, more than 450 communities in 38 states have used CommunityID, resulting in the recruitment of over 20 million square feet of retail space through a variety of applications.

To Learn More

Download our full brochure (PDF)

Request a printed brochure

Listen to our client testimonials

Contact us at 817-332-3681 (Toll Free 888-2BUXTON)

MORE INFORMATION

[Management Team](#)

[View eNewsletters](#)

[Download Brochure \(PDF\)](#)

[View Case Studies](#)

[Contact Us](#)

[HOME](#) [ABOUT](#) [SOLUTIONS](#) [PRODUCTS](#) [CASE STUDIES](#) [NEWS & MEDIA](#) [CAREERS](#) [CLIENTS](#) [CONTACT](#)

2651 South Polaris Drive, Fort Worth, TX 76137 Phone: (817) 332-3681 Fax: (817) 332-3686
Copyright© 2010 Buxton Company. All Rights Reserved.

[SITEMAP](#)

CommunityID: A Proven Strategy To Attract Retailers And Restaurants.

A thriving retail sector offers multiple economic benefits to your community: greater sales tax revenue, additional jobs, an improved quality of life, and a more robust business development program. That's why cities across America are actively pursuing high-quality retailers and restaurants. If you need increased retail development in your community, you can't simply wait for something to happen; you need to take steps now to make it happen.

Buxton's CommunityID offers a proven strategy and plan of action for marketing your community to retailers and developers. It not only helps you achieve your short-term goals, but can ensure the economic strength of your retail sector over the long term.

With CommunityID, you can:

- Identify sites in your community that offer the greatest potential
- Profile the shopping and dining habits of your citizens
- Target up to 20 retailers uniquely suited for your community
- Market your community using the information retailers need
- Establish credibility with retail decision makers
- Prevent retail leakage and lost tax revenue
- Satisfy your citizen's desire to shop in their own city

Buxton
Identifying Customers



CommunityID

Why Buxton?

Years Of Retail Industry Experience. Buxton's management staff has more than 500 cumulative years of retail and restaurant management experience. Retail is in our DNA. Through our understanding of retailers and what motivates them to locate stores and restaurants in a particular place, we can give your community a real competitive advantage.

The Pioneer In Retail Site Location. Since our founding in 1994, Buxton has helped over 1,700 of the nation's top retailers find high-performing locations. We analyze hundreds of retail locations each day, and know the factors necessary for success. To provide this service to our retail clients, we are in close contact with their real estate executives. We were also the first to create innovative programs that allow communities to market their assets to retailers. To date, more than 350 communities in over 35 states have used CommunityID, resulting in the recruitment of over 15 million square feet of retail space.

A Project Team Dedicated To Your Success. From the outset, a client services manager and project team will be assigned to you. The team will include research specialists, retail experts and geographic information professionals who will provide the skills and guidance you need every step of the way.

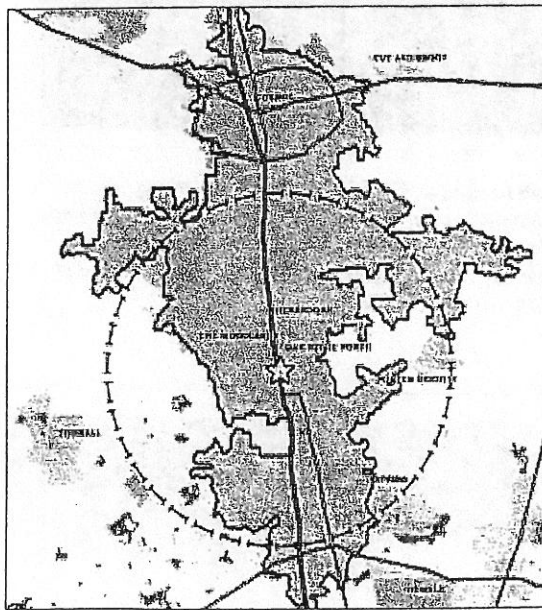
A Customized Solution. Your community is different from any other, with unique features that impact the local retail market. As a result, CommunityID is not another "off-the-shelf" report, but a customized solution that takes into account the special attributes of your community – attributes that could be very attractive to retailers.



***To date, more than
350 communities in
over 35 states have
used CommunityID,
resulting in the
recruitment of over
15 million square
feet of retail space.***

More Than A Process. A Partnership.

CommunityID combines with ongoing services and support from Buxton, boosting retail development and economic activity in cities across America.



Drive-Time Trade Area. People today shop by convenience, measuring distance based on time, not mileage. A custom trade area is determined for your community based on how far customers are willing to travel to shop for various products and services.

1

Step One: Define Your Trade Area.

We first determine a customized trade area for your community, based on how far customers will travel to shop or dine. Buxton's proprietary geospatial technology is a remarkably effective method for defining your community's trade area.

2

Step Two: Evaluate Your Community's Retail Potential.

How many customers are in your trade area? Where do they shop, and what do they buy? In this step, we focus on the factors that make your community distinctive and valuable from a retailer's point of view.

It includes three phases:

Retail Leakage/Supply Analysis.

