



City Council Meeting Schedule September 2017

September 5, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 12, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. River of Fire Festival Update
2. Roadmap Project
3. Streateries
4. Franchise Administrative Fee
5. Fire Department Annual Report

September 19, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 26, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Gesa Carousel Update
2. Parks & Recreation Comp Plan Update
3. Bridge to Bridge Implementation
4. Sidewalk Policy

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

September 2017
Updated 9/8/17

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	09/26/2017
Agenda Item Type	Presentation		
Subject	Gesa Carousel of Dreams Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Employee & Community Relations		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

As the Carousel of Dreams continues to be a successful tourism attraction to our City, the management and board has been asked to provide council with an update on this iconic amenity to the Southridge Sports and Events complex. Executive Director Parker Hodge and Foundation Board President Garrick Russell will provide council with the latest information on revenue, community engagement and ridership.

Through

Terry Walsh
Sep 21, 09:19:05 GMT-0700 2017

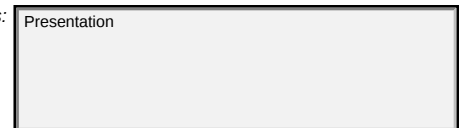
Dept Head Approval

Terry Walsh
Sep 21, 09:19:07 GMT-0700 2017

City Mgr Approval

Marie Mosley
Sep 21, 19:26:28 GMT-0700 2017

Attachments: Presentation



Gesa Carousel of Dreams City Council Update

Tuesday, September 26, 2017



The Gesa Carousel of Dreams

- 1910 Charles Carmel wood carved carousel
- Only four complete Carmel carousels in the US; the Carousel of Dreams is the only complete Carmel carousel west of the Mississippi River
- Fully restored to NCA standards
- Antique horses with new platter and mechanism
- A WSU Cougar and UW Husky have been added
- Carousel platter is ADA complaint and accessible
- Carousel remains staffed by volunteers (35 on current roster) while paid staff run the concession kitchen and event center



Who and What We Are

- Mission statement
 - Deliver world-class facilities to create positive memorable experiences provided by passionate volunteers and staff.
- Vision
 - A family-friendly entertainment destination.
- Slogan
 - Dreams and memories, one smile at a time
- Core Values
 - Trust, integrity and respect
 - Family-oriented atmosphere
 - Safe and clean environment
 - World-class service
 - Innovation and adaptability
 - Fun and rewarding experience



By the Numbers

Year stats

- 2016 attendance: 135,986 riders. Estimated 203,000 people visited the carousel.
- 2017 YTD attendance: 83,040 riders. Estimated 121,000 total visitors.
- All-time ride count: 450,878 riders.
- Visitors from all 50 states, Canada, Australia, China, Japan, England, Ireland and other destinations.
- 2016 operations revenue: \$296,900.
- Gross revenue: \$440,000
- 2016 event count: 192. Comprised of 82 birthdays, 39 corporate events/parties, 50 private functions and 21 carousel-produced events



Committed to giving back!

- Kamiakin HS breast cancer fundraiser
- Kamiakin HS dance team
- Trios Hospital Foundation
- Therapeutic Riding of Tri-Cities (TROT)
- ARC of Tri-Cities
- Down Syndrome Association
- Lincoln Elementary
- PAX Foreign Exchange program
- Kadlec Regional Medical Center
- Nuclear Nightmares junior roller derby
- Responding to Autism
- Kennewick Police Department
- YMCA of Tri-Cities
- Amistad Elementary
- Trios Diabetes camp
- Kennewick American Youth Baseball
- Benton Franklin Head Start
- FOP/IAFF 9-11 event
- Kennewick School Dist.
- Second Harvest food bank
- Tri-City Wine society scholarship fund
- Kadlec Foundation mammogram fund
- City of Kennewick
- And many others through outreach and other donations!



Carousel-produced events

- Valentine's Dinner
- Tri-Cities Antique Show
- Easter at the Carousel
- KPD Crossing Guard picnic*
- KPD School's Out for the Summer celebration*
- Sunset at Southridge*
- National Night Out*
- Two-year anniversary
- Halloween at the Carousel
- Carousel of Trees
- Reindeer at the Carousel
- First Night Tri-Cities

* Co-produced events with carousel partners



Sunset at Southridge

- Started as a Carousel marketing effort to bring traffic to the building on slow Friday nights in the summer months.
- Created a partnership between the City and Carousel to produce the largest food truck event in the Tri-Cities.
- Family friendly and alcohol-free.
- Event averages nine food trucks and 1,000 attendees each event date. Many attendees come to the Sports Complex and Carousel for the first time.
- Sponsored by two Kennewick-based businesses: Toyota of Tri-Cities and Retter & Company | Sotheby's International Realty.
- Event will continue to expand and grow next year.



First Night Tri-Cities

- Carousel took over this event from a previous group of planners and retooled the event in 2016.
- Event is staged at the Southridge Sports Pavilion and Carousel of Dreams
- Event brings visitors to the Carousel and Sports Complex from all over the Tri-Cities.
- Attendance and excitement are up!
 - First Night 2015: Paid attendance was 876. The event resulted in a loss of \$676.
 - First Night 2017: Paid attendance was 1,947 and total attendance was 2,044. The event resulted in a net profit of \$5,000 to the carousel.
- We are excited to grow this event and provide a family-friendly, alcohol-free celebration for all.



Celebrating the success!

- Our construction loan of \$354,000 was paid in full in just in 17 months! The carousel is debt-free.
- Gesa Carousel of Dreams has been ranked the #1 thing to do in Kennewick out of 27 other options by tripadvisor.com users. We've earned a certificate of excellence in 2016 and 2017.
- 74% of reviewers on Facebook, Google and Trip Advisor to the building rank their experience at the carousel as "excellent".
- Three years of deficiency-free inspections by an independent Labor and Industries ride inspector.



First Ride-a-thon fundraiser

- 11am-7pm, Monday, November 13
- Gesa Credit Union, Toyota of Tri-Cities and Retter & Co are co-champions
- Donation of \$50 to attend
 - Ride as long as you'd like
 - Lunch or dinner with Papa John's pizza and Coca-Cola soft drinks
 - Souvenir t-shirt
- Receive a challenge coin if you raise \$250 or more, or captain a team and bring five friends who each donate \$50 or more
- Silent auction all day
- Goal of 1,000 riders and \$50,000 raised for capital improvement projects and horse preservation fund



Coming in November!

- Reindeer will be added to Nov. 15 to Jan. 15
- Placed in front of chariot bench seat
- Carved by Mike Thornton
- It's being painted now by Sue Baldwin, one of our restoration painters
- Real antlers from Alaska
- Sponsored by O'Brien Construction Company



Looking ahead to 2018

- We will reach 500,000 riders! We anticipate this will take place in early 2018 with a celebration of the milestone.
- We will grow our business-to-business market share! We will aggressively market to businesses and not-for-profit groups to book parties, employee and client appreciation events and fundraisers at the facility.
- We will attract new riders! We're working to get tokens in the hands of children with low-income households. We're also revamping marketing efforts for children's parties and working to get more out-of-town visitors to the facility.
- We will continue to grow our signature events! The carousel is known for many of its events. We will continue to grow and enhance our Easter Egg hunt, Sunset at Southridge food truck event and First Night Tri-Cities.



