



City Council Meeting Schedule March 2018

March 6, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 13, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Kennewick Public Facilities District Update
2. Columbia Park Conveyance
3. Mobile Food Vendors Code Revisions

March 20, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 27, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Visit Tri-Cities Annual Update
2. KID Partnership Update
3. Parks & Recreation Comprehensive Plan Update

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

March 2018
Updated 02/27/18

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	03/13/2018
Agenda Item Type	Presentation		
Subject	KPFD/VenuWorks 2017 Annual Presentation		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

The Kennewick Public Facilities District and VenuWorks will be providing the City Council with their 2017 annual report for the Three Rivers Campus.

Through

Dept Head Approval

City Mgr Approval

Dan Legard
Feb 07, 07:17:53 GMT-0800 2018

Marie Mosley
Mar 08, 17:15:39 GMT-0800 2018

Attachments: Presentation



2017

Year End Presentation

March 13, 2018

Toyota Center Celebrates 30 Years!

Over 11,621,067 Visitors!



Home of the...



Toyota Center Events

242 Event days

Annie

Globetrotters

Lil Wayne

I love the 90's

Mercy Me

Migos

Gabriel Iglesias

Florida Georgia Lin

Jeremy Camp

In this Moment

Cinderella

WIAA

Mannheim Steamrollers

Wizard of Oz

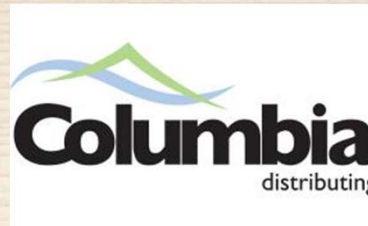


Toyota Arena Events

Learn to Skate
Youth Hockey
Public Skate
Adult Hockey
CBC Hockey
Tournaments
Camps
Homeschool
Skating



Toyota Center Partners



Toyota Center Suite Owners



Three Rivers Convention Center

Regional Conferences:

- Washington/ Oregon Potato Growers Association
- Washington Hay Growers Association
- Washington Association of Wine Grape Growers
- Northwest Nazarene
- Association of Public Communications Operators
- Pacific Northwest Vegetable Association
- Pacific Northwest Direct Seed Association
- Washington Finance Officers Association
- Washington Horticultural Association
- Washington State Self Insurers Association

Three Rivers Convention Center

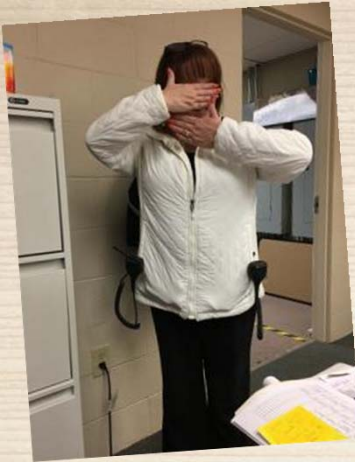
Annual Conferences

These **32** Conferences
Account for:

74,802

Visitors in our Hotels,
Restaurants and Stores

Many Faces of the Campus



Three Rivers Convention Center Sold Out 4 years in a row!!!



2017 Attendance

Toyota Center
316,978

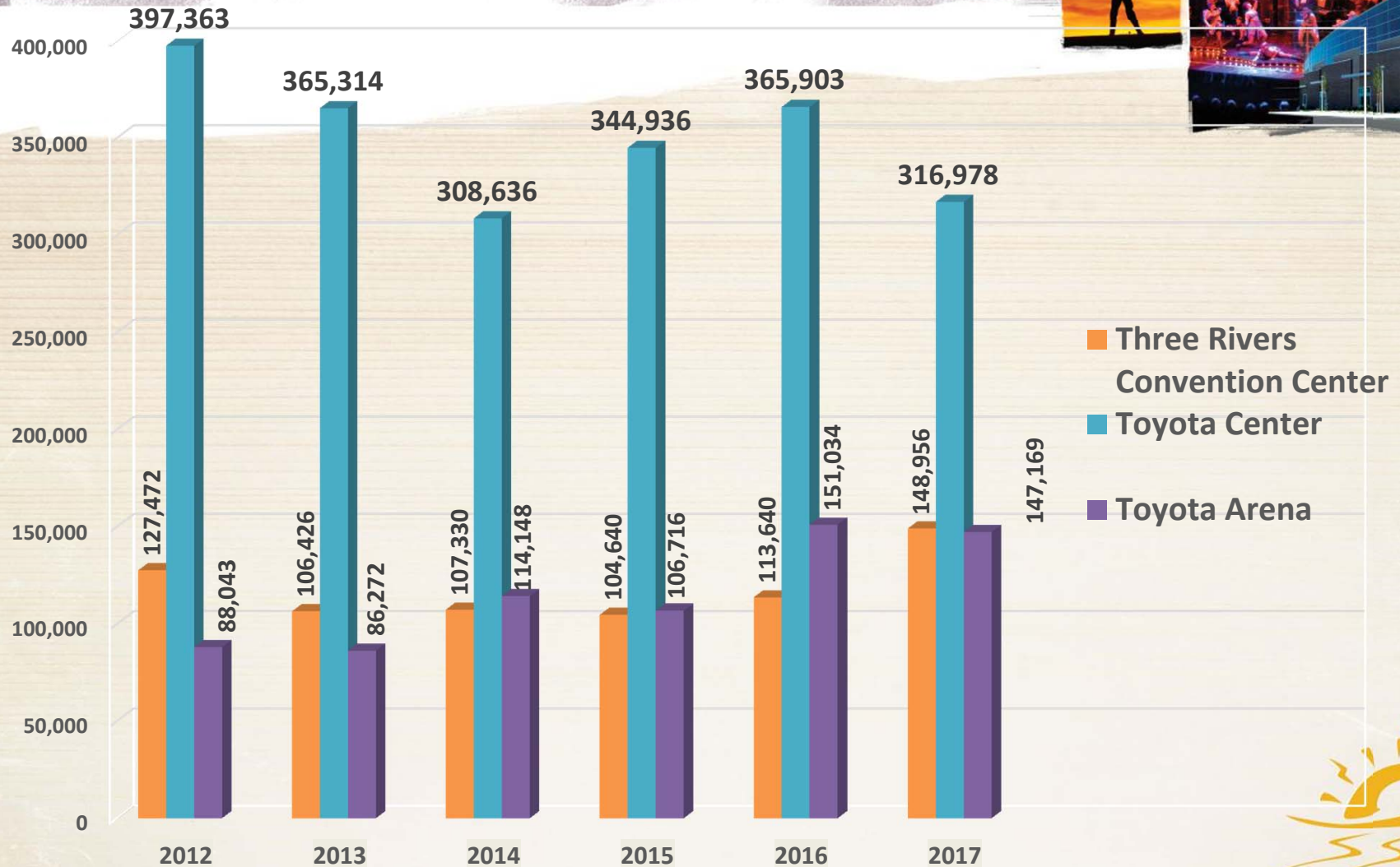
**Three Rivers
Convention Center**
148,956