You know that dollars are flowing out of your community – but how many? This analysis tells you how much residents are spending outside your trade area (leakage) and how many dollars are coming in from outside your trade area (surplus). It also reveals to what degree your residents' shopping and dining needs are being met, the unmet demands and possible opportunities that currently exist, the strengths and weaknesses of your local retail sector, and the difference between actual and potential retail sales.

Customer Profiling.

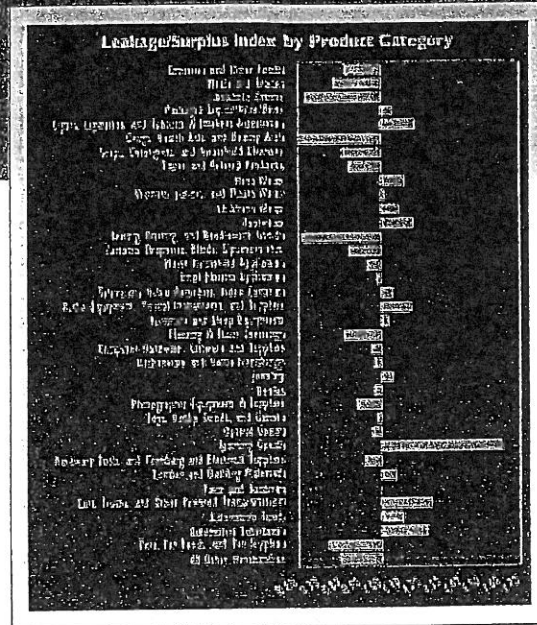
Using our massive consumer databases, we build an in-depth psychographic profile of the customers in your trade area. We drill down to 4,500 categories of vital psychographic information, including brand loyalties, lifestyle choices, hobbies, purchasing behaviors, and media preferences. We analyze every household in the trade area, and up to seven people within that household, resulting in an extremely detailed and accurate profile of your community.

Retail Site Assessment.

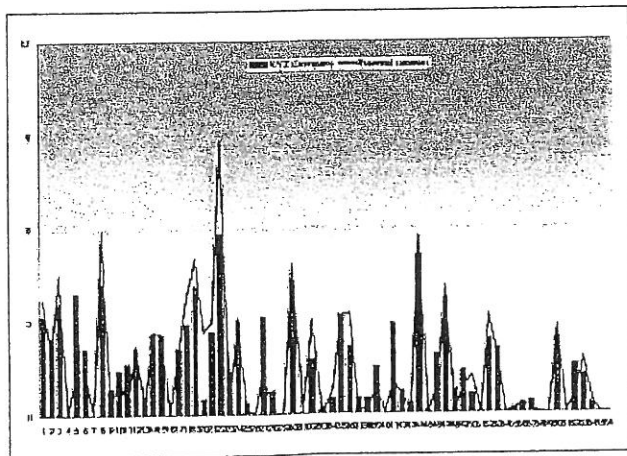
Next, we use our unmatched experience in retail site location to analyze specific locations within your trade area. We assess up to three locations for their retail desirability, then consult with you to select the single site that offers the greatest potential.

3 Step Three: Identify Retailers That Match Your Community.

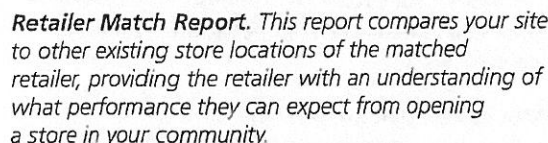
Now it's time to identify the retailers and restaurants that offer an excellent fit by matching your customer profiles with Buxton's proprietary database of more than 5,000 retailer profiles. We also take other factors into consideration, including cannibalization from stores nearby, the retailer's expansion plans, and the retailer's presence in communities similar to yours. After exchanging comments during a review with you on a preliminary list of retailers, 20 retailers are selected for final analysis and creation of marketing packages specific to each retailer.



Retail Leakage/Surplus Index. The Leakage/Surplus Index provides a relative comparison of the supply and demand across retail product categories. The Index shows the strengths and weaknesses of a community's retail market by product.



Consumer Profile Matching The Retailer's Customers. Similarities between the two profiles like the one above means this site is an opportunity for this retailer to open a successful store.



To communicate the positive characteristics of your community, we provide marketing packages for you to send to retailers on the list. These packages can be integrated into your existing presentation or used as stand-alone proposals. Every marketing package is different, tailored to meet the location requirements of each retailer. The marketing packages contain a wide range of materials – from maps of your trade area to profiles of your customers to retail match reports – provided in a format that is easy to use and appealing to retail executives and developers.

5 Step Five: Follow Up With Additional CommunityID Tools And Services.

Ongoing Client Services.

SCOUT 2.0.

You can use this online tool as the center of your marketing efforts, inviting retailers to view your information anytime and anywhere. You can also store additional economic development data to augment the CommunityID materials, giving your presentation a high-tech, professional image.

Community Matters.

As a CommunityID client, you'll be a member of *Community Matters*, Buxton's online retail community. You'll gain insight about trends in retail development, best practices being used by other communities, successful marketing programs, and much more.

