



MEMORANDUM SUPPLEMENTAL Q&A/F.A.Q.

Date: April 15, 2022

To: Richland Airport Tenants

Subject: Airport Rules and Regulations – Port of Benton Development Standards

Airport Users Rules and Regulation, Port of Benton Development Standards 2016

Question: What can I store in my hangar?

Answer: The FAA is fairly clear here. FAA's policy states that the primary purpose of a hangar must be "parking an operational airplane" or the "non-commercial construction of amateur-built or kit-built aircraft." The storage of other items within the hangar is allowed if it "does not affect the aeronautical use of the hangar, with aviation the primary use permitted." Finally, the FAA policy does state that for example, it is perfectly fine to have furniture and a TV in the hangar, so long as it does not impede the movement of the aircraft in and out.

Question: Does my hangar land lease allow storage of items outside my hangar?

Answer: No. While your lease often includes a small area outside your building footprint, this area is a designated easement area for fire protection code setback and outside storage is prohibited. This apron area is used for access to your hangar. A vehicle may be parked upon the apron while flying but preferred parked inside the hangar. Short-term transient vehicle parking is permitted in port designated public areas, . Only by keeping these areas clear are we allowed to have hangars so close together.

Question: Are vehicles allowed to be parked outside of hangars?

Answer: Currently licensed vehicles are approved for short-term parking upon the tenant apron or inside the hangar while you are flying, or approved areas by your hangar, subject to the airport rules and regulations. This includes transient vehicle parking during short-term flights. Long-term parking (multi day) should be inside your hangar. Unlicensed vehicles, recreational vehicles, trailers, or commercial vehicles are not approved for parking inside the fenced area of the airport. Obvious exceptions to this are during hangar construction. Additionally, aviation trailers such as aircraft or glider trailers are only approved by written lease with the Port and in designated tie-down areas to avoid aircraft traffic impediments in taxiways.

Question: Who's responsible for the cleanup of trash and weeds directly around my hangar?

Answer: You as the hangar owner are responsible for the cleanup, weed prevention, snow removal and asphalt/concrete repair in your lease area and directly adjacent to your hangar. No hangar occupant may engage in activities that create a nuisance to others at the airport. A nuisance is described as an activity or use that is annoying, unpleasant, or obnoxious, including, but not limited to objectionable noise, vibration, odors, trash, weeds, or disposal of toxic material into the air or ground. The Port maintenance staff will maintain runways, taxiways, taxilanes and aprons, but they do not maintain the gravel or asphalt within your lease area. If you have questions about approved weed prevention methods, please ask the Port.

Question: Can I have organized storage of materials outside my hangar such as equipment, lumber, patio tables and chairs, and other personal items?

Answer: No. It's important that all those items be stored inside your hangar for safety from wind or prop wash, and to keep these items free and clear for fire and emergency services access in between hangars.

Question: From time to time the Airport receives requests for residential use at the Airport. Can I live in or stay in my hangar for short periods of time?

Answer: According to the FAA rules, and according to their direction at a recent meeting with the Port Commission, residential use within the airport fence is not allowed, either inside a hangar or inside a trailer inside the airport or inside a hangar. Again, the purpose of the FAA funding of the airport is to provide low cost and safe access to the airport for aeronautical use, not as a low-cost apartment or business rental. Residential use is specifically prohibited by the FAA. FAA has directed the Port Commission that even short-term living in hangars would be of great concern to FAA and could jeopardize funding at the airport. Additionally, aircraft hangars do not meet building code for residential use. No living/overnight stays inside hangars is allowed.

Question: Can I operate a business out of my hangar as long as I use the building for storage of my aircraft?

Answer: The port requires a pre-application prior to any ground lease and specified use. FAA does allow for commercial use of hangars/buildings inside the airport. However, any commercial use has to be aviation related and has to meet the Fixed Base Operator (FBO) or Specialized Aviation Service Operations (SASO's) requirements. This use is defined prior to the initiation of any lease and a change to the use, requires port approval. Additionally, most leases at the Richland Airport are specified for general aviation aircraft storage and are based on those lease rates. If you operate an aviation business out of your hangar/building inside the airport fence, you would be subject to a commercial land lease, municipal business license, applicable insurance and commercial rates and terms for the lease.