Toyota Arena
147,169

TOTAL ATTENDANCE
613,103



Three Rivers Campus 2012-2017 Attendance



Toyota Center 2017 Yearend

Income = \$2,848,944

Cost of Goods Sold = \$285,838

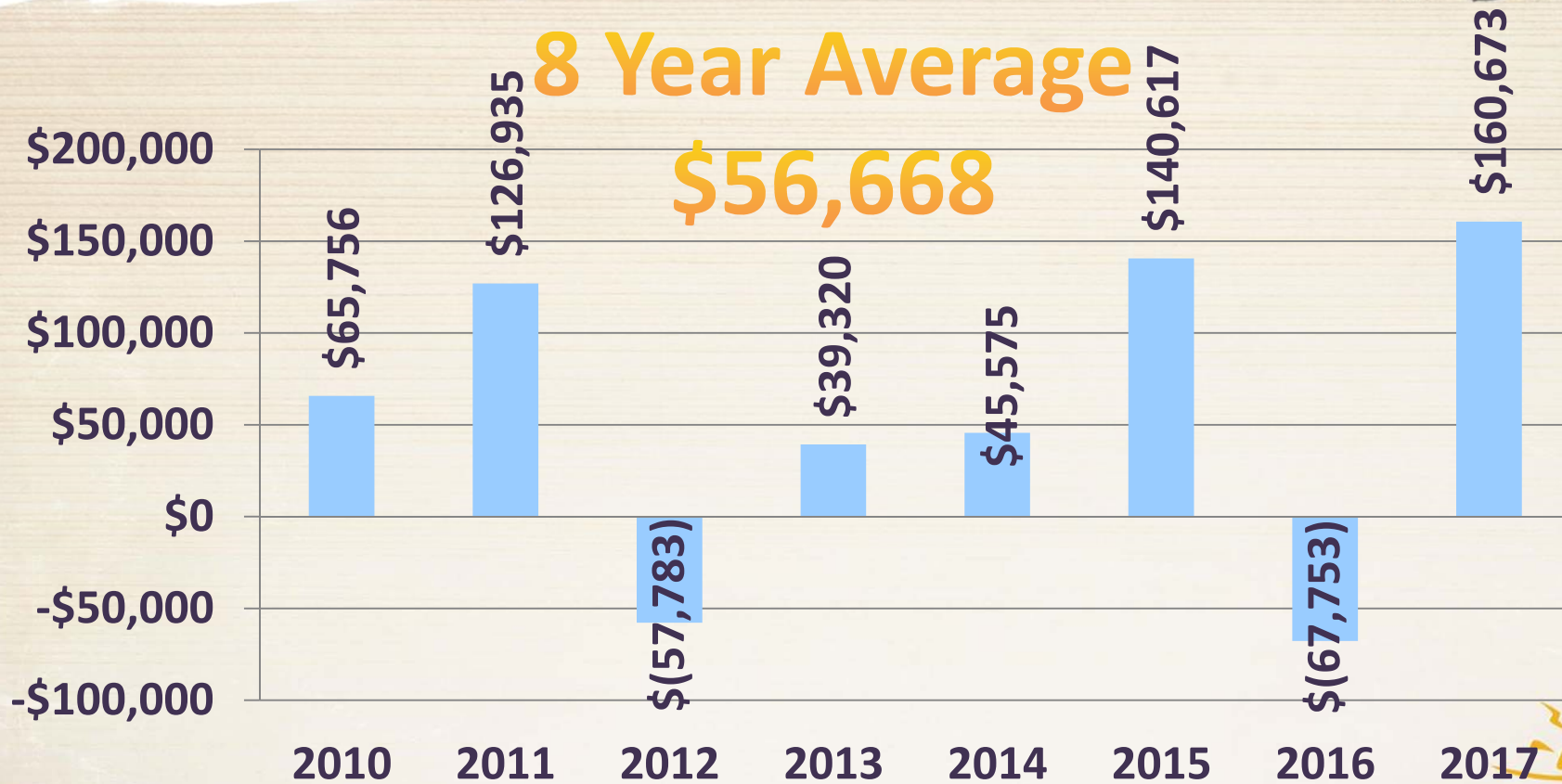
Expenses = \$3,110,150

Net Income = \$(502,971)



Net Contribution from City's General Fund

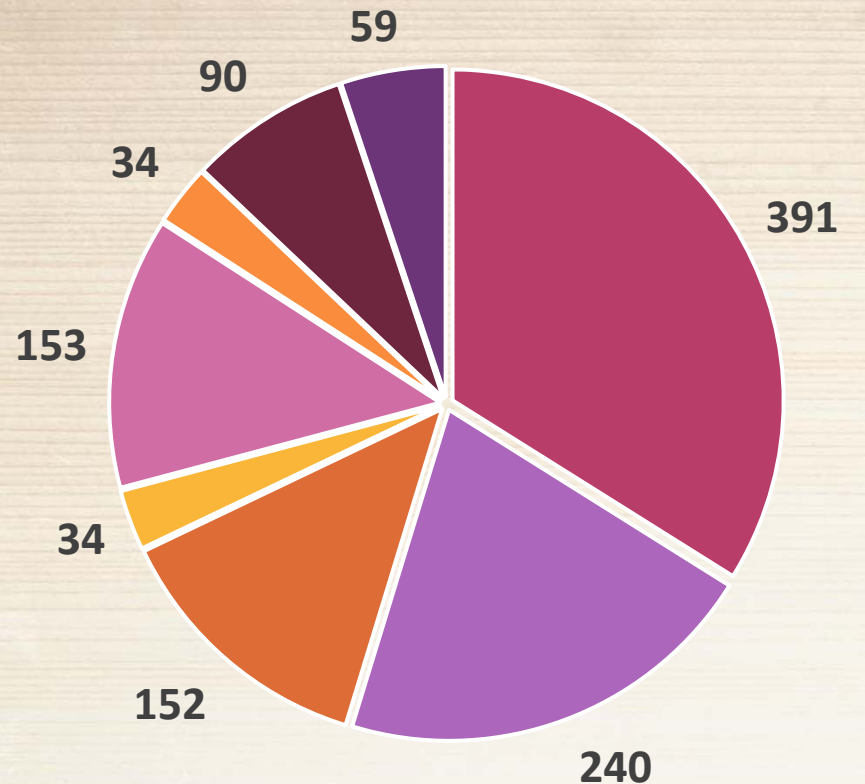
Toyota Center and Toyota Arena



Toyota Center Effect

- 48,309 Room Nights Generated Annually by the Toyota Center
- 692 Room Nights Generated By the Americans' Visiting Teams and Officials
- Old Dominion- County Concert February 17
 - 4,451 Tickets Sold
 - 10 Sold in Boise Market
 - 40 Sold in Arizona
 - 322 Sold in Portland Market
 - 524 Sold in Seattle Market
 - 383 Sold in Spokane Market
 - 407 Sold in Yakima/ Ellensburg Market

Dean Runyan Survey



■ Kennewick	■ Franklin Co.	■ Other Benton
■ Walla Walla	■ Eastern Oregon	■ Western WA
■ Oregon	■ Other out of State	

A recent survey revealed that over 66% of our retail shoppers were from areas outside of Kennewick. These visitors fuel commerce and pay sales tax that helps pay for local roads, parks, Police and Fire Departments – that's good business for everybody.

Regional Partners

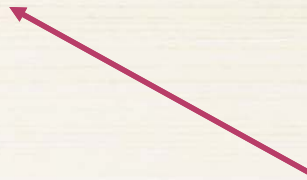
City of Kennewick

Pasco Public
Facilities District

Three Rivers
Convention
Center

Washington State
Sales Tax Rebate

Benton County
Public Facilities
District



Convention Center 2017 Yearend

Income = \$3,160,334

Cost of Goods Sold = \$501,784

Expenses = \$2,798,569

Net Income = \$(140,019)