Other Resources

Buxton gives you access to newsletters, forums, a retail economic development blog and support at the International Council of Shopping Centers (ICSC) annual conference, attended by thousands of retail real estate executives – all to increase your knowledge and further your success.

As you can see, CommunityID isn't another vague, ill-defined plan for your community that gathers dust on your shelf. This is a highly effective, proven strategy to attract economic development to your community.

Bring New Life To Your Marketing Program – And New Retailers To Your Town.

CommunityID has achieved results for a wide variety of clients, from cities to counties, from downtown associations to chambers of commerce.

There are many applications CommunityID can deliver to your community:

Underserved Markets. Communities lacking essential products and services have turned to CommunityID to attract and expand their retail base. We've helped small communities attract major retailers, and helped large cities attract retail development to specific neighborhoods.

Spur Economic Development. CommunityID can be the first step in an ongoing program that brings vitality to your economic expansion efforts. It can also be an important part of your overall strategic plan, providing a proven path for action and implementation.

Local Business Retention. The leakage/surplus data provided by CommunityID can help existing retailers create more effective merchandising and sales plans.

Transit Terminal Development. Often, transit terminals and neighborhoods surrounding them have the population densities to support retail and restaurants. We can provide the tools you need to demonstrate the viability of these areas.

Daytime Population Markets. People who work in offices, factories and other businesses can offer significant support for your local retail and dining spots. CommunityID can show retailers the hidden value in these daytime populations.

Mixed-Use Developments. Retailing is a major component of mixed-use projects, and CommunityID can identify the retailers that are most likely to be successful in these developments.

College And University Towns. Retailers are realizing that campus populations can create profitable opportunities. CommunityID can include students in your customer profile and focus your efforts.

Tourism Destinations. CommunityID is an excellent way to augment your tourism development programs and build out the retail sector near tourist attractions and sports facilities.

Downtown Revitalization. Assessing the role of retail in your downtown development project and strategies to attract and expand local operations are popular assignments for CommunityID.

Redevelop Declining Areas. CommunityID can offer solutions to revitalize former military bases or decaying commercial corridors. Left undeveloped, these areas can have a negative impact on the surrounding neighborhoods and your entire city.

Rural Areas And Small Cities. If your city has real or perceived disadvantages, you need an advanced approach to overcome them. By comparing retailers operating in similar markets nationwide, we can reveal unrecognized retail opportunities and take advantage of them.



Find Out More.

Learn how CommunityID can lead to expanded retail economic development and a brighter future for your community.

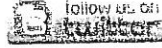
Contact us today at 817-332-3681 or www.buxtonco.com.

Buxton®
Identifying Customers™

2651 South Polaris Drive
Fort Worth, TX 76137
Phone: 817-332-3681
Fax: 817-332-3686
E-Mail: Buxton@buxtonco.com
www.buxtonco.com



888-2BUXTON

Client Log In: [Sign In](#)Scout requires the latest version of [Adobe Flash Player](#)[HOME](#)[ABOUT BUXTON](#)[SOLUTIONS BY INDUSTRY](#)[PRODUCTS & SERVICES](#)[COMMUNITYID](#)[Case Studies](#) | [News & Media](#) | [eResources](#) | [Careers](#) | [Clients](#) | [Contact Us](#)[Retail Real Estate Solutions](#)[Retail Marketing Solutions](#)[SCOUT for Retailers](#)[CommunityID](#)[SCOUT for Local Government](#)[Healthcare Real Estate Solutions](#)[Healthcare Marketing Solutions](#)[SCOUT for Healthcare](#)[CPG Solutions](#)[Real Estate Development](#)

Buxton was founded on a unique premise - to assist enterprises achieve success by accurately *IDentifying* their customers

Success is insight.



SCOUT® for Local Government™

Market your community using the latest technology

Once your CommunityID project is complete, Buxton compiles the results into SCOUT, an online tool that makes information about your city available from any web browser. With a few clicks, you can send information to selected retailers, restaurants and developers, detailing the reasons why they should expand to your community. Since SCOUT is accessed by a username and password, you retain complete control over who sees the information.

Through SCOUT, you can provide

- Detailed information about the buying habits of the people in your community
- Site-specific data and documentation, including zoning maps, incentives, aerial photos and site plans
- Marketing materials giving retailers the information they want most
- Marketing Materials

By putting powerful information at your fingertips, SCOUT can become a highly effective engine for economic development in your city.

To Learn More

[Download our full brochure \(PDF\)](#)

[Request a printed brochure](#)

[Contact us at 817-332-3681 \(Toll Free 888-2BUXTON\)](#)

MORE INFORMATION

[Download Brochure \(PDF\)](#)

[View Case Studies](#)

[Contact Us](#)

[HOME](#) [ABOUT](#) [SOLUTIONS](#) [PRODUCTS](#) [CASE STUDIES](#) [NEWS & MEDIA](#) [CAREERS](#) [CLIENTS](#) [CONTACT](#)

2651 South Polaris Drive, Fort Worth, TX 76137 Phone: (817) 332-3681 Fax: (817) 332-3686
Copyright© 2010 Buxton Company. All Rights Reserved.