Questions and comments



Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	09/26/2017
Agenda Item Type	Presentation		
Subject	Comprehensive Parks & Recreation Plan Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Employee & Community Relations		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

Ryan Hughes AICP with Studio Cascade, Inc will provide a status report on the Comprehensive Parks and Recreation Plan Update scheduled to be completed June 2018.

Through

Terry Walsh
Sep 21, 08:51:02 GMT-0700 2017

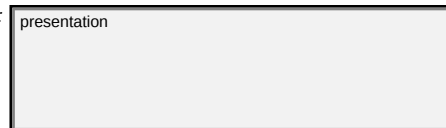
Dept Head Approval

Terry Walsh
Sep 21, 08:51:04 GMT-0700 2017

City Mgr Approval

Marie Mosley
Sep 21, 14:13:25 GMT-0700 2017

Attachments: presentation



- ❖ Intro
- ❖ Progress to-date
- ❖ Schedule
- ❖ Level of service
- ❖ Park Zones
- ❖ Impact Fees
- ❖ Q&A / Discussion



Studio Cascade



Mike Terrell Landscape Architecture



EcoNorthwest



City of Kennewick
**Comprehensive Parks
and Recreation Plan**
2013-2018



Community Engagement

- ❖ Orientation interviews
- ❖ Parks commission
- ❖ Mariachi festival
- ❖ Water follies
- ❖ National Night Out
- ❖ Survey Monkey
- ❖ Workshop #1 (Thursday 10/5)



Online Questionnaire

- www.surveymonkey.com/r/KennewickParksPlan
- 602 Responses
- In English and Spanish
- 13 Questions

Share your vision for Kennewick's Parks !!!

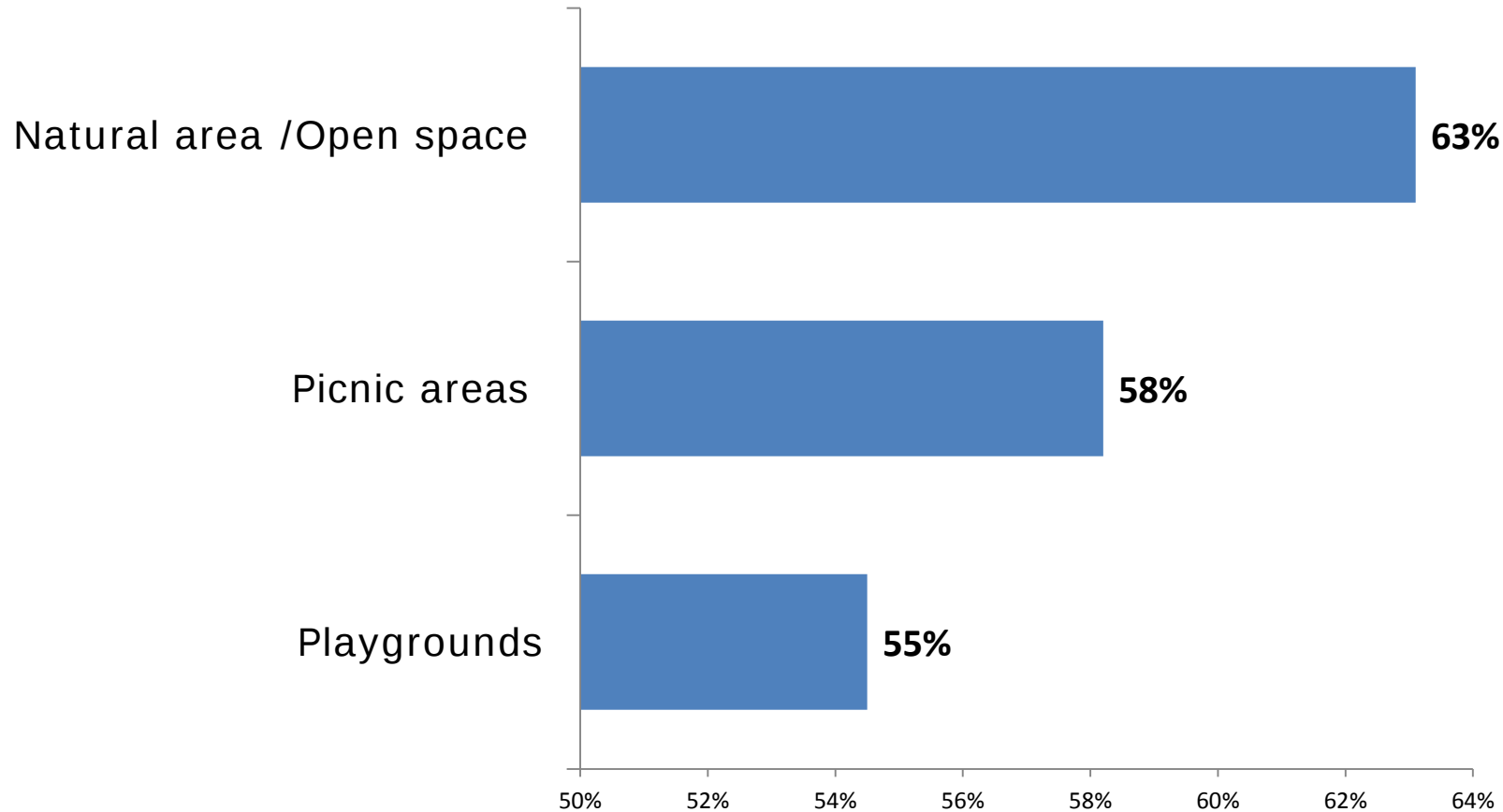


Click here to take the survey!