2017 Economic Impact – Three Rivers Campus

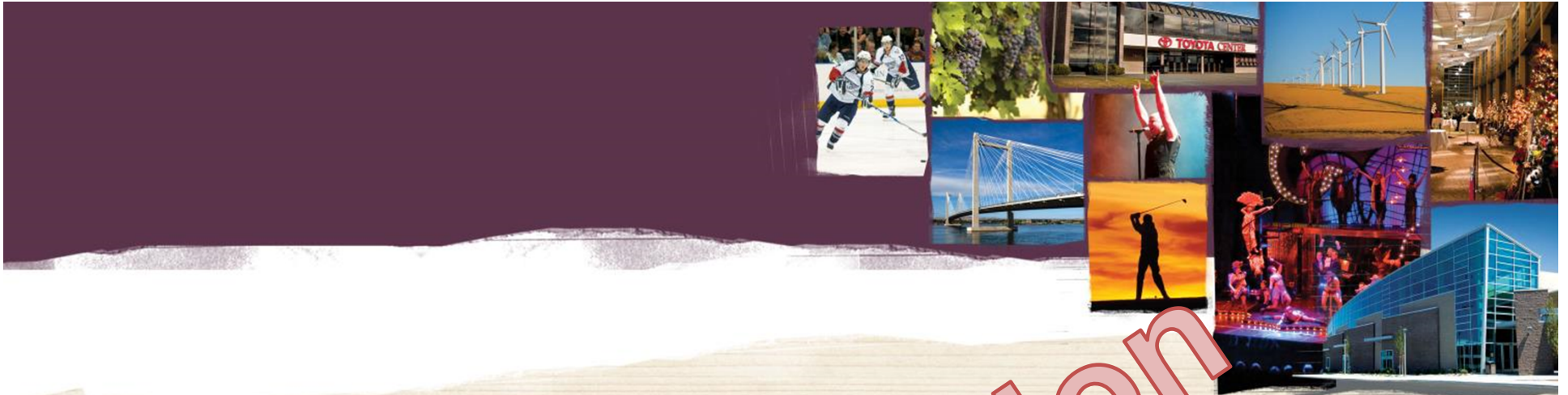
Factor =1.3

	Attendance	Factor/per	Direct Spending	Economic Impact
Conventions	101,402	\$175	\$17,745,350	\$23,068,955
Meetings/Conferences	47,218	\$30	\$1,416,540	\$1,841,502
Sporting/Spectator Shows	248,411	\$20	\$4,968,220	\$6,458,686
Consumer/Trade Shows	27,011	\$75	\$2,025, 825	\$2,633,573
Banquets/Receptions	30,842	\$30	\$925,260	\$1,202,838
Internal/Tenant Use	3,188	\$0	\$0	\$0
Youth Skating	139,151	\$5	\$695,755	\$695,755
Community Use	15,850	\$15	\$237,750	\$237,750
Three Rivers Campus Operational Impact			\$6,652,268	\$6,652,268
	613,073		\$34,666,968	\$42,791,327

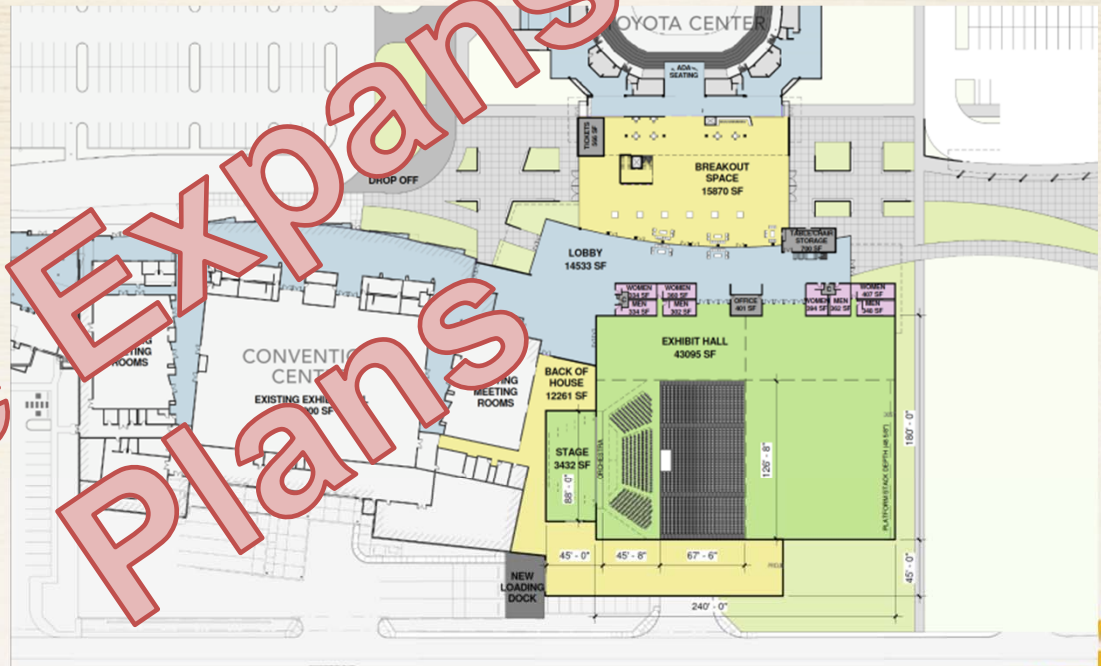
**WHAT'S
NEXT?!?!?**

Capital Improvement Needs

- WHL Requirements
 - Ice Plant and Filtration System
 - Video Boards and Replay
 - Arena LED Lighting
 - Locker Room and Flooring Upgrades
- Additional Upgrades
 - Aisle Lighting and Hand Rails
 - Concession Upgrades
 - Arena Seating
 - Sound System Replacement