[SITEMAP](#)

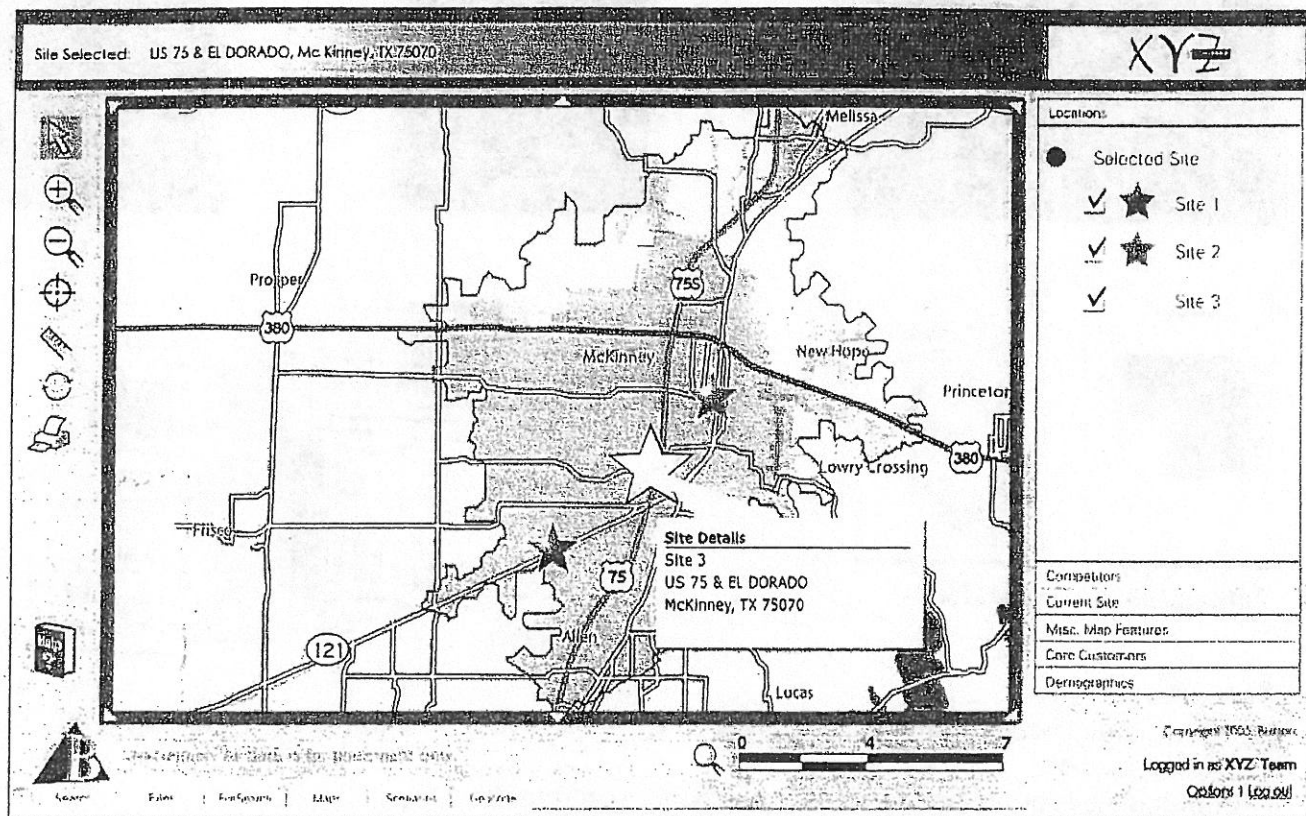


SCOUTSM
Online. On Target.



Community/D[®]

SCOUT is a Marketing Tool to Promote Your Community



Trade Area Characteristics

Map Features

Misc. Map Features

- Instruments
 - University/College
 - School
 - Place of Worship
 - Competition
 - Government Facility
 - Hospital
- Transportation
 - Family Restaurant
 - Bus Terminal
 - Bus Station
 - Traffic Counts
- Retail Customers (GMA in Thousands)
 - Mats < 500 - GMA
 - Mats > 500 - 1,000 GMA

Demographics

Demographics

None

None

Property Value

Median HH Income

Population Growth

Current Site

Current Site

- Selected Site
- Drive Time
- Radius Ring

Locations

Locations

- Selected Site
- Site 1
- Site 2
- Site 3 (recommended)
- City Hall
- Business Park
- Government Building
- Auto Mall

Dominant Segments

Dominant Segments

None

None

Site 1 Dominant Segments

Site 2 Dominant Segments

Site 3 Dominant Segments

Don't Denial - Residence

SCOUT allows you to easily navigate menu screens to identify and highlight trade area characteristics significant to your development strategy.

Buxton
Identifying Customers



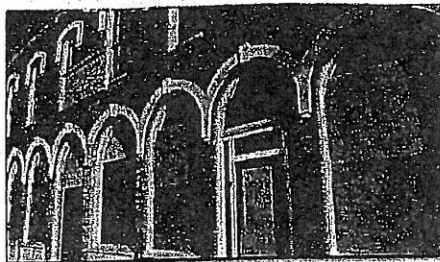
SCOUTSM
Online. On Target.



