

AGENDA

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

Tuesday, June 28, 2016
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF THE AGENDA**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
 - A. Approval of Direct Deposit and ePayments Dated June 16, 2016
 - B. Approval of Warrant Registers Dated June 28, 2016
 - C. Approval of Regular Commission Business Meeting June 14, 2016
- VI. PRESENTATION**
 - A. Columbia River Land Conveyance Update, Brad Fisher, Doc Hastings and Gary Peterson
 - B. Wayfinding Update, Kim Shugart
 - C. City of Richland, Bateman Island Causeway Modification background & status, Joe Schiessl
 - D. Congress for New Urbanism Conference (**TOM**)
- VII. NEW BUSINESS**
 - A. Columbia Gardens Winery Tenant Policy (**TIM**)
 - B. Ballot Measure Statement (**TIM**)
 - C. Vista Field Development Guidelines Update (**TIM**)
- VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Security Update (**AMBER**)
 - B. Marina Update (**AMBER**)
 - C. Vista Field Update (**LARRY**)
 - D. Columbia Drive Update (**LARRY**)
 - E. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - F. Non-Scheduled Items
- IX. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- X. ADJOURNMENT**

Action may be taken on any item on the Agenda.

PLEASE SILENCE CELL PHONES



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

DRAFT

JUNE 14, 2016 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Skip Novakovich, President
Thomas Moak, Vice-President
Don Barnes, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Nick Kooiker, Chief Financial Officer/Auditor
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Phillip Lemley, City of Richland Council Member led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Barnes moved to approve the Agenda, as published; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. Approval of Direct Deposit and E-Payments Dated June 2, 2016**
Direct Deposit and E-Payments totaling \$62,154.51
- B. Approval of Warrant Registers Dated June 14, 2016**
Expense Fund Voucher Numbers 37960 through 38022 for a grand total of \$315,635.94
- C. Approval of Commission Meeting Minutes Dated May 24, 2016**
- D. Approval of Resolution 2016-17 Amending Resolutions 2016-10 and 2016-12 regarding applications for funding assistance from Washington Wildlife and Recreation Program (WWRP) and Aquatic Lands Enhancement Account (ALEA)**

MOTION: *Commissioner Moak moved for approval of the Consent Agenda, as presented; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*



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PRESENTATION

A. *Wine Industry Update, Ken Robertson*

Ms. Bader Inglima introduced Ken Robertson, the Port's Wine Consultant, who has been promoting Port properties such as Columbia Gardens and Red Mountain at industry events. Mr. Robertson has been generating interest in the Columbia Gardens project and has been instrumental for the Port at the Washington Wine Grape Growers show and other wine industry events.

Mr. Robertson reported Washington State wine industry is approaching 1,000 wineries, and 60,000 acres and most recently, the economic impact from 2013 was \$4,800,000,000 with 25,900 people employed directly and indirectly. The Walla Walla County and Woodinville are each home to more than 100 wineries and tasting rooms.

Mr. Robertson stated Oregon State University and Washington State University reported 2018 projections and beyond are as follows:

- An extrapolated growth rate of 8.5% yearly;
- A growth to more than \$6 Billion total statewide economic impact;
- By 2018, an additional 9,400 to 14,400 jobs;
- An expansion to beyond 65,000 acres of wine grapes planted;
- Chateau Ste. Michelle CEO, Ted Baseler foresees our region could support 200,000 acres of wine grapes over the next 20 to 25 years.

Favorable factors for continued wine industry growth in the Tri-Cities:

- More than 90% of all the state's grapes are grown within 100 miles of our metro area;
- About 25% of the existing grapes are grown in the Horse Heaven Hills American Vinicultural Area (AVA);
- Winery owners and winemakers are looking for ways to keep their Puget Sound customers but without having to endure the traffic congestion and the added regulatory problems of Seattle and King County;
- Our area is consistently among the nation's most affordable, especially for service and agricultural workers;
- Our expanded regional airport has become a hub for wine tourists headed to either Walla Walla or Red Mountain;
- Major players in the wine and hospitality industries are looking at our region or already are moving here, including Antinori of Italy, Aquilini of Vancouver, B.C., Duckhorn of Napa, and E & J Gallo.

Mr. Robertson concluded we should expect the following:

- Expect continued strong growth in the wine industry and related businesses;
- Much of this growth will be in the Tri-Cities and the surrounding counties;
- Kennewick, the largest of the Tri-Cities and its commercial hub, is positioned to be at the center of this growth;
- With properties at Vista Field, Columbia Drive and Red Mountain, the Port of Kennewick is poised to help drive continued, diverse economic development in the region.