Future Expansion Plans



THANK YOU

On Behalf of the Kennewick Public Facilities District,
VenuWorks and **382** Staff Members
of the Three Rivers Convention Center,
Toyota Center and Toyota Arena

YOU MAKE THIS POSSIBLE



Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	03/13/2018
Agenda Item Type	Presentation		
Subject	Columbia Park Conveyance		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☐
Policy Review	☒
Policy DevMnt	☐
Other	☐

Summary

Over the past several years the City of Kennewick has been working with the Corps of Engineers (USACE) to convey approximately 60 acres of Columbia Park to the City. The intent is to provide the opportunity for minimal commercial activity on this 60 acres that would be complementary to the recreation that occurs in Columbia Park. Providing complementary commercial activity would also help to offset some of the costs to maintain Columbia Park.

In addition, several leaders in the community have been pursuing legislation to convey the Columbia River Shoreline from the USACE ownership back to the community. During the workshop, you will be provided an update on the progress being made on re-conveyance of the Columbia River Shoreline property. Included in the packet is a white paper, developed by Brad Fisher, Doc Hastings and Gary Petersen, that summarizes the efforts and continued path forward for re-conveying this land.

Through

Dept Head Approval

City Mgr Approval

Attachments: White Paper

Marie Mosley
Mar 08, 17:10:07 GMT-0800 2018

Community Update and Status Report
On Re-Conveying 34 Miles of Columbia River Shoreline
From the Corps of Engineers, to the Tri-Cities Community

Brad Fisher, Doc Hastings and Gary Petersen

It has been nearly four years since the three of us teamed-up to inform and build broad community support for reconveyance of roughly 34 miles of Columbia River Shoreline back to our Tri-Cities. After 69 years under Corps of Engineers control, we recognized that the primary purpose and Congressional authority for Corps continued ownership – that of flood control – is no longer valid.

A legal review funded by the community was conducted by the K&L Gates law firm. K&L Gates legal analysis provided the conclusion that the original Congressional authorities granted to the Corps in 1945 for flood control no longer have a valid purpose since six U.S. additional dams have been built upstream of the McNary dam, and three have been built in Canada since 1948. The possibility of a Columbia River flood like the flood of 1948 when there were only two dams upstream of the Tri-Cities, is therefore extremely remote.

K&L Gates recommended that the Tri-City community consider new legislation authorizing the conveyance (re-conveyance) of the river shore running through the three cities along the McNary reservoir, back to local communities. “Specific direction from Congress is needed to break the bureaucratic hold of the Army Corps so that after sixty years the Tri-Cities can be reconnected with the Columbia River,” was a K&L Gates recommendation.

Representative Dan Newhouse introduced language into the National Defense Authorization Act for FY2017 that required the Corps of Engineers to provide a complete description, and cost of acquisition, of the river shore properties running through the Tri-Cities under Corps control (both owned and easements). The Corps did provide extensive documentation to the community just a few months ago.

Re-conveyance would place these properties back under community control. It will then be up to the communities themselves to go through the public process of zoning the properties, and identifying future uses.

There have been at least five extensive and costly Tri-City river shore studies conducted since 1988. These studies/reports contain extensive recommendations and details; all with a singular recommendation that the Columbia Rivershore is the most underutilized and undermaintained property in the Tri-Cities; and improvements cannot be accomplished under Corps ownership. In addition, under the Water Resources Development Act (WRDA) our community has worked diligently with the Corps through several attempts to get even small parcels of the river shore returned to the community. To date these attempts have been unsuccessful!

We believe that we have the support of every publicly elected body in the Tri-Cities – cities, counties, and ports – as well as major organizations such as Rotary clubs, and Chambers.

As you can see in the video found at: <https://www.tridec.org/columbia-river-shoreline-reconveyance/>, the Columbia river shoreline has been in a deteriorating condition for so long, and the wild vegetation growth has been so slow over 69 years, that residents seem to have simply ‘gone blind’ to how unattractive, and inaccessible, the actual river shore property has become.

To us the answer is very simple: 1) do nothing, and continue to let the Corps (which has no funding available for maintenance or improvements) allow the shoreline to continue to deteriorate even more; or 2) obtain Congressional authority to re-convey these properties back to our community!

When successful, the community itself then can take time to determine future enhancements to our parks for recreational purposes; for slowly lowering the levees to allow more visibility of the beautiful, blue, Columbia River; and where along the river limited commercial activities might be developed to offset annual maintenance operating costs to the three cities (which are in excess of \$2 million a year; with no return to cover those investments).

These steps, under local community control and decision-making, will not happen overnight; and most will likely take several decades to bring to fruition. But these cannot be accomplished under continuing Corps ownership.

We ask for your support as we move toward reconveying the 34 or more miles of Columbia Rivershore running through the Tri-Cities.