CommunityID[®]

Access Information About Your Community With a Single Click

Site Redevelopment



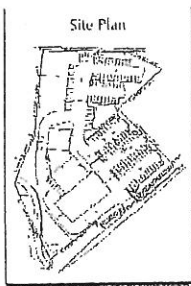
Site Development



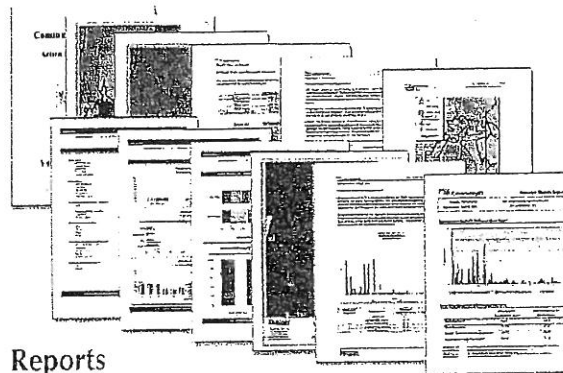
Aerial View



Zoning Map



Site Plan



Reports

Features

- Online, intuitive user interface providing real-time, site-specific information to brokers, retailers and developers
- Centralize overall marketing efforts to promote your community
- Customizable, with ability to upload and modify desired data as needed
- Maximize municipal staff time while increasing efficiency

Additional Applications

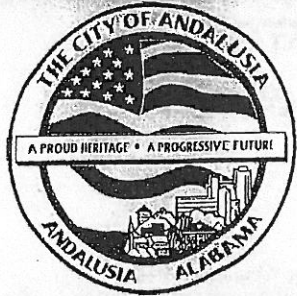
- Research
- Business Development and Recruitment
- Workforce Availability and Statistics
- Planning and Zoning
- Tourism
- Finance and Incentives
- Overall Marketing Efforts
- Industrial Inventory
- Municipal Codes

About Buxton

Since 1994, Buxton has been the industry leader in customer analysis for the retail industry. Buxton helps retailers find the right locations for new sites and also identifies suitable retailers for municipalities that are expanding or redefining their retail mix. Buxton's more than 1,000 clients include Casual Male, The Container Store, Dave & Buster's, FedExKinko's and Pizza Hut, as well as more than 100 communities in 28 states.

2651 South Polaris Drive
Fort Worth, Texas 76137-4479
817-332-3681
toll free: 888-2BUXTON
fax: 817-332-3686
website: www.buxtonco.com

Buxton[®]
Identifying Customers



Case Study

Andalusia, Alabama promotes its rural location

Andalusia's Challenge

Six of ten rural communities are lagging behind in job and population growth. Many of these communities have been heavily dependent on agriculture, mining and manufacturing, industries that have undergone job declines and consolidation. These structural changes have caused many rural communities to think differently about their economic development strategies.

By the year 2000, Covington County Ala., had lost 10,000 workers and almost 10 percent of its population due to the decline of the area's textile industry. Community economic development leaders went to work to bring in high-paying jobs and to diversify the economy. Andalusia, the county's commercial center, needed to expand its retail base to support the growth of new business to the area.

They succeeded with the recruitment of businesses representing several industries, including aviation and automobile. Many of the people who moved to the community to fill the new jobs came from urban areas, where they were used to a variety of shopping and dining choices.

The choices in the Andalusia area were limited. A bright spot on the horizon was the recent recruitment of a Wal-Mart Super Center, scheduled to open October 2006.

Buxton's Solution

"Recruiting retail is very different than recruiting other industrial sectors," says Richard "Tucson" Roberts, President and CEO, Covington County Economic Development Commission. The countywide organization engaged Buxton to perform its SmallCityID® analysis. Buxton provided Covington County with the information it needed about trade areas in Andalusia. Buxton also provided a list of potential retail matches and contact information for the retailers.

The Results

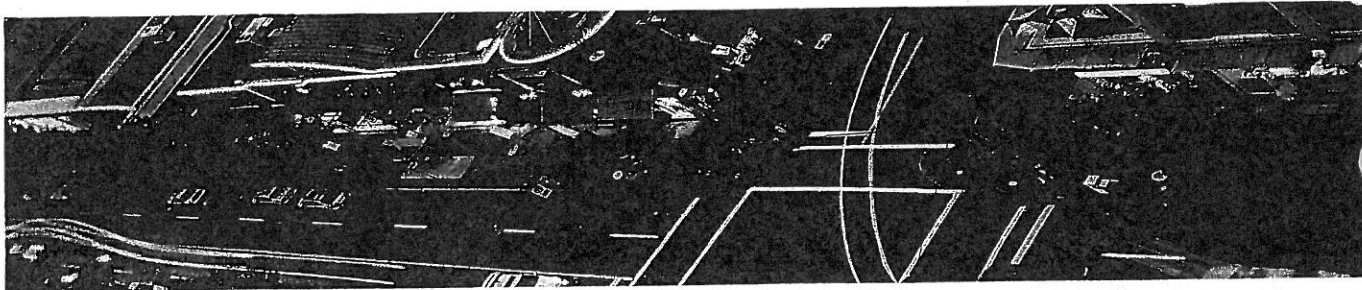
As a result of Andalusia's retail efforts, the city has recruited more than a dozen retailers and restaurants, including Goody's, Hibbett Sports, Barrow Furniture, Domino's Pizza, Chin's Garden, Curves Ladies Fitness, Flower Basket, Lulu's Children's Clothing, Perfect Persimmon Ladies Formal Wear, Enterprise Rent-A-Car, and Larry's Barbeque. In addition, the Covington County Economic Development Commission is working with seven other retailers on the Buxton list and is looking forward to launching retail development efforts, using Buxton data, in two other towns within the county.