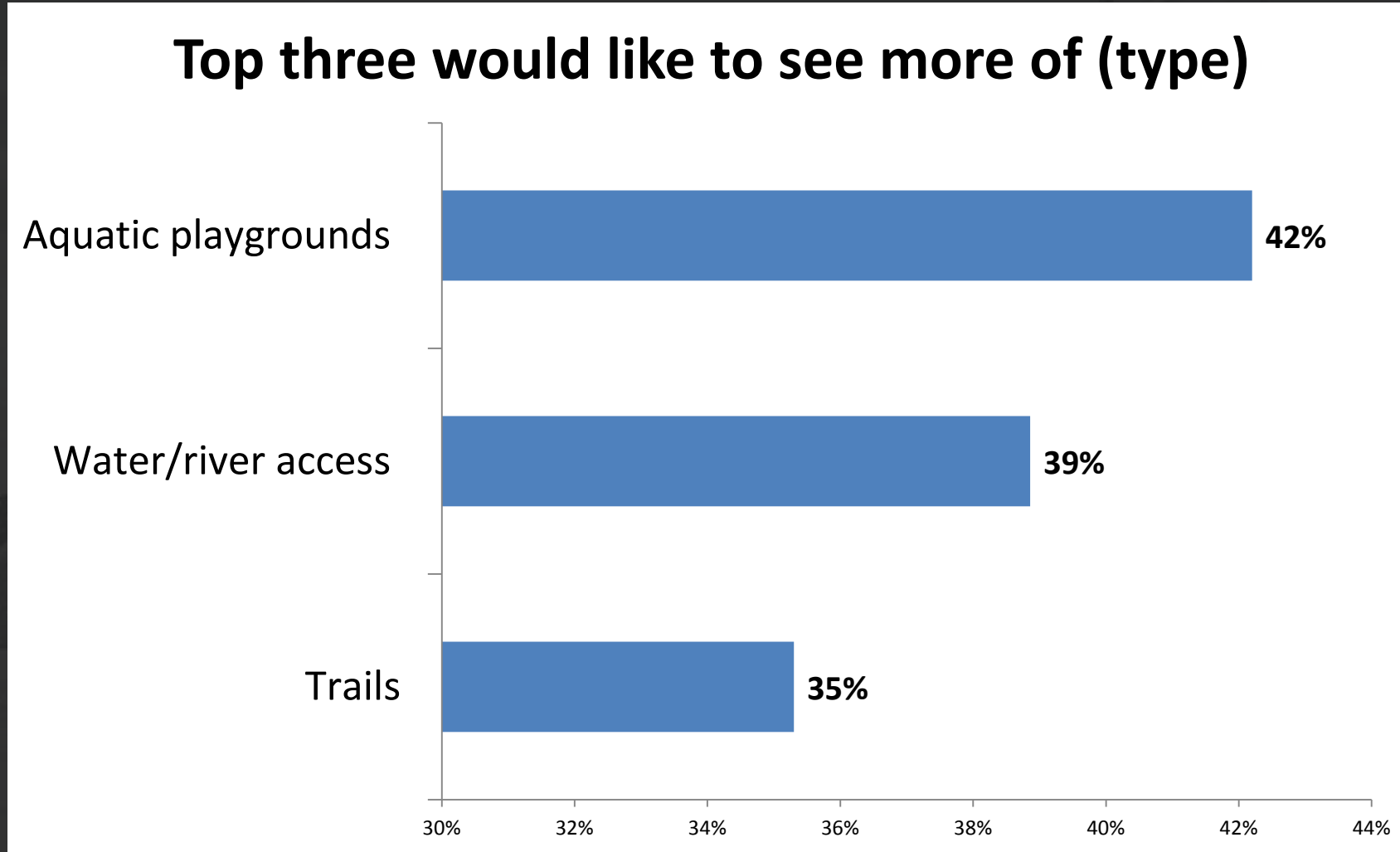
Ends August 11, 2017

Online Questionnaire

Top three used park facilities used (type)



Online Questionnaire



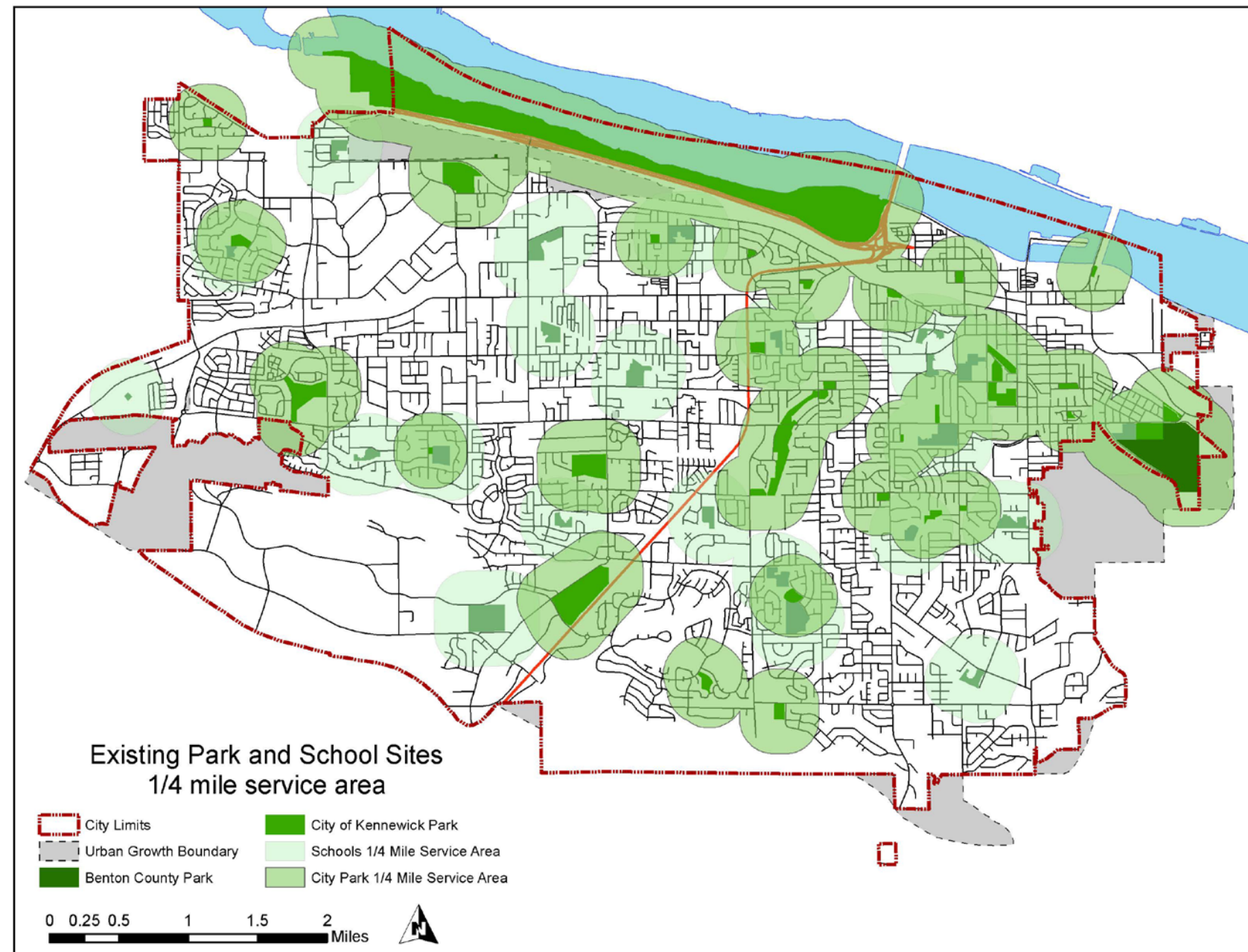
Level of Service (LOS)

National Park Standards

Park Classification	Use	Standard Unit	NRPA Standard
Community Parks	Areas suited for athletic complex, pool, natural quality, picnicking or any combination of the above	acres/1,000 population	8.00
Neighborhood Parks	Areas suited for field games, crafts, playgrounds, picnicking, aquatic playground	acres/1,000 population	2.00
Swimming Pools		population/pool	20,000