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Mr. Robertson stated the Yakima River basin and Walla Walla River basin are over allocated and water is a key piece to the industry even though the crop is very efficient and utilizes a water drip system. Furthermore, the Tri-Cities is the center of the educational piece as well with Walla Walla Community College, Yakima Valley Community College and Washington State University Tri-Cities viticulture programs. Mr. Robertson reported it is a long process for grapes and it takes four years until production begins.

Ms. Bader Inglima thanked Mr. Robertson for the exposure and his eagerness to be a part of Port projects.

Mr. Arntzen thanked Mr. Robertson and stated Mr. Robertson has done a tremendous job for the Port and is amazed by his expertise of wine.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Boise Update

Mr. Arntzen recently visited the Boise Valley and presented photos from his trip. Mr. Arntzen surmised Boise has a wonderful downtown with tree lined streets and outdoor cafes, however, he did not notice a lot of downtown housing options. East of Boise is Harris Ranch, a new urbanism development that is approximately 1,800 acres and owned by the private sector. Harris Ranch has a variety of housing and has done great job with portions of the alleys.

B. Commissioner Retreat

Ms. Scott reported the Port is planning to hold a Special Meeting for a Strategic Retreat on Saturday, September 10 or 17, 2016 at the REACH museum. The REACH is on the west side of Columbia Park, is centrally located within the Port district, and is managed and operated by the Richland Public Facilities District.

The REACH is a museum with exhibits that focus on the natural, scientific and cultural history of the Tri-Cities area. The REACH has a retractable wall to enable the museum to continue to operate during our meeting.

The retreat will focus on the Comprehensive Scheme and Ben Floyd with Anchor QEA will be the facilitator. The meeting is scheduled from 10:00 a.m. to 3:00 p.m. with a break for lunch.

Mr. Novakovich thinks this is an acceptable plan and likes the time frame.

Mr. Arntzen stated these are staff recommendations and inquired if there are items the Commission would like to change.

Mr. Moak stated the location and dates are fine, but would like the meeting to run from 8:00 a.m. to 1:00 p.m.

Mr. Barnes stated this is a busy time of year, however, he is receptive to the dates.

Mr. Arntzen suggested opening up the floor for public comment.



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Mr. Novakovich inquired of the audience what their thoughts were on a Saturday meeting.

Mr. Robertson stated it is not unusual for the Richland City Council to hold a meeting on Saturday, however, that meeting is not meant to generate a crowd.

Several Tri-Cities events will be held on September 17, such as: the parade of homes, sausage fest, the harvest festival and the Pendleton Roundup.

Mr. Blotz stated this will provide an opportunity for the public to attend, when normally they may not be able to.

C. Rural Capital Funds

Mr. Arntzen reported staff has been meeting with local jurisdictional staff related to the Rural Capital Funds. In 1998 Benton County qualified for a Rural County Development Sales Tax and collected the tax from all local jurisdictions to retire the debt on the Benton County Justice Center, and the County is now in the position to retire the debt by the end of the year. Mr. Arntzen stated the County is looking at a process for the allocation of funds and believes the annual allocations may be dispersed over the next seven years. If the County implements the process, each jurisdiction could apply for the funds for a specific project that is included in their Comprehensive Scheme or Comprehensive Land Use Plan.

Mr. Novakovich inquired if the project would be funded up front or be reimbursed.

Mr. Arntzen indicated the details have not been completely worked out at this time. The County has placed an emphasis on two or more jurisdictions partnering on a project to receive the funds. This stipulation gives the Port the potential to partner with the cities of Kennewick, Richland and West Richland. Mr. Arntzen reiterated the project will need to be part of the Comprehensive Scheme, which Mr. Floyd will address in more detail at the September Strategic Retreat.

D. Joint Meeting with Confederated Tribes of the Umatilla Indian Reservation (CTUIR)

Ms. Scott stated she has been speaking with Debra Crosswell of the CTUIR to set up a joint meeting, per our Memorandum of Understanding. The CTUIR Board has invited the Port of Kennewick to Pendleton on July 22, 2016 for a joint meeting.

The Commission prefers to meet in the morning.

RECESS

Mr. Novakovich recessed the meeting at 3:07 p.m. for a break and will reconvene at approximately 3:15 p.m.

