

AGENDA

*Regular Commission Business Meeting
Port of Kennewick
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington 99336*

Tuesday, August 24, 2010
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. CONSENT AGENDA**
 - A. Approval of Direct Deposit and Warrant Registers Dated August 13, 2010
 - B. Approval of Warrant Registers Dated August 25, 2010
 - C. Accepting the Clover Island Lighthouse, Gateway & Artwork project completed by Mountain States Construction Company; Resolution 2010-30
- V. NEW BUSINESS**
 - A. Changes to City of Kennewick Comprehensive Land Use Plan and Zoning Map & Text; Resolution 2010-31
- VI. BREAK, IF NEEDED**
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Clover Island Update
 - 1. ALEA Shoreline Project
 - B. Vista Field
 - 1. Vista Field Advisory Board
 - C. Comprehensive Scheme/Planning Update
 - D. Budget Process
 - E. Request for a Public Selection Process for Kennewick City Manager
 - F. Southridge Report
 - G. City of West Richland
 - H. Meeting Reports
 - I. Non-Scheduled Items
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. ADJOURNMENT**

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

Resolution No. 2010-30

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ACCEPTING
THE CLOVER ISLAND LIGHTHOUSE, GATEWAY & ARTWORK PROJECT
COMPLETED BY MOUNTAIN STATES CONSTRUCTION COMPANY**

WHEREAS, upon notification by Mountain States Construction Company that the Clover Island Lighthouse, Gateway and Artwork project has been substantially completed in accordance with the plans and specifications prepared by HDJ Design Group and Herath & Associates PC and the Port of Kennewick; and

WHEREAS, HDJ Design Group, Herath & Associates PC, the City of Kennewick and the Port of Kennewick staff have inspected the work and certified that it has been completed in accordance with the plans and specifications;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts the work of Mountain States Construction Company as being substantially completed in accordance with the contract documents; and

BE IT FURTHER RESOLVED that upon completion of all required documentation for the project, the Executive Director is authorized to proceed with the necessary requirements to finalize the project account.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 24th day of August, 2010.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
GENE WAGNER, *President*

By: _____
SKIP NOVAKOVICH, *Vice President*

By: _____
DAVID HANSON, *Secretary*

PORT OF KENNEWICK

Resolution No. 2010-31

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK SUPPORTING AMENDMENT OF THE CITY OF KENNEWICK LAND USE PLANS AND REGULATIONS TO PROVIDE CERTAINTY AND FLEXIBILITY TO OPERATE AND DEVELOP THE VISTA FIELD AIRPORT

WHEREAS, the Port of Kennewick Commissioners passed Resolution 2010-06 on March 8, 2010 supporting the continued operation of the Vista Field Airport; and

WHEREAS, the Port is undertaking creation of a new Master Plan for the Vista Field Airport and during this process land use and zoning impediments to the long term viability of the airport were identified; and

WHEREAS, Port staff developed a proposal to amend both the land use and zoning regulations to remove these impediments, presented this proposal to City staff and received a positive response; and

WHEREAS, Port staff presented this proposal to the Vista Field Advisory Board which unanimously recommended the Port Commission support this proposal; and

WHEREAS, the timeframe to request changes of this nature ends September 3, 2010;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby requests the City of Kennewick amend their Comprehensive Plan as identified on "Exhibit #1"; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby requests the City of Kennewick amend the zoning map as identified on "Exhibit #2"; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Port of Kennewick hereby requests the City of Kennewick amend the zoning text as identified on "Exhibit #3".

ADOPTED by the Board of Commissioners of Port of Kennewick on the 24th day of August 2010.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