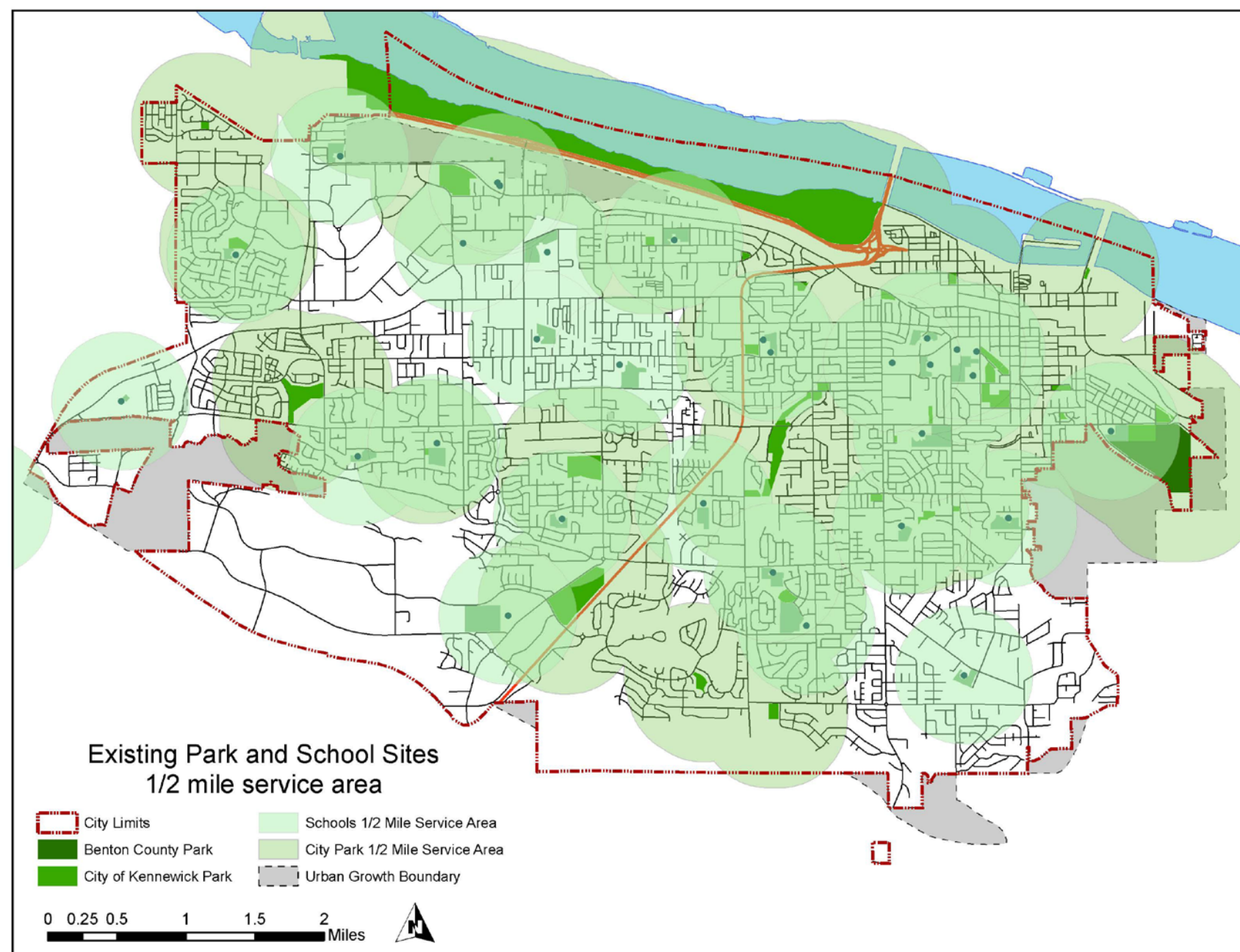
LOS

Service Area :
1/4 Mile



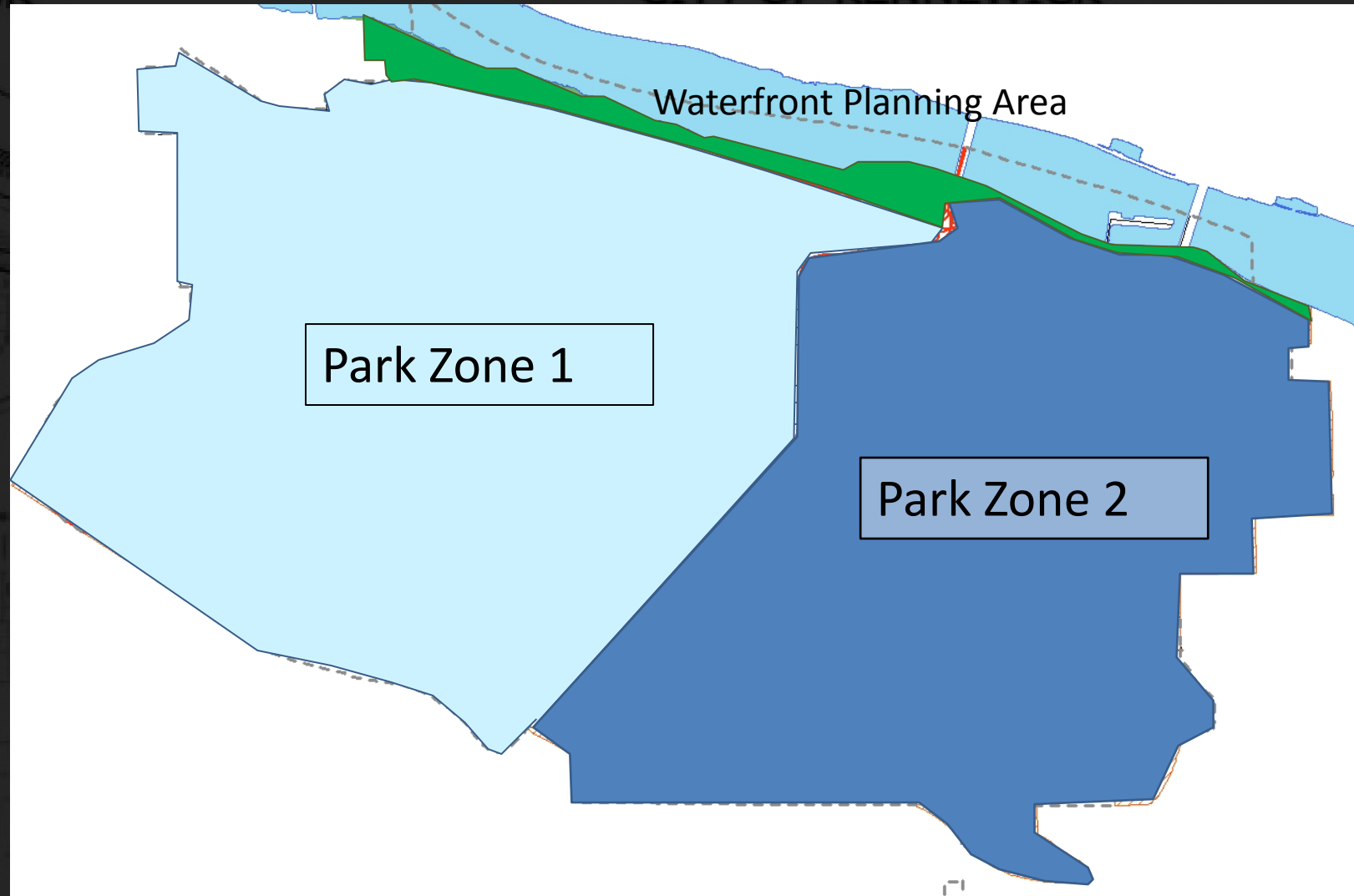
LOS

Service Area :
1/2 Mile

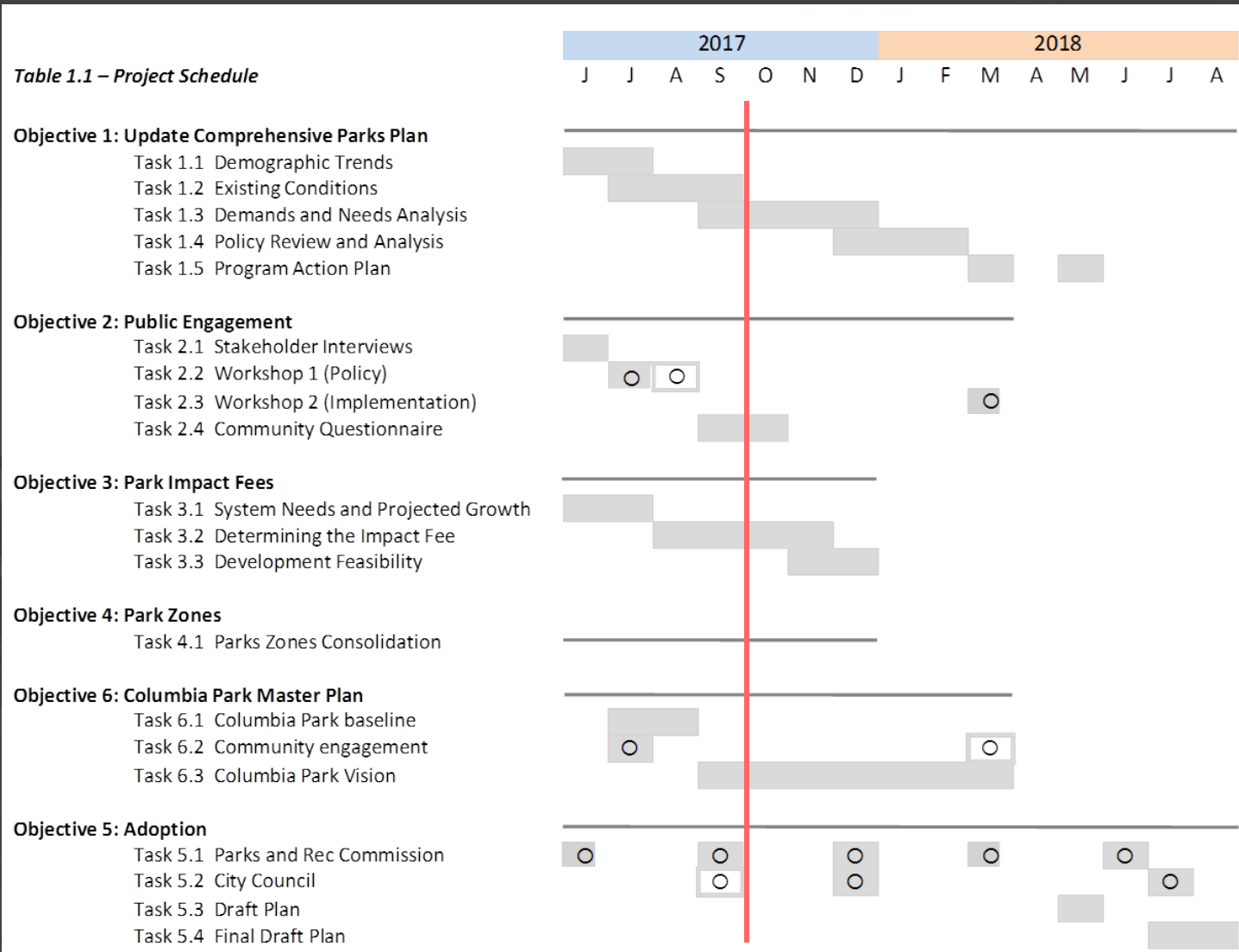


Parks Zones / Impact Fees

FIGURE IV
CITY OF KENNEWICK



Project Schedule



Thank you!

Ryan Hughes, *AICP*



Studio Cascade, Inc.

rhughes@studiocascade.com

(509) 835-3770

Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	09/26/2017
Agenda Item Type	Presentation		
Subject	Bridge to Bridge Implementation		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

In October 2015, City Council adopted the Bridge to Bridge-River to Railroad Revitalization (BBRR) Plan. Adoption of the plan included a change to the Comprehensive Plan land use map and incorporated the plan as part of Kennewick's Comprehensive Plan. A major component of the BBRR plan is the focus on creating a mixed use, pedestrian oriented neighborhood that focuses more on design and form than compatibility of uses in a traditional Euclidean zoning sense. To achieve that end, a new mixed use zone was proposed in the plan.