Buxton provided Covington County with the information it needed about trade areas in Andalusia. Buxton also provided a list of potential retail matches and contact information for the retailers.

Success is insight.

www.buxtonco.com 888-2BUXTON
Copyright© 2009 Buxton Company. All Rights Reserved.

blog:buxtonanalytics.buxtonco.com



Case Study

TRI-CITIES REGION IN WASHINGTON CREATES FIRST-CLASS SHOPPING AREA



The area has also seen an added vibrancy to its economy due to the [Buxton] study. Tourism is at an all-time high, hotels are being built and the rooms are staying full. The Columbia Center area has blossomed.

Buxton
Identifying Customers
Success is insight.

The Tri-Cities' Position

Although a community might have a good retail situation, there is always room for improvement. The Tri-Cities area in Washington State, made up of Kennewick, Richland and Pasco were receiving many requests from City Council members and citizens on specific types of retailers that were not located within the Tri-Cities area.

The Tri-Cities area sits two hours from Spokane, the closest major metropolitan area, and almost four hours from Seattle or Portland. According to the 2006 census, the Tri-Cities together have a population of 153,610 and nearly 230,000 in the MSA.

The Tri-Cities economic development team had tried their hand at retail recruitment before, but had a tough time convincing retailers and developers that their market area was large enough, and that the area was ready for more upscale retail.

Investment in Retail Growth

City Managers and councilmembers for the cities had looked at Buxton at events like National League of Cities in 2005. In addition to the comprehensive consumer data from hundreds of data sources, the managers were impressed with Buxton's retail experience and the fact that the data, methodologies and analysis incorporate the retailer's perspective. Kennewick was ready to engage Buxton to perform the study when Richland began to also seriously look at the Buxton proposal. After some discussion at a joint council committee meeting, the two cities agreed to collaborate on the project.

Buxton conducted an analysis of the Columbia Center in Kennewick, discovering a large potential for retail. A targeted list of retailers that would be successful at this site were determined.

Retail Trade Potential reports were provided to aid Kennewick and Richland in positioning

themselves as an opportunity market. Armed with marketing packages for each retailer on their match report, the communities were able to speak the retailers' language.

Success in Dollars and Cents

After concentrated efforts at recruitment - making contact with retailers, sending the marketing packages and following up - the hard work paid off. The Tri-Cities area has



successfully recruited Ann Taylor Loft, Vitamin Shoppe, PF Chang's, PETCO, Chico's, Auto Zone, Talbots and Kohl's Department Store to name a few.

The area has also seen an added vibrancy to its economy due to the study. Tourism is at an all-time high, hotels are being built and the rooms are staying full. The Columbia Center area has blossomed.

The addition of upscale shops and eateries has improved the quality of life for people in the Tri-Cities area. Instead of traveling to shop, retail is at their finger tips. Restaurants like Olive Garden and Famous Daves have come to town and make it easy for a quick dinner.

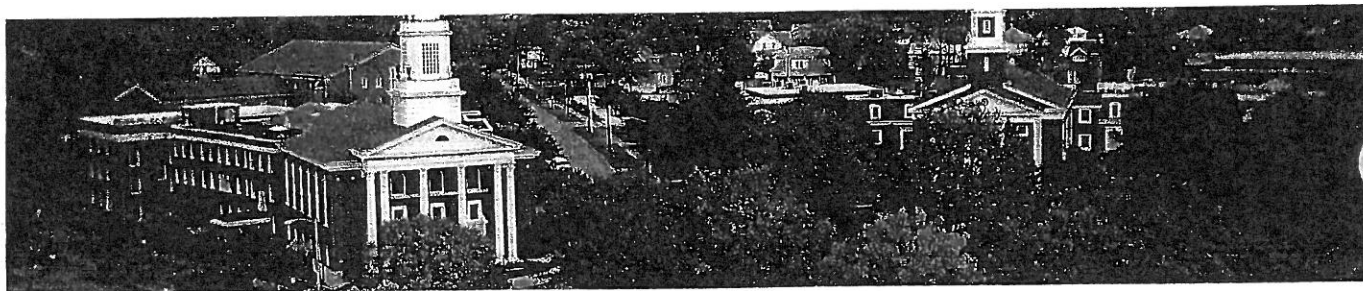
"Using CommunityID®, we were able to satisfy our citizens' wishes, greatly enhancing the quality of life without raising property taxes," said Ken Nelson, Economic Development Director for the City of Kennewick, "It has been a win-win for the entire Tri-Cities area."