Mr. Novakovich reconvened the meeting at 3:15 p.m.



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E. Vista Field

1. Update

Mr. Peterson stated staff and DPZ continue to work through many of the Phase I A details.

2. Guidelines for Vista Field Development Proposals

Mr. Arntzen stated the Commission recently discussed the Guidelines for the Vista Field Development proposal and the document before them is the updated draft with Commission comments. Mr. Arntzen added the following comments:

- Page 1: The Port Commission shall evaluate the effectiveness of this policy over time and reserves the right to expand, amend or rescind this policy as appropriate;
- Page 1, I A: If applicable was added;
- Page 2, II H: A list of past community, charitable and/or civic contributions;
- Page 3, III B 5: Other factors including, but not limited to the developer's past community, charitable and/or civic contributions;
- Page 5, V G: The Port Commission, in its discretion, may waive any of the requirements set forth herein for small scale developments including the sale of individual residential lots or developments where the total project value, including land price, is expected to be less than \$1,000,000.

Mr. Arntzen asked for Commission comments regarding the revised document.

Mr. Moak stated the document is going in the right direction and captured the comments from the last meeting, however, he has additional comments he would like to share with Mr. Arntzen.

Mr. Arntzen stated he will gather additional Commission comments and revise the document and bring back to the Commission at a later date.

Mr. Barnes and Mr. Novakovich are looking forward to Mr. Moak's comments.

Mr. Arntzen stated he has conversed with Stephen DiJulio regarding individual lots and Mr. DiJulio believes the Port is authorized to sell individual lots because it is part of the Master Plan.

3. Vista Field Various Policy Directives; Resolution 2016-18

Mr. Arntzen reported at the May 24, 2016 Commission Meeting, staff presented several items for the consideration by the Port Commission. Upon adoption of Resolution 2016-18, the CEO will implement the policy directives. Mr. Arntzen reiterated the directives, which gives staff the authority to implement:

Directive No. 1

Name of Development: Vista Field will remain the name of the development

Directive No. 2

Vista Field Transportation System and Fire Code: Move forward with professional recommendations regarding mitigation.



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Directive No. 3

Vista Field Concepts:

- Vista Field will incorporate an arcade or pavilion style building and Vertical Feature/Tower;
- Vista Field will contain a water feature in the Plaza;
- Vista Field will incorporate a Residential/Woonerf Section;
- The Port of Kennewick will provide an example of housing;
- Staff and Town Architect will incorporate interesting elements and embellishment throughout Phase 1.

Mr. Moak inquired if the plaza is in a specific area of Phase 1 which and incorporate a water feature or will the water feature be located elsewhere.

Mr. Peterson stated the layout calls for elements of a terminated vista that will lie between hangars A and B, towards the north. The focal point will be the concept of the market that is set up in the central plaza and can be used for various functions. The plaza is the central area, which is different from the park which will be located near the Vista Performing Arts Center.

PUBLIC COMMENT

No comments were made.

MOTION: *Commissioner Moak moved for approval of Resolution 2016-18, as modified; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

F. Columbia Drive Update

Mr. Peterson reported the undergrounding of utilities at Columbia Drive is set to begin shortly. The delay is due to the long lead time for the vaults, however, they are scheduled to be delivered Thursday, June 16. The work is set to be completed August 26, 2016. Mr. Peterson indicated City staff has been working with Mr. Fiander regarding the orientation of his business to allow for future expansion of the quiet street.

1. Winery Tenancy Policy; Resolution 2016-19

Mr. Arntzen stated before the Commission is Resolution 2016-19, the Winery Tenancy Policy for the two winery buildings at Columbia Gardens. Mr. Robertson and Ms. Bader Inglima have been to several trade shows over the past two years informally advertising the space, and has generated interest in the project. Mr. Arntzen presented the policy, which sets basic standards applicable to those seeking tenancy and establishes a procedure whereby tenants would be selected to fill each of the two leasable spaces. Mr. Arntzen anticipates designating a selection committee comprised of Mr. Robertson and Port and City staff to evaluate and review applications. Mr. Arntzen feels it is important to set a policy so the public is aware of the opportunities available at the Port.

Mr. Barnes believes the policy will work well and has the potential to serve as a template for other projects.



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Mr. Moak appreciates the ideas and concepts of the policy, however, he does not agree with the tenant having the option to renew for an additional five year lease term. Mr. Moak believes the Commission should be able to evaluate the tenant after the initial term lease and determine whether or not to renegotiate the lease. Furthermore, Mr. Moak inquired if the committee will make recommendations or prioritize applicants for the Commission. Mr. Moak would like to see all the applicants interviewed by the committee and the evaluation should address the potential tenant's reputation within the community.