Since adoption in 2015, city staff has worked with the Port of Kennewick staff to craft development regulations that allows and promotes a mixing of uses and development types within the BBRR area. The proposed development standards have been crafted in away that would enable them to be used in the Vista Field redevelopment area as well. In addition to the new zone, a new zone specific to vehicle related businesses is also proposed. This zone is proposed for the area along Columbia Drive between the Fruitland St. and US 395/SR 240 interchange.

Implementation of the BBRR plan requires 3 main components: creation of the new zones, an area wide rezone and adoption of the development regulations.

The purpose of this presentation is to give Council an update on the proposed zones, associated development regulations and proposed location of the new zones.

Through

Anthony Muai
Sep 18, 11:24:11 GMT-0700 2017

Attachments: Presentation

Dept Head Approval

Gregory McCormick
Sep 21, 09:22:14 GMT-0700 2017

City Mgr Approval

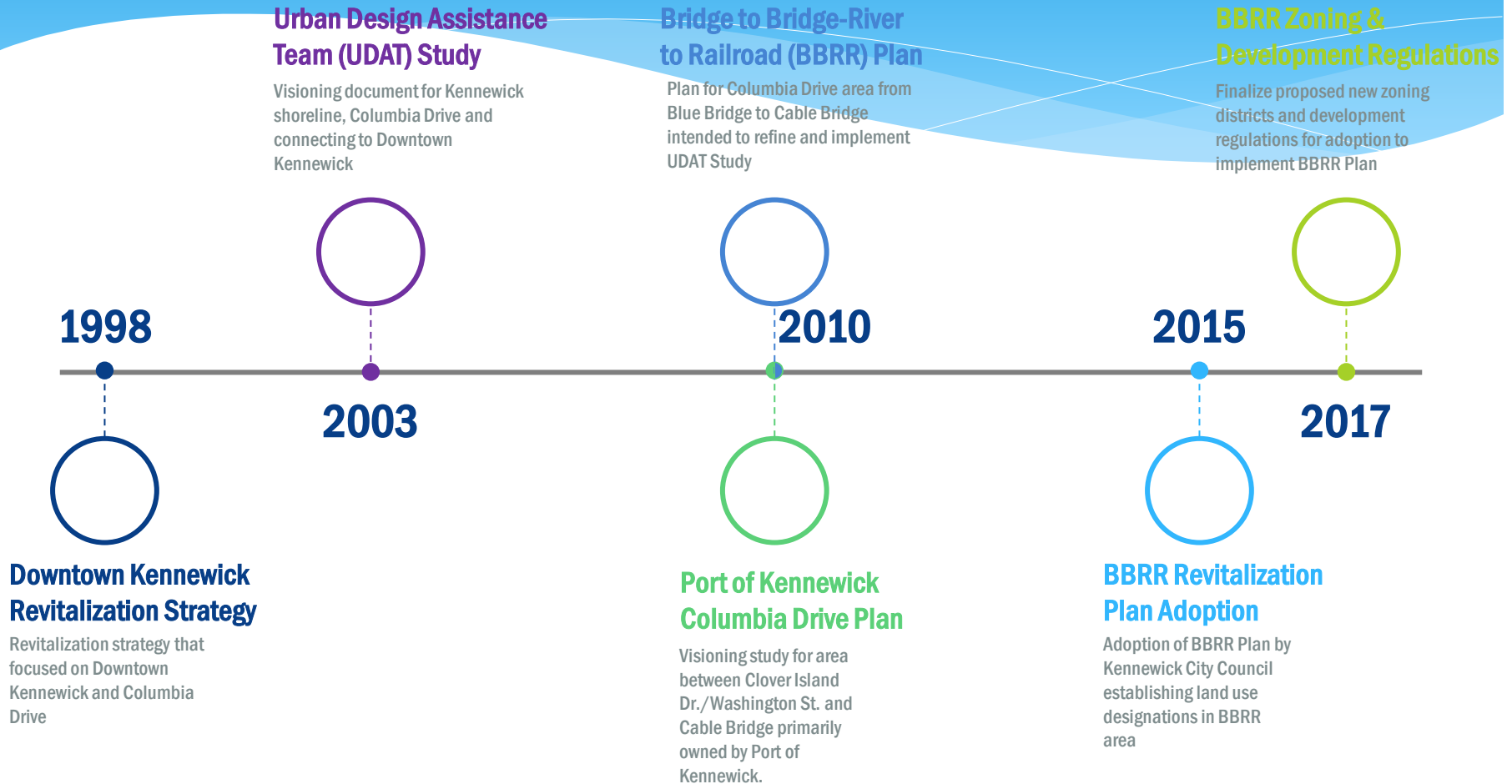
Marie Mosley
Sep 21, 19:19:51 GMT-0700 2017