For More information, please contact:

Brad Fisher (RBC Wealth Mg... RBC Wealth Management Sr VP (509) 736-3851 Work (509) 308-0718 Mobile brad.fisher@rbc.com 1333 Columbia Park Trail, Ste 120 Richland, WA 99352	Doc Hastings U.S. Representative (Retired) (509) 547-7072 Home DocHast@pocketinet.com PO Box K Pasco, WA 99302	Gary Petersen Petersen Consulting CEO (509) 528-6371 Mobile cou-gar@outlook.com 238 Somerset St. Richland, WA 99354
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Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	03/13/2018
Agenda Item Type	Presentation		
Subject	KMC 18.12.250-Temporary Parking Lot Businesses		
Ordinance/Reso #		Contract #	
Project #	ZOA 17-06	Permit #	AMD-2017-02648
Department	Planning		

Info Only	☐
Policy Review	☒
Policy DevMnt	☐
Other	☐

Summary

During the review of code amendments to the vehicle based food business provisions in the KMC related to the Bridge to Bridge subarea, Council identified concerns in areas outside of the Bridge to Bridge subarea. Staff reviewed the current code and identified the following issues: 1) the time constraints placed on vehicle based food businesses may be too restrictive; 2) time constraints for cart businesses may be too restrictive; and 3) provide clarity to the code regarding allowing trailers/towables to be used for vehicle based food businesses. These amendments were a portion of "batch amendments" processed in late 2017.

The Planning Commission conducted a public hearing on the proposed code amendments and recommended approval of those on December 4, 2017. One member of the general public did submit testimony at the Planning Commission public hearing. It was the opinion of the citizen that allowing vehicle based food businesses to stay at one location for 90 calendar days would be beneficial, but not allowing the business to return to same location for 30 calendar days could be a hindrance to a business.

Council reviewed the proposed batch amendments on January 2, 2018 – adopting the proposed amendments with the exception of the vehicle based food businesses amendments. Council decided to hold a workshop on the amendments. The purpose of this work shop is to determine what, if any, changes to make to the Temporary and Parking Lot Businesses code as they relate to vehicle based food businesses.

Through

Steve Donovan
Mar 05, 09:37:07 GMT-0800 2018

Attachments: Presentation

Dept Head Approval

Gregory McCormick
Mar 06, 09:55:11 GMT-0800 2018

City Mgr Approval

Marie Mosley
Mar 08, 17:58:23 GMT-0800 2018

City Council Workshop

MOBILE FOOD VENDORS

KMC 18.12.250

ZOA 17-06

March 13, 2018



Temporary Parking Lot Business History

Initial Timeline:

1/2000: Temporary Parking Lot Business Council Workshop

8/2000: Planning Commission work shop

10/2000: Council hearing and adoption of new regulations.

Initial Issues:

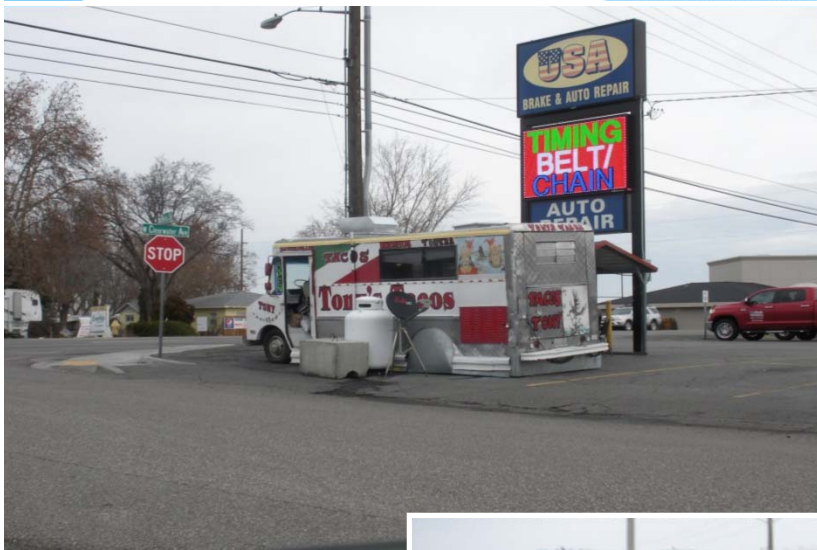
Location, use of City property and streets

