

Enumclaw Airport – WA77

45101 244th Ave SE
Enumclaw, WA 98022

www.enumclawairport.us

August 26, 2021

RE: **Enumclaw Airport Ownership Change – Continued Use as an Airpark & Aviation Storage Facility**
Attn: **Airport Tenants & Enumclaw Community**

As a pilot and a lifelong Enumclaw resident, I'd like to introduce myself as the new owner of the airport. My name is Justin Treat, I operate a small heating and air conditioning company in Enumclaw. Flying planes, climbing mountains, surfing, participating in this small town, spending time with my family, coworkers, and clients are the things that keep me going. My intent is to continue the legacy and secure the future of the Enumclaw Airport.

Over the past year, I have been working with the Petites and the City of Enumclaw to achieve the following goals: First, allow the airport's owners to retire and enjoy their time flying, boating, and being with family. Second, create a plan for the Enumclaw Airport that will grow and expand general aviation (GA) and improve cooperation with emergency services in our community. Closure of 25+ Western Washington private GA airports over the last few decades (most recently S44 in Spanaway,) elimination of GA hangars from both Boeing Field and the Renton Airport, and the 10+ year waiting list for hangars at other local airports, such as KPLU, KTIW, S50, and S36 paint a grim future for General Aviation on the plateau. The Enumclaw Airport, supporting both medivac and firefighting operations is a rare community asset that we are working to protect.

Starting with Paul Petite Sr, the Petite family has maintained and cared for this facility for decades. Part of Paul's legacy includes rerouting and converting to underground powerlines on 244th Ave. SE to create a safer landing area, adding 34 hangars, and maintaining our relationship with the surrounding community. After Paul's passing, his son Randy Petite (a career pilot for Alaska Airlines) took the lead by managing and growing the airport on behalf of his brothers and sisters. Randy helped to annex the airport into the City of Enumclaw, added a FAA gated security perimeter, rebuilt a wider, safer runway with better drainage, established a grass landing strip, and brought together a group of pilots to maintain airport equipment and keep the hangars and facility fully occupied and in good repair.

The next phase for our airport is going to be a large undertaking. The properties to our North and West are both in the initial phases of development into a high-density residential community. Before these new neighbors arrive, I am working to secure our continued operation as an airport and expand and upgrade our facility, including the addition of more safety measures for our neighbors and pilots. I will keep you all informed as the plan for the property progresses. At this time, I can confirm the following:

1. *Shutting down the airport for the development and expansion of single-family homes or condos is not being considered.*
2. *For safety reasons, leasing access to our runway to future neighboring developments is not being considered.*
3. *Converting the airport to a private hangar home community is not being considered.*
4. *Consistent with the cost of everything in our economy, hangar rent will increase. Both S50 and KPLU have open tiedowns available as a lower cost option for storing aircraft if the new rates are prohibitive.*
5. *Safety, convenience, and code required improvements will be made to the airport*

The Enumclaw Airport will be focused solely on general aviation. My goal is to provide a place to maintain and fly aircraft for the people who have participated in the airport over the years. I hope you will stick with me as we navigate the upcoming changes. Over the next few months, non-aviation projects and endeavors will be relocated off the airport property to allow for expansion of our pilot community and the reopening of some of the historic flight services that initially put the Enumclaw Airport on the map. It is with excitement and optimism that we will grow into this next phase of airport operations.

Thank you for providing such an amazing community to be a part of,

Owner & Airport Manager
Enumclaw Airport – WA77
(360) 820-7144
justin@enumclawairport.us





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WHAT YOU CAN EXPECT OVER THE NEXT FEW MONTHS

Your current rental agreement will remain in effect until October 31, 2021 with rent continuing to be due on the first of the month for September & October 2021.

PAYMENTS

1. For those of you using auto pay, it will now be processed by the same company that Randy utilized in the past and forwarded to the Enumclaw Airport's new account at Colombia Bank. You will not need to make any changes.
2. For those of you who write a monthly check, it must be made out to "Enumclaw Airport" and clearly reference your hangar number. Either drop it off in the rent box outside Hangar #4 and call me at 253-377-0836 or mail the check to: Enumclaw Airport, PO Box 1354, Enumclaw, WA 98022.
3. For those of you paying cash, call me in advance to schedule a drop off. I would prefer auto pay or checks going forward.