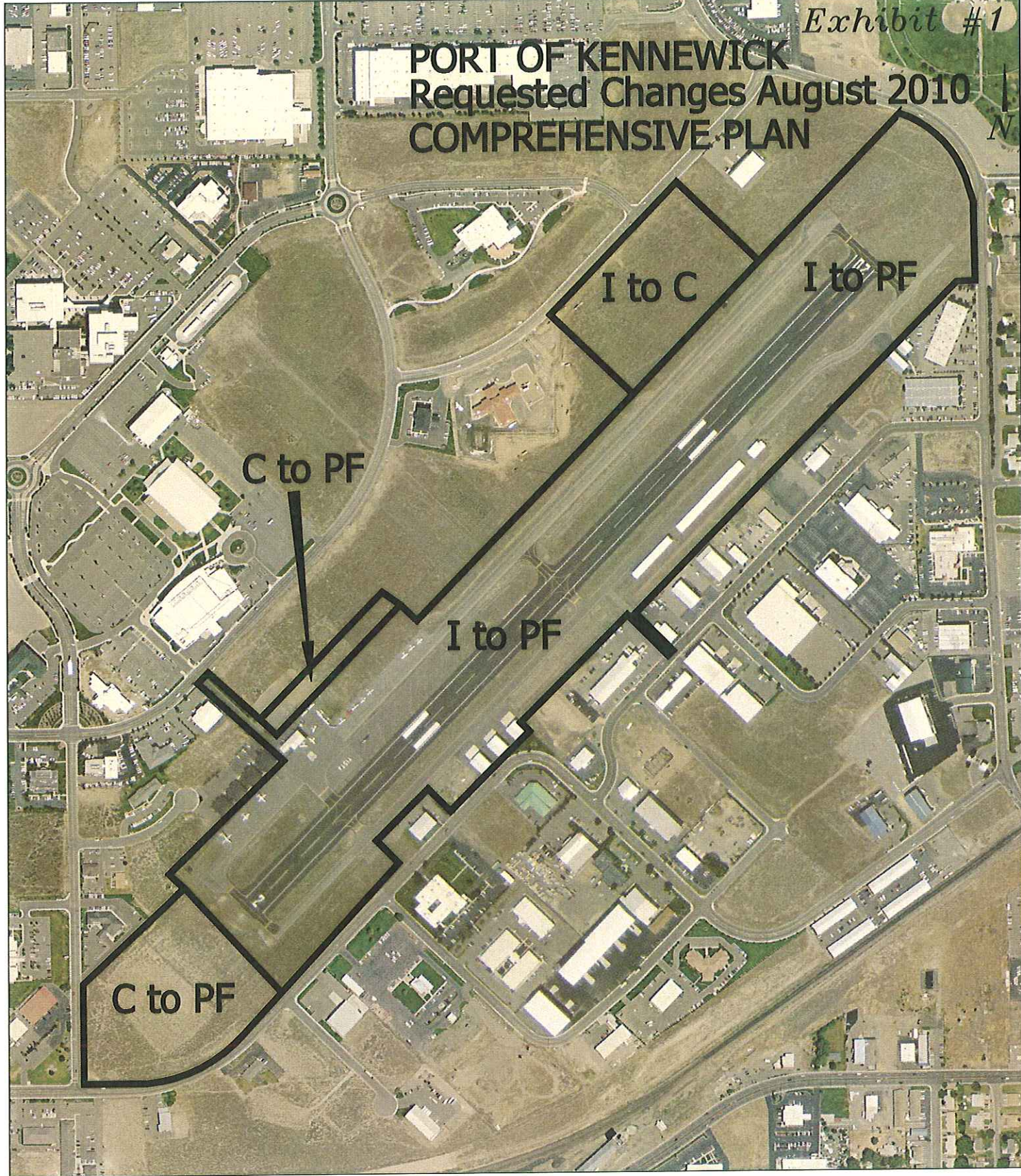
By: _____
GENE WAGNER, *President*

By: _____
SKIP NOVAKOVICH, *Vice President*

By: _____
DAVID HANSON, *Secretary*

Exhibit #1

PORT OF KENNEWICK Requested Changes August 2010 COMPREHENSIVE PLAN



I to C

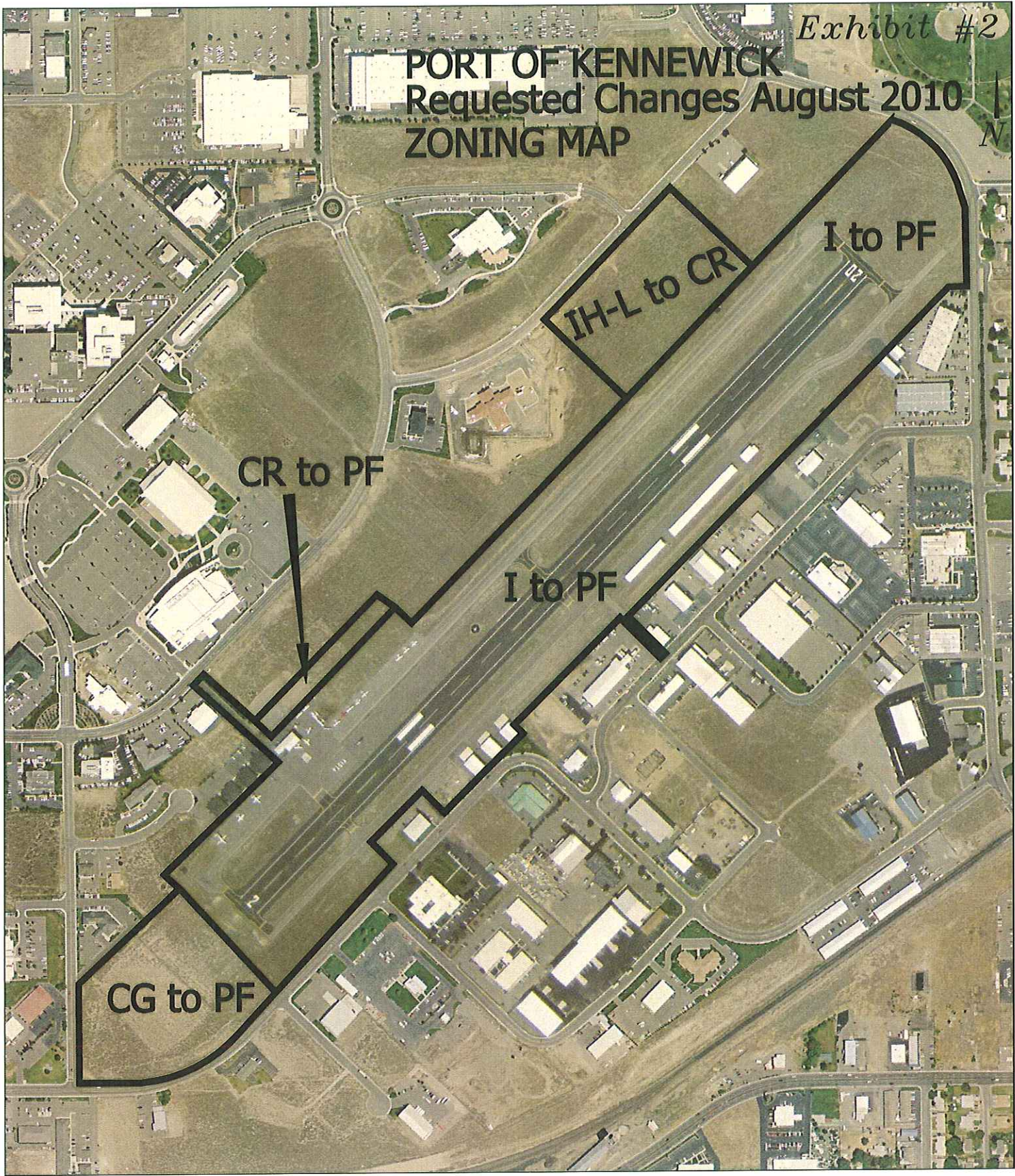
I to PF

C to PF

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C to PF

**PORT OF KENNEWICK
Requested Changes August 2010
ZONING MAP**



CR to PF

IH-L to CR

I to PF

I to PF

CG to PF

Exhibit #3

18.12.010 B.1: Table of Non-Residential Uses: The following table list uses allowed by zone and the applicable City review process as follows:
 Review Process I = Staff review (permit counter), Review Process II = Conditional Use Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted.

NON-RESIDENTIAL USES																				
18.12.010 Zoning District Permitted Uses	RS	RL	RM	RH	RMH	CN	CO	CC	CR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS	
Airports and airfields																			I	
Aviation storage and service									I										I	

18.12.010 B.2: Table of Non-Residential Site Development Standards: Minimum and maximum non-residential use standards are identified in the following table. Additional site design standards are included under 18.12.340, below and in the Site Design Guidelines for Commercial, Office and Industrial Uses:

Table of Commercial/Industrial Standards	Maximum District Size	Maximum Parcel Size	Yards	Maximum Building Height	Maximum Lot Coverage	Outdoor Storage
CR-Commercial – Regional District	None	None	See (3) Below See (15) Below	None	None	See (4) Below

FOOTNOTES for Table 18.12.010 B-2 Non-Residential Standards Table:
 15) Aviation uses shall be no closing than 75 feet to a public roadway.