



PAINE FIELD AIRPORT
SNOHOMISH COUNTY

Dawson Frank A.A.E., IAP
Airport Deputy Director

MANAGING DERELICT AIRCRAFT

WRAPm 2024

AUBURN
MUNICIPAL
AIRPORT
AUBURN, WASHINGTON



Tim Mensonides
Airport Manager



PAE Behind the Scenes

- Operations Specialists Nick Calhoun, Cody Engdahl and Lou Ramos
- Operations Specialists
- Operations and Security Manager Brad Widrig
- Prosecuting Attorney



552 Based Aircraft
278 County T-Hangars
135 Tie Down Spots

Why?



Per the FAA what is an airport sponsor's responsibility for hangar use?

1. Manage ... hangars through ... a written lease agreement ...;
2. **Monitor the use of hangars on the airport and take steps to prevent unapproved non-aeronautical use;**
3. Minimize the length of time to provide hangar space for those on a "waiting list"; and require non-aviation users pay a fair market rental for the use of the hangar and if needed,...

Why?



FAA Policy on the Non-Aeronautical Use of Airport Hangars, Section II. Standards for Aeronautical Use of Hangars, Subsection B prohibits

- Aircraft that are in serious disrepair, missing parts, or with flat tires
- The indefinite storage of nonoperational aircraft, commonly called “**derelict aircraft.**”
- For kit aircraft, those that have not shown signs of progress in assembly for extended periods of time.

Why?



The Issue...

2019



2023



Define Your Processes and Timeline Regarding:

- Leases and Hangar Use Agreements
- Airport Rules and Regulations
- Compliance and Inspection Program
- Enforcement and Outreach
- Notices
- Process for ending leases
- Eviction and legal process

Auburn:

- Work with individuals
- What do you do if the owner suffers from mental health issues?
- Internship
- Be Ready for stories and excuses

Auburn Storage Agreement:

“Parking of derelict aircraft is prohibited on airport property. Derelict aircraft is defined as an aircraft that is not in active restoration, construction, or maintenance or does not have a current Registration and Airworthiness Certificate. The tow-away, removal, or storage of any such aircraft or components thereof shall be at the owner’s sole cost and expense and without liability to the City of Auburn.”

Auburn Rules and Regulations

2.1.23 Abandoned Property & Derelict Aircraft

No person shall abandon any property on airport property or in any airport building. Abandoned property (including tenant property abandoned after lease expiration or termination) shall be disposed of as provided by law.

Derelict aircraft at the airport are subject to ACC 12.56.385

Auburn City Code 12.56.385 Derelict aircraft

A. *Storage of Derelict Aircraft Prohibited.* No person may park or store a derelict aircraft on airport property. A derelict aircraft is an aircraft or any aircraft components:

1. Not being actively restored, constructed, or maintained; or
2. Not in flyable condition; or
3. Not certified airworthy by the Federal Aviation Administration.

B. *Removal of Derelict Aircraft.*

1. The airport manager or designee may immediately remove a derelict aircraft that obstructs a taxiway, runway, or parking area, or that endangers the safety of persons or property at the airport.
2. Otherwise, upon finding a derelict aircraft on airport property, the airport manager or designee may post a notice on the aircraft and/or give written notice to the aircraft owner requiring removal of the aircraft from airport property within 10 business days. The airport manager or designee may remove any derelict aircraft thereafter remaining on airport property.
3. In either case, the costs of towing, removal and/or storage of the aircraft shall be paid by its owner. The city shall not be liable for any costs or damages resulting from the removal. (Ord. 6821 § 2, 2021.)

PAINE FIELD HANGAR USE POLICY

The primary purpose of an aircraft hangar is aircraft storage. If a hangar is serving its primary purpose, (the storage of aircraft), then storage of non-aeronautical items in the hangar does not violate the airport sponsor's federal obligations. Airport sponsors that have accepted FAA grants or deeds of federal surplus property are obligated to monitor the use of hangars on the airport and take steps to prevent unapproved non-aeronautical use.