NOVEMBER 1, 2021 USAGE CHANGES

Non-aviation related rental permits are not being continued at the Enumclaw Airport past October 31, 2021. There will be special circumstances that, at the sole discretion of the airport manager, could allow temporary storage solutions if it does not detract from our flying community.

Hangar rental permits for abandoned aircraft or aircraft more than 25 months past the date of their last annual inspection are not being continued unless steps are actively being taken to restore the aircraft to airworthy condition. Aircraft restorations, kit/experimental plane construction, and aircraft undergoing active major repairs will still be issued hangar rental permits. Rental permits will be conditional and bound to both pilots and specific aircraft after November 1, 2021.

Official notices will be sent out promptly to all tenants with specific information relating to your non-aviation rental agreement or aging aircraft.

NOVEMBER 1, 2021 HANGAR RENTAL PERMITS

I have attached the hangar rental permit rates, going into effect on November 1, 2021. The new rates reflect what is necessary in order to maintain airport operation in an economy where developers will bulldoze and convert any available land into high density housing. Unlike the past owners, I have a debt to service for the land acquisition that was necessary to protect and secure this property. I hope you understand and stick with me going forward.

After you have had a chance to review rates & explore options, I will be working with each of you to secure your new rental permits. You will have the right of first refusal for the hangar that you currently occupy. I will be working to match plane types, budgets, hangar features, and your needs to get people into spaces that best suite them. Once all the existing tenant hangars are allocated, I will seek out and add new pilots to our community. I have been working with both KPLU & S50 to locate cost effective alternative storage solutions. Call me, we can work together to keep you flying, even if it is off a different airport.

If you do not intend to proceed with securing a November 1, 2021 rental permit, I ask that you please reach out to me on or before September 30, 2021 to notify me of your intention to move out & allow the airport time to secure a new renter or give an existing renter the option of relocating to a better suited hangar.



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HANGAR RENTAL RATES & DEPOSITS

Effective November 1, 2021

All permits are month-to-month and require 30-day termination written notice
Training activity is prohibited at the Enumclaw Airport due to surrounding neighborhoods

SPACE TYPE	MONTHLY RENT DUES	FIRST, LAST, & \$100 DEPOSIT	SPACE NUMBER
TIE DOWN (4) 40' X 30'	\$180	\$460	TD1 TD2 TD3 TD4
OPEN TEE HANGAR (6) 40' X 30'	\$240	\$580	8 14 21 29 30 31
NORTH TEE HANGAR (17) 40' X 30'	\$470	\$1,040	9 10 11 12 13 15 16 17 18 19 20 22 23 24 25 26 27
SOUTH HANGAR (10) 40' X 30'	\$520	\$1,140	33 34 35 36 37 38 39 40 41 42 43
CUSTOM HANGAR (2) 40'+ X 30'	\$590	\$1,280	5 6
CUSTOM TEE HANGAR (4) 40' X 30'	\$470	\$1,040	2 7 28 32
HANGAR & OFFICE <i>SUITED FOR FBO</i>	\$2,000	-	4
FLAGSHIP HANGAR <i>SUITED FOR FBO</i>	\$2,600	-	1
ULTRALIGHT / PROJECT STORAGE	\$180	\$460	
RUNWAY ACCESS	\$150	-	

AIRPORT USE RATES

For the safety and protection of our airport, Landing requires permission and SOP/safety briefing, contact airport manager at (360) 820-7144 prior to embarking on your trip to Enumclaw to secure permission

Day Use Tiedown (over 4 hours)	\$10 for the day
Overnight Tiedown	\$20 per night
Airport Car (donation based, reserve ahead of time)	\$10 per hour (<i>recommended</i>)
Bikes (bring a helmet, we are a short 2 mile ride from downtown Enumclaw)	Free