Wastewater discharge

Outdoor seating

Duration

Existing Legal Non-Conforming Businesses



Sunset @ Southridge



Current Code Requirements

18.12.250: Temporary and Parking Lot Businesses

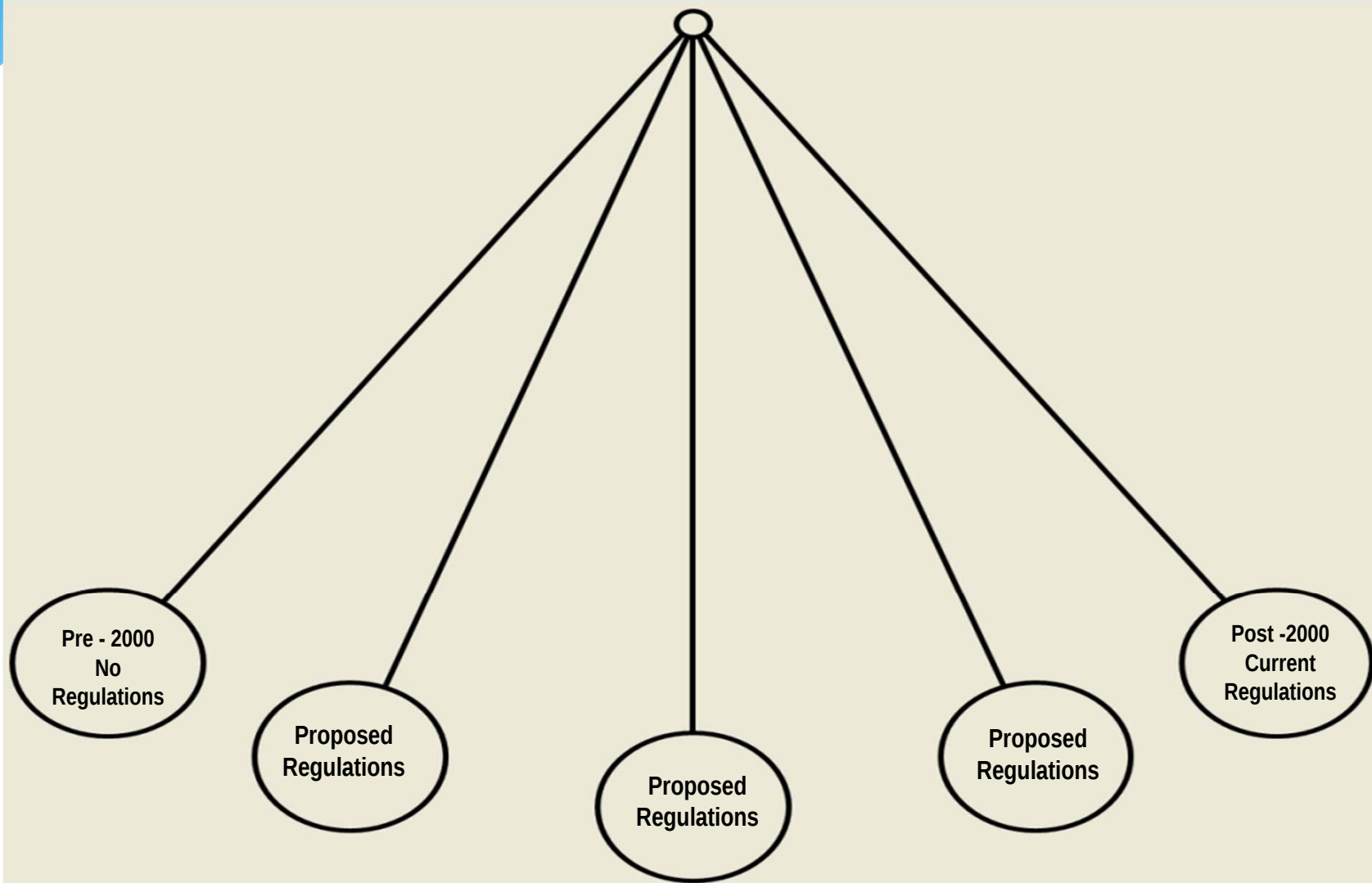
- * (5)(d) Except as stated in subsection (f) below, a vehicle based business shall operate in the same location **for a maximum of 30 days** in addition to the requirements of subsection (b) above;
- * (5)(f)(iv) Vehicles must be currently licensed, operable, and able to leave a site at any time **under their own power.**
- * (6)(d) Standing. No cart-based business operator shall stand or allow their vehicle to stand upon any public way **for more than two hours** in any one place;

Code Issues

Issues:

- * **Mobile Food Vendors must leave the site after 30 days, with no option to return.**
- * **Questions on whether a trailer/towable can be used for a vehicle based food business.**
- * **Cart business operation hours in public ways were too limiting.**

Finding the Balance



Decision for 18.12.250(5)(d)

Current Code

- * (5)(d) Except as stated in subsection (f) below, a vehicle based business shall operate in the same location for a maximum of 30 days in addition to the requirements of subsection (b) above;

PLANNING COMMISSION RECOMMENDATION

- * (5)(d) Except as stated in subsection (f) below, a vehicle based business shall operate in the same location for a maximum of ~~9030~~ calendar days and shall not return to the same location for 30 calendar days in addition to the requirements of subsection (b) above;

Decision for 18.12.250(5)(f)(iv)

Current Code

- * (5)(f)(iv) Vehicles must be currently licensed, operable, and able to leave a site at any time under their own power.

PLANNING COMMISSION RECOMMENDATION

(5)(f)(iv) Vehicles must be currently licensed, operable, and able to leave a site at any time under their own power, towables are not permitted.