Bridge to Bridge River to Railroad

City Council Workshop
September 26, 2017



Timeline of Events



BBRR Background

Public Participation

Task Force (15 meetings)

Public Open Houses/Workshops (12 meetings)

On-Line Surveys

Planning Commission & Council workshops/study sessions

Environmental Impact Statement – 2010

Planned Action Ordinance

Planning Commission Review

Workshop – Plan: 11/15/10 – Implementation: 1/3/11

Pre-Decision Meeting – Plan: 12/6/10 – Implementation: 1/24/11

City Council Workshops – 2/10/15; 3/10/15; 3/24/15; 9/22/15

Follow-up Open Houses – 5/27/15; 6/15/15

Adoption – 10/6/15

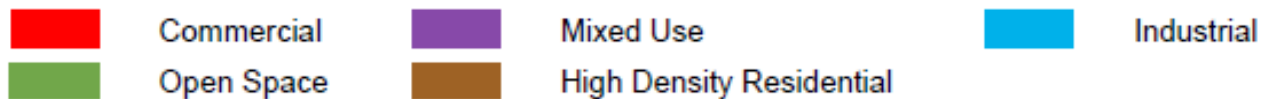
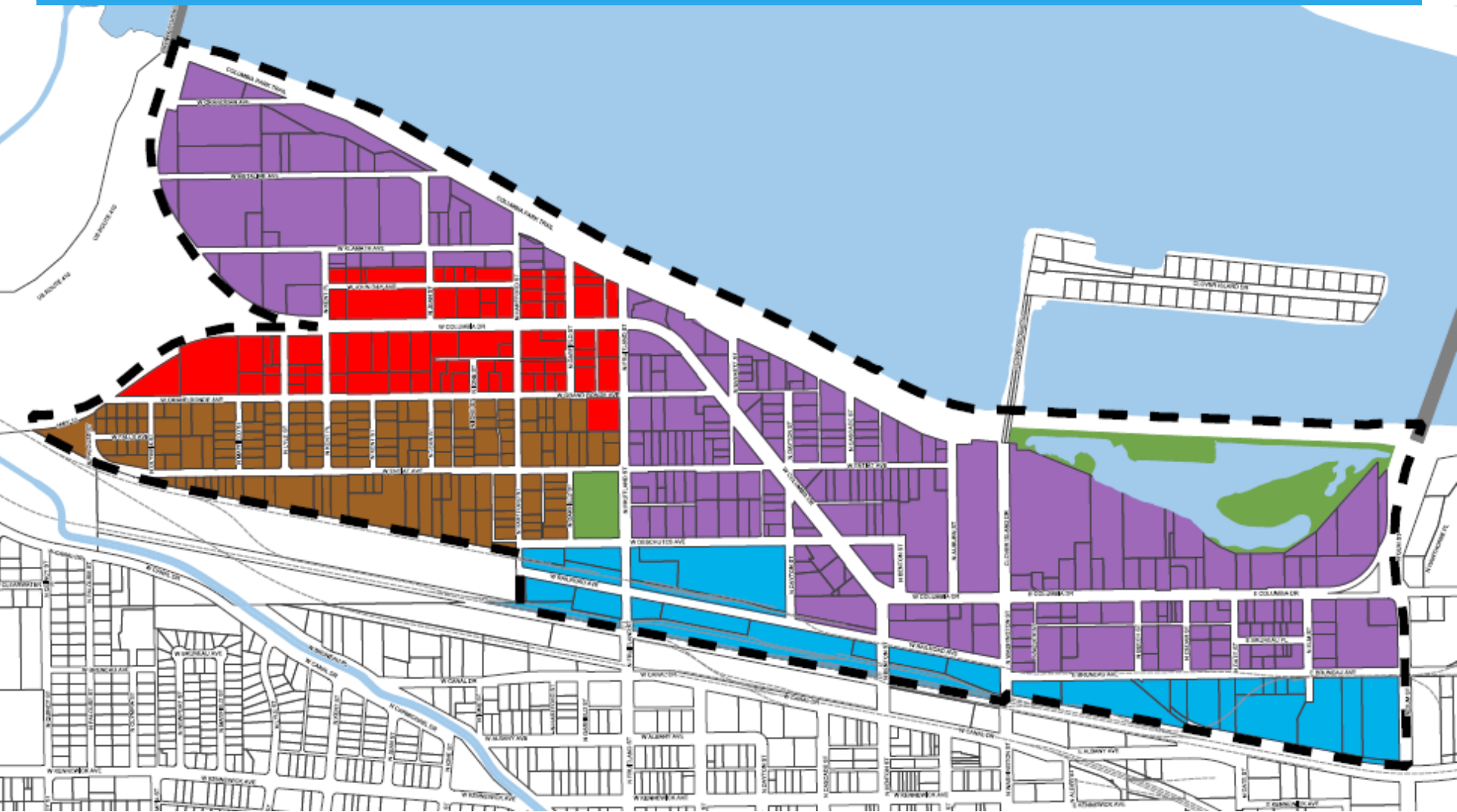
Implementation Measures

- * **Area-wide Rezone**
 - * **Consistent with the Comprehensive Plan**
- * **Create new zoning districts:**
 - * **Urban Mixed Use**
 - * **Auto Row Commercial**