Mr. Arntzen stated with respect to the term that can be adjusted, however; the selection process is vague to allow the committee discretion.

Mr. Moak would prefer to see the top candidates the committee would recommend.

Mr. Arntzen inquired if the Commission would like the committee to rank potential tenants.

Mr. Novakovich believes the committee should screen potential tenants, however it is up to the Commission to select the tenant.

Mr. Barnes suggested the committee submit individual recommendations as opposed to a committee recommendation. Furthermore, Mr. Barnes believes additional language regarding performance and business objectives within the first five year term should be included in the standard lease agreement and payment of rent should not be the only factor for a lease renewal.

Mr. Novakovich does not see a problem with the five year term with the five year lease renewal.

Mr. Arntzen stated the intention is to have the winery tenancy policy in place prior to completing the lease document, which will include tenant expectations. Mr. Arntzen reiterated the Commission addressed incubators and Columbia Gardens will not be an incubator property. Mr. Robertson stated the size of the buildings are larger than many of the wineries in the state, therefore, the Port should expect large, established wineries will be interested in becoming a tenant. Mr. Robertson believes the Port should be a showcase because once you get the right tenants in Phase I, traffic will build, and there will be plenty of people who will want to be in Phase II. Mr. Robertson stated the State requires an enormous amount of paperwork and the process is lengthy. There will be a tremendous amount of work to do for the tenant prior to occupancy. Wine makers and wineries are in it for the long haul and it is important to get the right tenants to keep the momentum going.

Mr. Barnes stated the Port is trying to attract people to Columbia Drive and if we can attract a higher class winery, it may be pertinent to provide for a five year lease with the five year lease renewal because of all the state requirements and work that goes into setting up the winery. Reducing the lease term may alter a wineries decision altogether to come to Columbia Gardens.



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Mr. Arntzen would like to incorporate the comments from today and come back with a revised document at the next meeting. Ms. Luke and Ms. Hanchette are working on the lease agreement.

Ms. Bader Inglima stated we do not want to extend the process too long because of the list of state requirements.

Mr. Robertson stated applicants will want to see the lease and there are at least two people who have already contacted the Port regarding a lease application.

Mr. Novakovich inquired if it is possible to approve the policy with modifications and appoint a committee at the next meeting and then approve a lease.

Mr. Barnes inquired if we have a bid process for the buildings.

Mr. Peterson stated the Port is not in any position to commit to a tenant until the bid has been awarded and the construction contract is in place. Mr. Peterson anticipates the bid package for the three buildings will be available on August 26, 2016 with a bid opening in mid-September 2016.

Ms. Luke will continue working on the lease with the consideration of contingencies for the bid process.

Mr. Robertson stated Mr. Peterson's comments are correct and assuming the bid process happens, within a reasonable window, wineries will want to be set up if they intend to use the facility for crush 2017.

Mr. Arntzen will revise the document and bring back at the next meeting. Once the policy is codified, then Ms. Luke will finalize the lease agreement and the application process can begin. Mr. Arntzen thanked Mr. Robertson for his input, which has been very helpful. Furthermore, Mr. Arntzen has spoken with City staff and they are receptive to the policy and forming a joint committee.

G. Commissioner Meetings (formal and informal meetings with groups or individuals)

H. Non Scheduled Items

1. Mr. Moak attended Congress of New Urbanism (CNU) in Detroit Michigan and appreciated the Commission sending him to the conference. Mr. Moak stated next year is the 25th Anniversary of CNU and will be held in Seattle, which Port and City staff should consider attending. Presenters spoke on the philosophy of New Urbanism, which is not just focus on the design, but the building of communities, health, and safety of the area. Mr. Moak stated the Port has the best team working on the redevelopment of Vista Field with the firm of Duany, Plater-Zyberk and it is excited to see the vision come to fruition. Mr. Moak donated two books to the Port library: *Pocket Neighborhoods* by Ross Chapin, a former DPZ consultant and *Walkable City: How Downtown Can Save America, One Step at a Time* by Jeff Speck.



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Mr. Moak stated November 2016 will be two years since the Port held the Charrette and he would like to see a report to the community that includes Port accomplishments and what to expect in the future, to reenergize the community and show that we aren't just talking about it, but committed to doing something and moving forward.