Decision for 18.12.250(6)(d)

Current Code

(6)(d) Standing. No cart-based business operator shall stand or allow their vehicle to stand upon any public way for more than two hours in any one place;

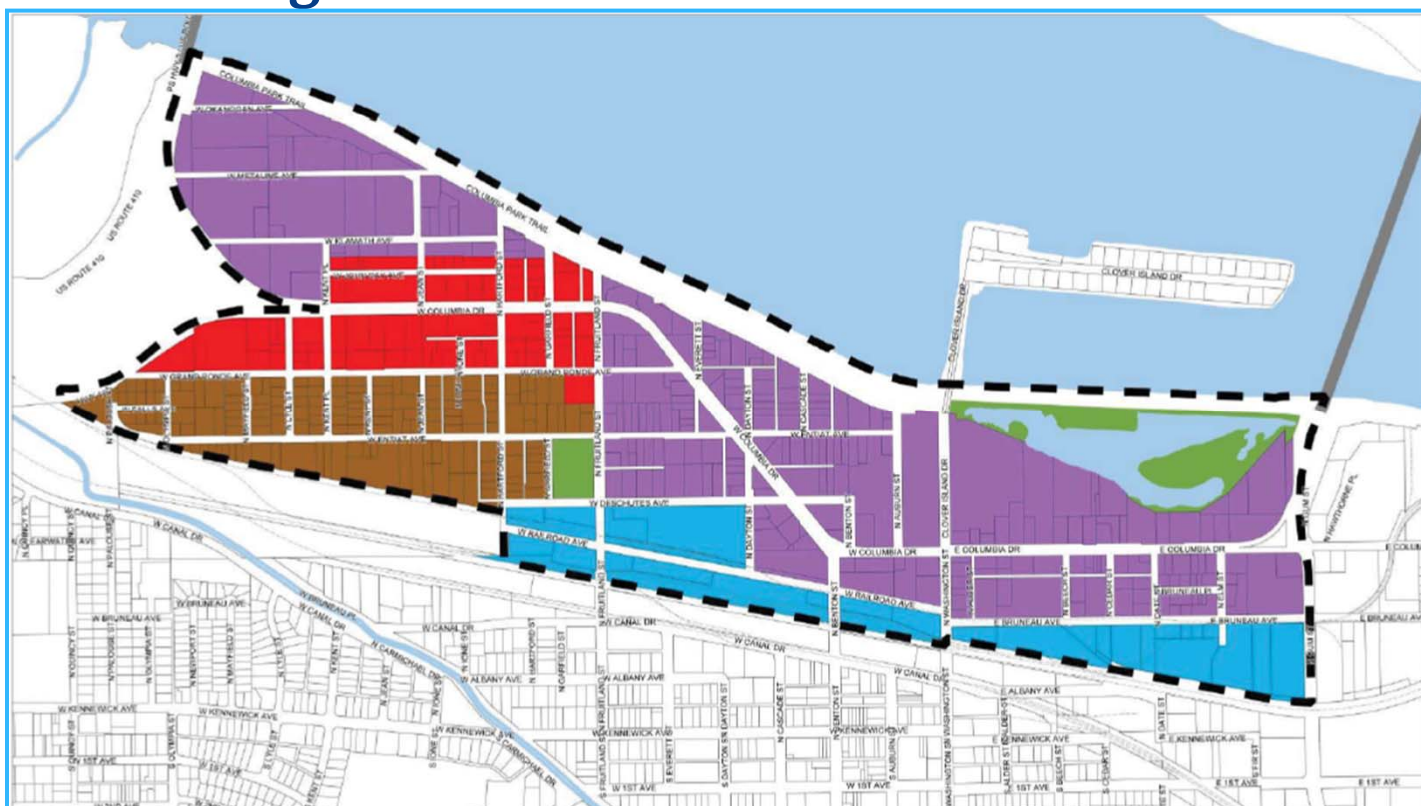
PLANNING COMMISSION RECOMMENDATION

(6)(d) Standing. No cart-based business operator shall stand or allow their vehicle to stand upon any public way for more than eight~~two~~ hours in any one place;

Bridge to Bridge Exceptions

From the Cable Bridge to the Blue Bridge, River to Railroad... doesn't include Canal Drive south to historic downtown.

1. Can be in place for more than 30 days
2. Outdoor seating allowed



Bridge to Bridge Requirements

1. Site plan, including:
 - * Outdoor seating layout
 - * Restroom agreement
 - * Discharge plan for used oils and graywater
2. Parked on asphalt, pavement or dustless surface
3. Currently licensed vehicle; operable (able to leave site under their own power)
4. Located clear of vehicle traffic, walkways, parking, existing street furniture, trees, etc.



Bridge to Bridge Requirements

1. Clean and orderly vending site with trash containers and disposal
2. Low maintenance, cleanable, durable and noncorrosive outdoor equipment
3. Support equipment contained within vendor unit and site
4. No equipment, inventory, structure, etc. left outside at night
5. The number of mobile food vendors in an area may be limited





Questions/Further Discussion?





City Council Meeting Schedule April 2018

April 3, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 10, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING
1. Fire Department Annual Report
2. Police Department Annual Report
3. Committee Updates

April 14, 2018
Saturday, Time TBD

COUNCIL ADVANCE
Springhill Suites – 7048 W. Grandridge Blvd

April 17, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 24, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING
1. Year-End Financial Review/Budget Adjustments

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.

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April 2018
Updated 2/27/18