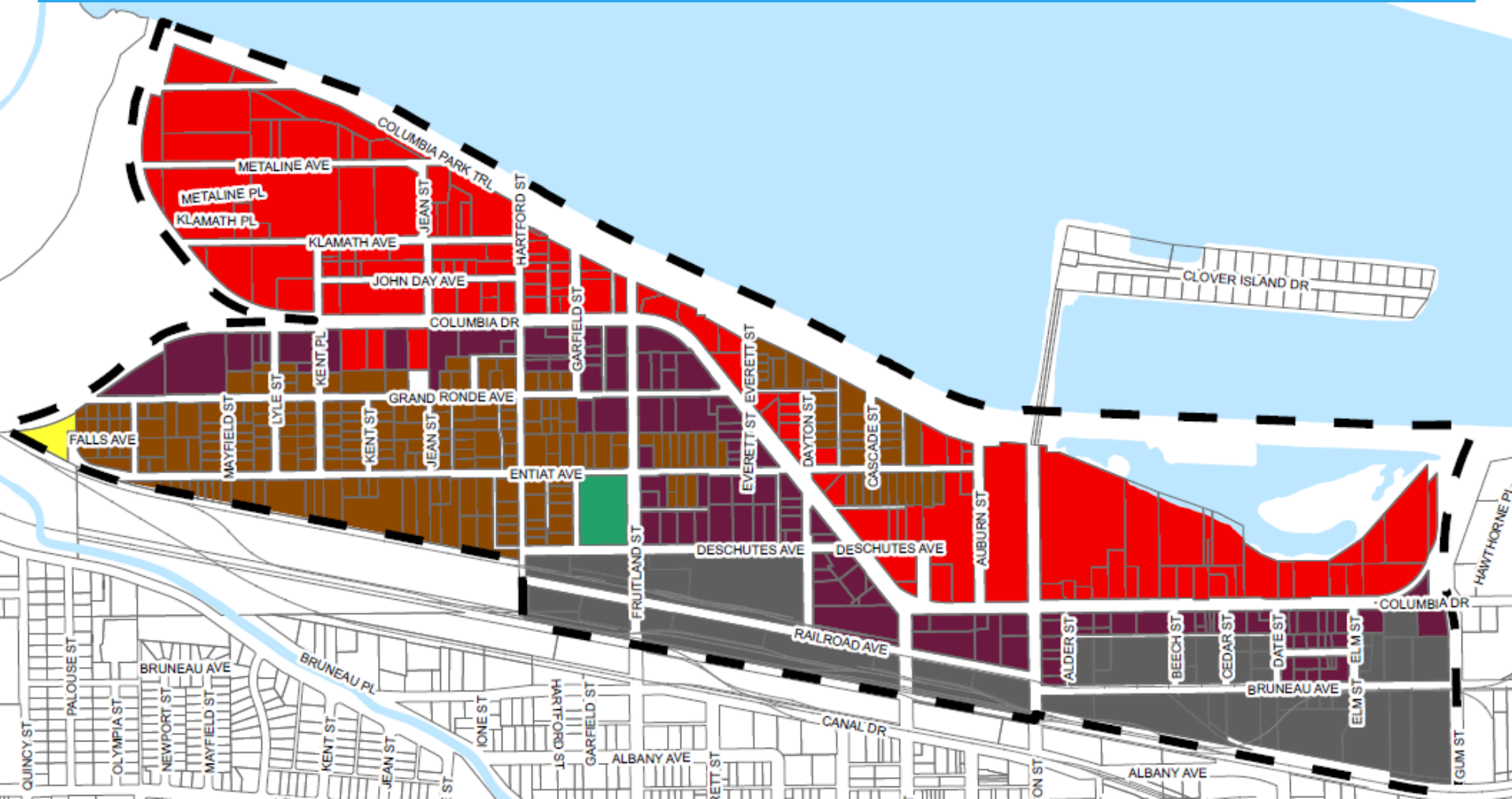
Implementation Measures

- * **Affected Chapters of the KMC**
 - * **18.03: General Provisions**
 - * **18.06: Districts and Maps**
 - * **18.12: Zone Districts and Standards**
 - * **18.21: Landscaping**
 - * **18.24: Signs**
 - * **18.27: Accessory Buildings, Structures and Uses**
 - * **18.36: Off-Street Parking**
 - * **18.75: Residential Design Standards**
 - * **18.78: Commercial Design Standards**
 - * **18.80: Urban Mixed Use Design Standards (NEW)**

Comprehensive Plan Map



Current Zoning



Proposed Zoning



- | | | | | | |
|--|--------------------------|---|-------------------|--|-------------------|
|  | Commercial, Auto Row |  | Urban Mixed Use |  | Industrial, Light |
|  | Commercial, Neighborhood |  | Residential, High |  | Open Space |

Urban Mixed Use (UMU)

- * UMU - The purpose of the Urban Mixed Use district is to accommodate a wide variety of commercial and residential activity (particularly those that are pedestrian oriented) in a dense urban setting which will result in the most intensive and vibrant of the City's zoning districts. In order to preserve the public health, safety and welfare in the urban district, protect public and private investment in property and infrastructure improvements, certain uses of land may be prohibited. Conversely in many instances the Urban Mixed Use district intentionally allows combinations of uses and development patterns allowed in no other City zoning district.
- * Emphasis: Pedestrian oriented
- * Allowed: Commercial, retail, service, residential
- * Not allowed: Industrial – e.g. manufacturing, warehouse, distribution, wholesale

UMU – KMC Affected Sections

- * 18.12: Zones Districts and Standards
 - * List of allowed uses specified
 - * Non-Residential uses – primarily retail, service and other pedestrian oriented uses.
 - * Residential uses – Single-family and multi-family allowed.
 - * Includes detached single-family, townhomes, condos, apartments, duplexes, etc.
 - * Maximum 5,000 square foot lot size for detached single-family
 - * Minimum 40 acre district size

UMU – KMC Affected Sections

- * 18.80: Urban Mixed Use Design Standards
 - * Dimensional Standards
 - * Maximum 10 acre block size
 - * Setbacks
 - * 15 foot maximum for buildings
 - * Parking lots
 - * minimum 10 feet behind face of building
 - * Not allowed between building and street
 - * No height restrictions
 - * Maximum 60,000 square foot building footprint

Commercial, Auto Row (CAR)

- * CAR – The purpose of the CAR district is to provide areas for automobile dealerships and most automobile related uses.
- * Focus Auto Related Uses
 - * New Auto Sales
 - * Used Auto Sales
 - * Auto Mechanical Repair
 - * Auto Body Repair
 - * Other Commercial Uses

CAR – KMC Affected Sections

- * 18.12: Zones Districts and Standards
 - * List of allowed uses specified
 - * Primarily vehicle related uses allowed with the exception of wrecking yards and tow yards
 - * Minimum 20 acre district size
- * 18.21: Landscaping
 - * Modified landscaping standards in and around vehicle display lots
- * Various other sections to add CAR to list of commercial zones

Non-Conforming Uses (aka – Grandfathering)

- * 18.09.1380: Nonconforming Structure or Use:
“Nonconforming Structure or Use” means an existing structure or use that was in conformance with effective existing code at the time or annexed prior to the adoption, revision, or amendment of the comprehensive plan and/or this Title, but which now does not conform to the requirements of the comprehensive plan and/or this Title and/or to the requirements of the zoning district in which it is located. (Ord. 5180 Sec. 1, 2007)

FAQ's about Non-conforming

- * *Can I continue to operate my business if it is non-conforming?*
 - * ANSWER: Yes, the Kennewick Municipal Code provides for continued operation of non-conforming uses indefinitely (KMC 18.15.010)
- * *Can I expand a non-conforming use?*
 - * ANSWER: Yes, with limits. KMC 18.15.060 limits expansion to 25% in building area, land area and/or parking area.
- * *Can I sell my non-conforming business?*
 - * ANSWER: Yes, a non-conforming business can be sold and the new owner continue the business as long as the business does not cease to operate for more than 6 months (KMC 18.15.020)
- * *Can I change my non-conforming use?*
 - * ANSWER: Yes, with limitations as provided in KMC 18.15.050.

Next Steps

- * 10/17/17 – City Council Adoption (tentative)

Questions?

Council Workshop Coversheet



Agenda Item Number	4.	Meeting Date	09/26/2017
Agenda Item Type	Presentation		
Subject	Sidewalk Repair/Replacement Policy		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Public Works		

Info Only	☐
Policy Review	☒
Policy DevMnt	☐
Other	☐

Summary

This presentation examines current city code related to property owner's responsibility to repair/replace hazardous sidewalk within public right-of-way adjacent to their frontage, examines other agency's practices, and recommends potential ideas for revisions to code, with the City accepting more or all costs for sidewalk repairs. All other responsibility for the sidewalk, such as snow removal or vegetation control would remain with the property owner.