2. Mr. Barnes received an email invitation to an open house for The Link, which will be held on June 16 and June 29 at the Three Rivers Convention Center. Mr. Barnes is planning on attending to get more accurate information on The Link.
3. Ms. Schumacher is ordering new shirts, please email her if you are interested in new shirts.
4. Ms. Bader Inglima reported the Tri-City Regional Chamber of Commerce will hold the State of the Ports presentations on June 22, 2016.
5. Mr. Arntzen and Ms. Bader Inglima have been discussing a public report for Vista Field that shows what we have accomplished thus far and what is expected in the future.

PUBLIC COMMENTS

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 4:30 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Thomas Moak, Vice President

Don Barnes, Secretary

PORT OF KENNEWICK WINERY TENANCY POLICY

I. GENERAL

A. This policy is intended to assist the Port of Kennewick (Port) in selecting tenants for its Columbia Gardens Wine Village rental complex, Phase I which is situated on the former 421 E. Columbia Drive site. The commission shall evaluate the effectiveness of this policy over time and reserves the right to expand, amend or rescind this policy as appropriate.

B. The Port may enter into a landlord-tenant relationship in order to foster economic development opportunities. The Port may lease to small businesses, whether existing or start-ups.

II. EVALUATION CRITERIA

Requirements for consideration as a tenant include:

- A. Demonstrating the ability to pay rent and/or other fees;
- B. Demonstrating a need for the facilities;
- C. Demonstrating strong commercial potential;
- D. Demonstrating the ability to provide strong community benefits, such as job creation and economic diversification opportunities; ~~and~~
- E. Having well-qualified principals involved with the business; and
- F. Having high product quality.-

Applicants must provide a basic business plan which identifies product(s), markets, management and financial capability, as evidenced by a letter of credit or other means acceptable to the Port. The Port shall review of pertinent references.

III. SELECTION PROCESS

Applications received by the Port will be screened and evaluated through the following process:

The Port commission shall establish a selection committee to review and evaluate applications. The committee shall consist of one Port staff member, one City of Kennewick staff member and the Port' winery consultant. The Port CEO or his

designee shall screen applications to ensure completeness. Following screening, the CEO shall forward all complete applications to the selection committee, which shall review the applications based on the criteria set forth in Section II hereof. The committee ~~shall, in its discretion, may~~ interview applicants. Following review, the selection committee shall make recommendations to the Port commission regarding ~~which applicant(s) should be selected for tenancy~~applicant qualifications. ~~The committee shall provide the commission with the basis for its recommendation(s).~~ The Port commission shall select applicant(s) for tenancy in a Port commission meeting, with or without physical presence and presentations by the applicants. Once selected, the CEO shall negotiate a rental agreement with the selected applicant(s).

IV. LEASE TERM AND RENTAL RATE

The initial lease term may not exceed five years. If the tenant has fully complied with all terms of the lease, the tenant, at its option, shall have the right to extend the lease for one additional five year term as set forth in the lease agreement. The Port shall determine the market rate for any lease based upon local market conditions as determined by staff with the assistance of real estate professionals.

AMENITIES:

- 24-hour diesel & gasoline (major credit cards accepted); for fuel pricing and other questions contact Connell Oil at 509-547-3326.
- Open and covered moorage.
- Transient (guest) moorage (\$10/night) with 14-day maximum. First-come, first-served basis. Fees must be paid and a registration completed prior to visit.
- Potable water.
- 30-amp shore power.
- Seasonal marine dump station (free, self-serve system on fuel dock); and in-marina portable sewage pump-out (contact Port office).
- Day-use public restrooms; 24-hours access for marina tenants at Family Plaza.
- Ice, food, and beverages available to go from Clover Island businesses.
- Public barbecue and picnic area.
- No-fee, public boat launch.
- Boat haul-out trailer (Fee; contact Port office).
- Adjacent restaurants: Ice Harbor Brewing Company at the Marina; Cedars Restaurant & Lounge; and Crows Nest Bar & Grill.
- Adjacent hotel: Clover Island Inn.

Transient or Guest Moorage: Moorage on the designated Transient Moorage Dock is assigned on a first-come, first-served basis.

- Maximum stay on transient moorage dock is 14 consecutive days.
- Fees must be paid and registration completed prior to using transient moorage.

Inspections: The Port reserves the right to inspect any of the rented premises at any time. Failure to inspect shall not be deemed to create any responsibility upon the Port.