Retail Trade Potential reports were provided to aid Kennewick and Richland in positioning themselves as an opportunity market. Armed with marketing packages for each retailer on their match report, the communities were able to speak the retailers' language.

"Using
CommunityID,
we were able
to satisfy
our citizens'
wishes, greatly
enhancing the
quality of life
without raising
property taxes."
-Ken Nelson,
Economic
Development
Director

Buxton
Identifying Customers

Success is insight.



Case Study

MOORE, OK PROVES THAT PERSISTENCE IS THE KEY TO RECRUITMENT



"We learned early on that forming relationships with developers was the way to approach retailers."

- Deidre Ebrey,
Director of
Marketing
and Economic
Development

The Pursuit of Retail

Historically Moore, Oklahoma, located between Norman and Oklahoma City, experienced retail sales leakage due to their proximity to these larger cities. In 2003, the City of Moore, which has a trade area of approximately 45,000 people, began an aggressive campaign to grow their retail base and to plug the leakage.

For several years city leaders had been pursuing Chick-fil-A without success. Initially the company told these leaders that Moore didn't fit their location criteria. The city contacted Buxton and asked for help in overcoming this objection. Buxton created a tailored pursuit package specifically for Chick-fil-A which documented that the company had successful operations in communities with location characteristics similar to Moore.

"By showing the pursuit package to the decision makers at Chick-fil-A, they were persuaded to open a location in Moore," said Deidre Ebrey, director of marketing and economic development for the city of Moore. "We were extremely pleased to see the concept open here – there has been a great working relationship between the property owners, the management at Chick-fil-A and the city."

Partnership and Perseverance

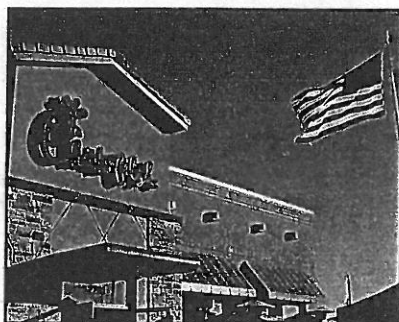
The partnership between Buxton and the city of Moore began in 2003 and the payoff came a few years later. City leaders continuously marketed the city to the retailers identified in the study as matches to the residents of Moore. Relationships were created with developers and brokers, and land was made available for retailers. This long-term strategy and focus resulted in success.

"Initially, we would make direct contact with the retailers. We learned early on that forming relationships with developers was the way to approach retailers. So we maintain communication with them and are available to answer any questions or

Buxton
Identifying Customers
Success is insight.

provide additional information," said Ebrey. "However, we do reach out to restaurants directly and keep them aware of the pad sites we have available."

The city asked Buxton to create a pursuit package for the Chick-fil-A restaurant concept so it could be taken to their annual corporate seminar. Ebrey passed along the pursuit package to Brian Hilgenfeld, the future owner of the Moore Chick-fil-A. Hilgenfeld then passed the information to the real estate executive in charge of the Oklahoma territory.



"The Moore market wasn't even on their radar until I presented him with the Buxton information," said Hilgenfeld, owner/operator of the Moore Chick-fil-A. "The pursuit package was the reason our store opened."

Performance is the Proof

The Chick-fil-A has seen success since the grand opening in February of 2009. More than one hundred people were in attendance at the grand opening and the traffic volume has been high ever since.

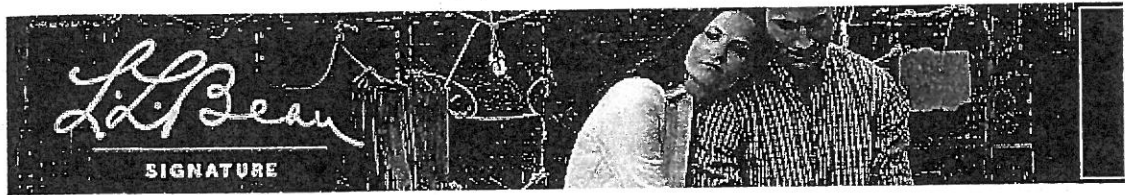
"The store is performing very well," said Hilgenfeld. "It's the top store in the market, and one of the top stores in the entire chain."

"From what we are hearing, this Chick-fil-A is one of their highest performing stores," said Ebrey. "The information provided by Buxton was right on the money."

"The Moore market wasn't even on their radar...The pursuit package was the reason our store opened."

- Brian
Hilgenfeld,
Moore Chick-fil-A
owner/operator

Buxton
Identifying Customers
Success is insight.



Other editions: Mobile | News Feeds | E-Newsletters

Find it: Jobs | Cars | Real Estate

clarionledger.com
MISSISSIPPI'S BEST DESTINATIONS

Find what you are looking for ...