Question: Can I have guests at the Richland Airport?

Answer: One of the best benefits of general aviation is taking family and friends along for the experience. Certainly, the Port wants you to share this experience with others by inviting them to the airport. However, it's your responsibility to provide for the safety of your guests when inside the airport fence as well as the safety to other pilots using the airport. Guests should be instructed on the rules within the airport with respect to operating aircraft, maintaining a secure area inside the fence,

and respecting other hangar users, and most importantly they should be instructed to not access the taxiway and runway in a vehicle. Guests should be accompanied whenever possible rather than having to wander around the airport. It is preferred that you accompany them through the gate rather than providing the gate code, and that they only come inside the fence for approved activities.

Question: Can I have parties in my hangar?

Answer: In accordance with the FAA policy, the airport and airport facilities are to be used for aeronautical activities. EAA activities, Young Eagle activities, and Fly-Ins are all considered group gatherings and are allowed at the Richland Airport with prior approval. However, simply holding a large group gathering in your hangar is not allowed unless it has an aeronautical purpose and has prior approval. The main reason is to maintain security and safety at the airport. Particularly if this activity will invite multiple guests into the airport that are likely to not be familiar with airport operations. See section for 'Nuisance.'

Question: Can I store aviation fuel in my hangar?

Answer: This is a two-part answer. According to FAA Advisory Circular 150/5230-4C, dispensing of fuel within an airport requires training and record keeping. However, clearly FAA does allow self-fueling of your private airplane, but does not allow you to fuel other airplanes. Additionally, National Fire Protection Association code NFPA 407, has additional rules on the dispensing and storage of fuels. Finally, land lease prohibits the storage of hazardous substances in or around your aircraft hangar. A small amount of fuel storage, mainly for maintenance purposes, is allowed in your hangar but is generally considered to a maximum of 5 gallons.

Additionally, self-fueling vehicles require a separate lease, associated insurance compliance for environmental pollution, liability and commercial services, not limited to flowage fees, in accordance with the municipal, port and fire code. Fuel may only be stored a minimum distance away from any structure (not less than 50').

Question: Are tie downs at the Richland Airport free to use?

Answer: A certain number of aircraft tie downs adjacent to the Sundance FBO building and in front of the Quonset hut are leased to Sundance Aviation for them to manage and charge for. The remainder of the tie downs, mainly near the intersection of the runways, are controlled by the Port of Benton. The main purpose of these tie downs is to provide a 72-hour transient, guest aircraft parking, free of charge. Long-term parking on these tie downs will be at a cost, payable to the Port of Benton. These tie downs are not meant for long-term parking of non-airworthy aircraft but are meant for the storage of operating aircraft. The Port will be setting a rental rate for these tie downs soon.

Question: Are there additional spaces for new hangars?

Answer: Yes, the Port has several additional improved hangar spaces near the restrooms and is planning for development of additional "Corporate" aircraft hangars southwest of the Quonset Hut. There is currently a waiting list of individuals interested in renting land for the construction of additional individual and multi-plane hangars, however, the Port is still working on updating the new lease documents, updating the new lease rates comparable to other similar airports, and updating the development standards. When those documents are approved by the Port Commission, the Port will open up the additional lease areas.

In accordance with the recently completed Richland Master Plan (available on the Port's website "portofbenton.com") the Port intends to continue to improve the airport for the airport users. Long term plans include the lighting replacement this summer, additional taxiways and hangar site, improvements to accommodate larger aircraft, and most importantly we continue to work towards lengthening Rwy 1-19. Please help assist the Port with making the Richland Airport a great place to fly!

For more information, please call the Port of Benton at 509-375-3060, 3250 Port of Benton Blvd, Richland, WA or email RichlandAirport@portofbenton.com. See FAA policy "Final Policy on the non-aeronautical use of Airport Hangars".