Electronic Gate Cards: With the issuance of the electronic gate card, marina tenants are able to access his/her own slip. Each tenant is issued a maximum of 2 electronic gate cards. A \$50 fee shall be assessed for lost gate cards or gate cards not returned upon lease termination.

Vessel: Any boat, ship or other craft used or capable of being used to navigate or transport persons or cargo on the water. The term vessel and boat shall be interchangeable.

Hold Harmless: Anyone visiting Clover Island Marina or its facilities does so at his/her own risk. The Port does not assume any responsibility for injury, loss or damage to property or persons.



This is a limited list, marina users are encouraged to familiarize themselves with all requirements as outlined in their moorage agreement.

CLOVER ISLAND MARINA

Contact Us

Port of Kennewick
350 Clover Island Drive, Suite 200
Kennewick, WA 99301

Phone: (509) 586-1186

Fax: (509) 582-7678

Email: pok@PortofKennewick.org

Visit us on the web:
www.PortofKennewick.org





Marina Rules

Use of Premises: Moorage space is for moorage of a vessel and for no other purpose whatsoever.

Conduct: Conduct and language used by the public and tenants visiting Clover Island Marina shall be in a family-friendly manner appropriate to public places.

Pets: Pets must be on a leash when visiting Clover Island. Owners and pet handlers are responsible for immediate and proper clean up and disposal of animal waste.

Unauthorized Persons: Persons are not allowed beyond the dock gates or Clover Island work areas without authorization from a marina tenant or Port of Kennewick.

Swimming: Swimming is prohibited within the marina including in/on/around moorage slips, docks, piers, harbor, or launch.

Operation of Vessel: All vessels shall be operated in a safe and courteous manner and at a no-wake speed within the marina.

Hazardous Wastes: All hazardous waste must be disposed of properly.

Condition of Vessel: All vessels shall be maintained in a safe and seaworthy condition at all times. Tenants shall safely and securely moor all vessels with lines adequate for weather conditions when such vessels are not in actual operation. Vessels must be in a clean and orderly condition.

Personal Property: Furniture, supplies, coolers, dinghies, kayaks, paddleboards and all other recreational water equipment and personal items must be kept on the owner's vessel and cannot interfere with the dock or pier walkway.

Dock Carts: Courtesy dock carts are supplied by the Port for tenants to carry supplies to and from their vessels. Dock carts are NOT to be used for transporting oil or chemicals. Dock carts MUST be returned to the top of ramp after use. Those leaving dock carts at their slip or boathouse may be fined.

Power Cords: All shore power cords should be rated for marine use or UL-Marine. Power cords must be of the proper length and properly attached to an electrical pedestal. Cords must not hang in the water or be loose on the docks.

Fires: The Port prohibits open flames or fires on the docks, including charcoal or propane barbecues, cutting torches, welders, or any burning that would constitute a fire hazard. Marine grade propane or charcoal barbecues which are permanently attached to the boat as an accessory are allowed to be used in the marina. Freestanding grills are not allowed to be used on the docks. A BBQ pit is provided for public use in the plaza area near the marina entrance.

Restrooms: Public restrooms are located at the Family Plaza above the fuel dock. Shower facilities are available to marina tenants with an access code provided by Port.

Utilities: Owner agrees to pay for all electricity and other utilities or services, at the current established rates provided by Benton PUD. Electrical services are metered and will be billed quarterly.

Compliance with Laws & Regulations: Owners and guests agree not to commit waste or maintain a nuisance and comply with all applicable federal, state and local laws, statutes and ordinances and all rules regulations and special instructions issued by the Port of Kennewick.

No Live-Aboards: Living aboard vessels is prohibited pursuant to KMC 18.68.130(3)(a)(vii). Tenants may stay a maximum of 3 consecutive nights on-vessel in the marina.

Commercial Use: No commercial or business use of vessels is allowed in the marina.

Slip Transfer: Tenant-requested transfers pays a fee of \$50. Fees are subject to change and may be adjusted without notice.

Waiting List (C-Dock only): A \$25 fee and application is required.

Vendor Service: For the safety and security of all our tenants, owners shall notify the Port in advance of any outside commercial labor or repair to be performed on their vessel.

Security: Tenants and guests are advised to lock vessels and stow or remove valuables. Tenants must use electronic access cards at all times. Security patrols of the marina are regularly conducted.

Parking Permits: Extended-use parking permits, for a specified period of time, may be obtained at the Port office and will be issued at the Port's discretion.