Through

Bruce Mills
Sep 19, 11:06:22 GMT-0700 2017

Attachments: Presentation

Dept Head Approval

Cary Roe
Sep 20, 17:30:48 GMT-0700 2017

City Mgr Approval

Marie Mosley
Sep 21, 14:09:16 GMT-0700 2017

Sidewalk Repair/Replacement Policy



City Council Workshop –September 26, 2017
Bruce Mills, P.E. - Deputy Public Works Director



Outline

- Typical Issues / Repairs
- Current Policy
- Other Agency Practices
- Options and Costs
- Recommendations & Next Steps

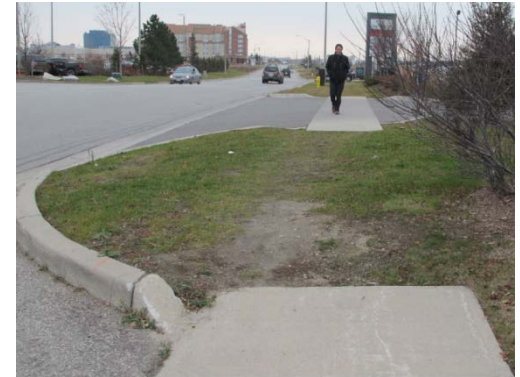


Typical Issues

- Trip hazards (vertical misalignment)



- Sidewalk Gaps



- Lack of pedestrian ADA compliant ramps



Repairs

- Taper trip hazards with asphalt/grinding/sawcutting



- Remove & Replace



Current Policy

- *KMC 5.56.360: It is the duty of all property owners to maintain and repair the sidewalk . . . adjoining their property. Within 30 days notice from the City. . . the sidewalk. . . must be repaired. . . by the fronting owner.*
- Recent practice: City pays 25% of cost; property owner pays 75% of cost.



Policy Implications

- Unpopular
- Time intensive to administer
- Inequitable (most repairs in older, lower income areas)



Cumbersome to Administer

Staff Time Includes:

Field Visits

Invoicing Property Owner

Written Notices

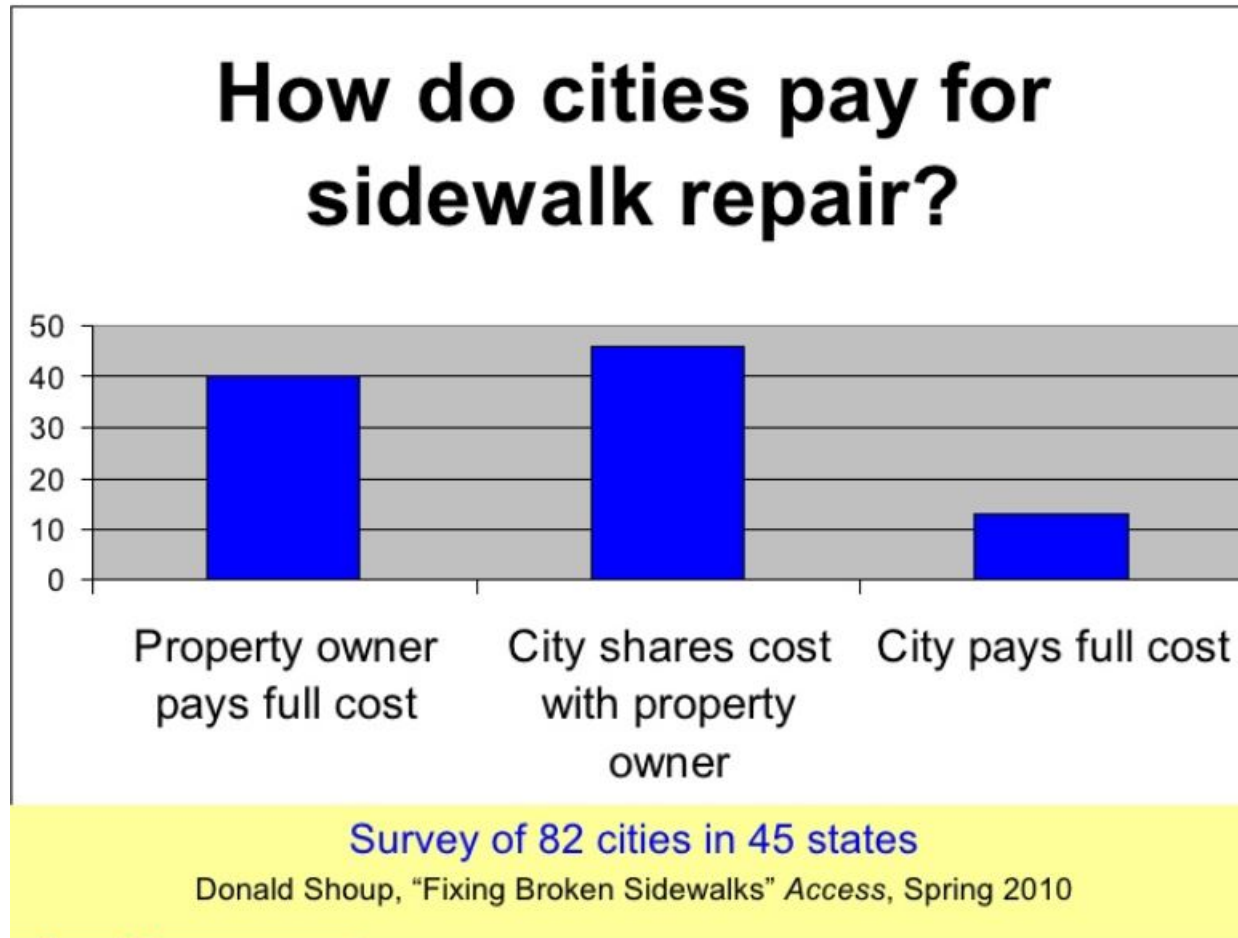
Repeated Communications

Waiting Periods

Potential Liens of Property



Other Agency Practices



Annual Cost Trends

Repairs to Kennewick Sidewalks, 2012-2016: **\$10k/year avg.**

City: **\$2.5k**

Property Owners: **\$7.5k**

- o Probably would double to **\$20k/year** if City paid full costs

Filling in sidewalk gaps / ADA ramps, 2012-2016: **\$200k/year**



Options to Consider

1. City continues to pay 25%, with hardship clause
2. City pays 50% - 75%, with hardship clause
3. City pays 100%, unless damage is clearly caused by property owner

Note: The longer the wait for a repair to be completed, the more exposure the City has from an injury claim.



Recommendation & Next Steps

Option 1: Do pilot project until mid-2018, paying 100% of costs by City. Spend maximum of \$20k. Track costs and report back findings to Council.

Option 2: Revise KMC to formerly pay 100% of sidewalk repair costs by City, unless damage is caused by property owner.



Questions?





City Council Meeting Schedule October 2017

October 3, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

October 10, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Affordable Housing Update
2. Diversity Commission
3. Code Amendment Updates

October 17, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

October 24, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. TPA 2018 Budget & Marketing Plan
2. Workplace Safety Update
3. Way Finding Implementation

October 31, 2017
Tuesday, 6:30 p.m. NO MEETING

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October 2017
Updated 9/19/17