

1 Sponsored by: Councilmembers Ryan Mello and Marty Campbell  
2 Requested by: County Executive/Planning and Public Works Department

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8 **ORDINANCE NO. 2023-55**

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14 **An Ordinance of the Pierce County Council Amending Chapter 2.112 of the**  
15 **Pierce County Code, "Pierce County Airports – Lease Rates**  
16 **and Rental Fees"; and Setting an Effective Date.**

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18 **Whereas**, the Pierce County Planning and Public Works Department operates  
19 and maintains two general aviation airports and related facilities within the County:  
20 Pierce County Airport – Thun Field and Tacoma Narrows Airport; and

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22 **Whereas**, to compensate the County for the costs of administering said airports  
23 and maintaining said facilities, certain fees and rental rates must be changed for the use  
24 of hangars, tie downs, and transient facilities; and

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26 **Whereas**, a rate study completed in 2022 revealed a need for changes to the  
27 existing rate structure; and

28  
29 **Whereas**, it is in the best interest of the citizens of Pierce County to establish a  
30 process for setting and adjusting the fees and/or rental rates for airport related facilities;

31 **Now Therefore,**

32  
33 **BE IT ORDAINED by the Council of Pierce County:**

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35 Section 1. Chapter 2.112 of the Pierce County Code, "Pierce County Airports –  
36 Lease Rates and Rental Fees," is hereby amended as shown in Exhibit A, which is  
37 attached hereto and incorporated herein by reference.  
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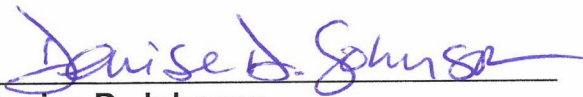


1            Section 2. The effective date of this Ordinance shall be January 1, 2024.

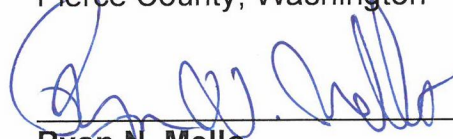
2  
3            PASSED this 14<sup>th</sup> day of November, 2023.

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6 ATTEST:

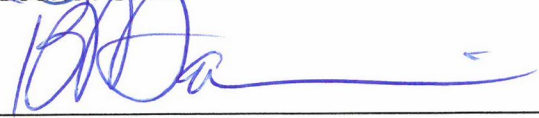
PIERCE COUNTY COUNCIL  
Pierce County, Washington

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11 **Denise D. Johnson**  
12 Clerk to the Council



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14 **Ryan N. Mello**  
15 Council Chair



16 **Bruce F. Dammeier**

Pierce County Executive

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18 Approved  Vetoed \_\_\_\_\_, this  
19 28<sup>th</sup> day of November,  
20 2023.

21  
22 Date of Publication of  
23 Notice of Public Hearing: October 25, 2023

24  
25 Effective Date of Ordinance: January 1, 2024  
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Only those portions of Chapter 2.112 that are proposed to be amended are shown.  
 Remainder of text, tables, maps and/or figures is unchanged.

**Chapter 2.112**

**PIERCE COUNTY AIRPORTS – LEASE RATES AND RENTAL FEES**

**2.112.010 Pierce County Airport Thun Field Fees.**

	<b>2022</b>	<b>2023</b>
	<b>2024</b>	<b>2025</b>
<b>A. Hangars per month</b>		
	\$212.64	\$223.28
Rate for Existing Condition	\$256.75	\$295.25
<i>(Sunsets upon completion of the Thun Field Hangar Rehabilitation Project)</i>		
Rate for Renovated Units	\$325.00	\$341.25
<i>(Effective upon completion of the Thun Field Hangar Rehabilitation Project)</i>		
<b>B. Storage rooms per month</b>	\$78.75	\$82.69
	\$86.75	\$91.00

Note: Leases and/or use fees cited in PCC 2.112.010 A. and B. are subject to a 12.84 percent Washington State Leasehold Tax. Rates listed in PCC 2.112.010 A. are dual rates for the same hangar units that will be adjusted upon completion of the Thun Field Hangar Rehabilitation Project. The first phase of the project will complete either three, four or five of the existing hangar buildings dependent on contractor bids. The Director of Planning and Public Works will specify the effective date of increased hangar rental rates which will be triggered by project completion.

**2.112.020 Tacoma Narrows Airport Fees.**

	<b>2022</b>	<b>2023</b>
	<b>2024</b>	<b>2025</b>
<b>A. T-Hangars per month</b>		
With office	\$412.74	\$433.38
	\$455.00	\$477.75
<b>B. T-Hangars per month</b>		
With 40 foot doors	\$360.36	\$378.38
	\$397.25	\$417.00
<b>C. Corporate Hangars per month</b>		
65 feet x 55 feet	\$1,775.34	\$1,864.11
	\$1,957.25	\$2,055.00
65 feet x 55 feet, with office and bathroom	\$2,301.38	\$2,416.45
	\$2,537.25	\$2,664.00
<b>D. Quad Hangars per month</b>		
Building, divided into 4 hangars	\$402.86	\$423.01
	\$444.25	\$466.50



1	E. <b>Stand Alone Hangars per month</b>		
2	54 feet x 56 feet box, 52 foot door	\$662.55	\$695.68
3		\$730.50	\$767.00
4	F. <b>1712 Communal Hangar</b>		
5	With 40 foot doors	\$259.76	\$272.75
6		\$286.50	\$300.75
7	G. <b>1724 Communal Hangar</b>		
8	With 50 foot doors	\$303.69	\$318.88
9		\$334.75	\$351.50

11 Note: Leases and/or use fees cited in PCC 2.112.020 A., B., C., D., E., F., and G., are subject to  
12 a 12.84 percent Washington State Leasehold Tax.

14 **2.112.030 Mutual Airport Fees.**

	<b>2022</b>	<b>2023</b>
	<b>2024</b>	<b>2025</b>
17	A. <b>Tie-downs</b>	
18	Regular, per month	
19	\$57.47	\$60.34
20	\$63.25	\$66.50
21	Large, per month	
22	\$78.17	\$82.08
23	\$86.25	\$90.50
24	B. <b>Transient Rentals</b>	
25	Transient Tie-Down, per night	
26	\$5.50	\$6.00
27	Transient Hangar, per night	
28		\$26.25
29	Transient Hangar, per week	
30		\$157.50
31	C. <b>Lease Management Fees</b>	
32	Hangar Waitlist Fee (per submission/annually)	
33	\$50.00	(non-refundable)
34	Lease Application Fee (per submission)	
35	\$25.00	(non-refundable)
36	D. <b>Other Building/Land Leases/Rents</b>	
37	Land lease, per square foot	
38		\$0.25-1.69
39		per agreement
40	Office/annual, per square foot	
41		per agreement
42	E. <b>Commercial Operators</b>	
43	Per the Commercial Operating Agreement, commercial aeronautical activity is any	
44	activity that involves, makes possible, or is required for the operation of aircraft or that	
45	contributes to or is required for the safety of such operations; involves the use of the	
46	airport, or any portion thereof, or any of its improvements or facilities for the conduct of	
47	any aspect of a business, concession, or service that provides goods or services for	
	compensation or barter (per month) .....\$50.00	
	F. <b>FBO's Fuel Concession Agreement</b>	
	Fuel concessionaire (per gallon sold)	
		per agreement
		100LL: \$0.11
		Jet A: \$0.12

46 Note: Leases and/or use fees cited in PCC 2.112.030 A. and D. are subject to a 12.84 percent  
47 Washington State Leasehold Tax.