HOME NEWS OPINION SPORTS ENTERTAINMENT WEATHER COMMUNITIES CLASSIFIEDS OBITUARIES CUST

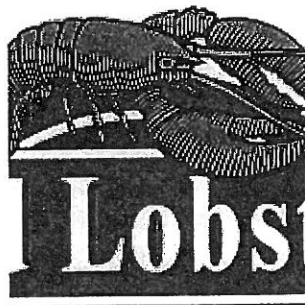
Local news Nation/World Business Lifestyles Columnists HealthScene Data Mississippi Archives

The City Beat

Why can't we get a Red Lobster on Highway 18?

MAY 11, 2010 • 4:42 PM

By Chris Joyner



Believe it or not, that's the question that weighs heavy on the mind of City Council President Frank Bluntson. He always is asking city planners what they are doing to get a family-friendly chain restaurant in south Jackson.

OK, people. I know what some of you are thinking. "This is the most important thing the council president has to ask about? What about crime? The streets? The city budget?"

But stop for a second and think. Quality retail development in south Jackson, including retail with recognizable names like

Red Lobster or an Olive Garden, are quality of life issues for residents too. Bluntson hears it all the time from his constituents tired of driving out of their neighborhoods for casual or fast-casual dining. There's also an argument to be made for the impact quality development — even from a chain restaurant — can have on raising expectations in an area.

So Bluntson was among those listening with rapt attention Monday when two representatives from consulting firm Buxton presented some results from a 18-month study of two retail areas of the city: Mississippi 18/US 80 and North State Street at Woodrow Wilson. The study was jointly funded by the city, Downtown Jackson Partners and the local chamber of commerce and purports to offer analysis on what businesses are most likely to respond to pitches to invest in these areas.

From what I could gather, Buxton uses data mining to determine specific shopping habits of consumers within a retail area defined as a 15-minute drive time radius from the center of the area studied. The results are compared with the preferences of national chains and then given to the city in individual "pursuit" packages. Essentially, it would allow the city to take the data to Red Lobster and say, "Look, we've got a site for you that is identical to your successful restaurant in Poughkeepsie!" The same would work for, say, a national shoe chain or an electronics store.

Links

Blog archiv

Twitter Updat

New City E
on Highwa

May 11, 20

Is your mo
know. http:

2010 from

Bar owner:

ban. http://

from web

New City E

ordinance:

2010 from

Clarion-Le

tornado or

Please RT

2010 from

Powered b

Buxton reps Crystal Wilson and Philip Davis zipped through a Powerpoint presentation showing how national chains matched up with both areas, while setting the expectation that such a transformation takes a year or three to achieve. Buxton has done this with other areas and the client list includes downtown Orlando, Fla., and midtown Atlanta.

It doesn't have to be a chain either, Wilson and Davis said. The same data can be taken to a local business as a rationale for expanding within the city. Downtown Jackson Partners President Ben Allen, who never equivocates about anything, testified that the Buxton plan is impressive and will work and will not squeeze out small business ... and did I mention that it is impressive?

"This wasn't set up with the sole purpose to attract Madison-type retail," Allen said — I'm sure to the relief of residents of south Jackson.

The ball is now back in the city's court on implementing the plan. A key opportunity will be at the annual convention of the International Council of Shopping Centers in Las Vegas later this month. The city will be there in an attempt to unload the former Belk's space at Metrocenter Mall. The city purchased the 172,000-square-foot building for \$39,500 late last year and will be looking to get it into a developer's hands as quickly as possible, although the low price of investment gives the city some opportunity to be a little choosy.

[ShareThis](#)



Categories

Budget (1)
City Council
Grab bag (1)
infrastructure
Uncategorized

Archives

May 2010
April 2010
March 2010
February 2010
January 2010

new way RA

The talk show

with host Deborah Norville

Deborah Norville, Emmy®
award-winning journalist, leads the conversation and talks about her mother's challenges living with RA.

Site index

[Weather](#)

[Obituaries](#)

[Mobile](#)

[News Feeds](#)

[E-Newsletters](#)

[MomsLikeMe.com](#)

News

[Local News](#)
[Nation & World](#)
[Business](#)
[Lifestyles](#)
[Columnists](#)
[HealthScene](#)
[Data Mississippi](#)

Opinion

[Talk Back](#)
[Perspective](#)
[Marshall Ramsey](#)
[Forums](#)
[Blogs](#)

Sports

[High School](#)
[Jackson State](#)
[Mississippi State](#)
[Ole Miss](#)
[Southern Miss](#)
[Small/Jr. Colleges](#)
[M-Braves](#)
[Other Sports](#)
[Sports Direct](#)
[Outdoors](#)

Entertainment

[Metromix](#)
[Bookstore](#)
[Calendar](#)
[Celebrations](#)
[Crosswords](#)
[Movies](#)
[Sudoku](#)
[VIP Jackson](#)

E-edition

[Subscribe now](#)
[Log in](#)

Comm

[Get](#)
[Clint](#)
[Mad](#)
[Ran](#)
[Nort](#)

Cust

[Con](#)
[Pay](#)
[Sub](#)
[Plac](#)
[Arch](#)