Permitted hangar uses include:

- Storing active aircraft;
- Sheltering aircraft for maintenance, repair, or refurbishment, **but not indefinitely storing non-operational aircraft; No commercial or revenue-producing activity shall be conducted or permitted from any aircraft hangar without written approval from the Airport Director.**
- Constructing amateur-built or kit-built aircraft provided that activities are conducted safely;
- Storing aircraft handling equipment, e.g., tow bar, glider tow equipment, workbenches, and tools and materials used to service, maintain, repair or outfit aircraft; items related to ancillary or incidental uses that do not affect the hangars' primary use;
- Storing materials related to an aeronautical activity, e.g., balloon and skydiving equipment, office equipment, teaching tools, and materials related to ancillary or incidental uses **that do not affect the hangars' primary use;**
- Storing non-aeronautical items that do not interfere with the primary aeronautical purpose of the hangar, e.g., televisions and furniture; or
- Parking a vehicle at the hangar while the aircraft usually stored in that hangar is flying.

Uses NOT permitted include:

- Use as a residence;
- Operation of a non-aeronautical business, e.g., limo service, car and motorcycle storage business, storage of inventory, and non-aeronautical business office;
- Activities that impede the movement of the aircraft in and out of the hangar or other aeronautical contents of the hangar;
- Activities that displace the aeronautical contents of the hangar or impede access to aircraft or other aeronautical contents of the hangar;
- Long-term storage of derelict aircraft and parts;
- Storage of items or activities prohibited by local or state law;
- Storage of **more than 10 gallons of fuel** and other dangerous and Hazardous materials;

For more FAQ please visit: https://www.faa.gov/airports/airport_compliance/hangar_use/

AIRCRAFT STORAGE HANGAR RULES

THIS AIRCRAFT HANGAR IS DESIGNED FOR THE STORAGE OF AIRCRAFT AND RELATED PARTS. ONLY LIMITED MAINTENANCE ON AIRCRAFT IS ALLOWED AS NOTED BELOW.

The following is provided in this hangar:

- One 5 lb. ABC fire extinguisher that is provided and maintained by the Airport Fire Department.
- One Airport-supplied padlock with keys.
- One "No Smoking" sign that is posted in a visible location in the hangar.
- Replacement of light bulbs, if fixtures are original or have been installed by the Airport Maintenance Department.

General Hangar Rules:

- Hangar shall be kept clean and free of grease, oil, trash, or other debris.
- No absorbent floor material under aircraft (i.e. carpeting, rags).
- No smoking inside or around hangars.
- Metal drip pans are required under the engine(s) of all aircraft or any other vehicle inside hangar. Drip pans must be kept clean of spills or leakage.
- No fueling, de-fueling, dispensing flammable or combustible liquids or transferring flammable liquids from a tank, vehicle or aircraft is allowed inside the hangar space.
- No more than 10 gallons of flammable liquids (i.e. fuel) are permitted in the hangar space. This includes fuel cans, bottles, containers, or tanks. All receptacles, whether full or empty, are considered full.
- No open flames or spark producing devices (i.e. grinders, welders, etc).
- No electric or propane heating equipment unless installed in accordance with the mechanical code and authorized by the Airport Fire Department and the Airport Office.
- No storage of combustible materials, propane bottles or compressed gas cylinders.
- No painting or spray finishing inside hangar space.
- No alteration of the hangar structure, doors, walls, or lighting without the submission of a Tenant Improvement Form and the written permission from the Airport Office.
- No sleeping inside the hangar space.
- No tampering with or illegal discharging of Airport provided fire extinguishers. Personal fire extinguishers can be used in a hangar, yet will be done solely at the owner's expense and will not be inspected/maintained by the Airport Fire Department.

Allowed Limited Maintenance:

As this hangar unit is designed as a "storage" facility, only limited maintenance is allowed on aircraft. All maintenance must be performed by the owner/partner of the aircraft and must comply with all Federal Aviation Regulation standards. No independent mechanics shall be allowed to perform work without the written approval of the Airport Director. The Airport does not recommend the use of heavy electrical equipment (i.e. compressors, large electric tools) as each hangar space only contains 10-12 amps of electrical power and the breakers can only be reset by the Airport Maintenance or Fire Department, not by tenants. The following is a list of general maintenance rules:

- No parts cleaning using a flammable liquid.
- The hangar lessee may perform annual inspections or owner assisted annual inspections (only Airport approved mechanics are allowed without written permission from the Airport Director) as long as there is no tampering with, repairing or changing of parts in the aircraft fuel system.
- No fiberglass, epoxy, or composite lay-up or doping shall be permitted.
- No operation of aircraft engines inside hangar space.
- All jacks or hoists must be used on the floor and nothing shall be mounted or hoisted from any part of the structure without prior Airport approval.

All hangars and storerooms are required to be inspected as often as necessary for possible fire and life safety hazards. The Airport Fire Department, in conjunction with the Snohomish County Fire Marshal's Office, will periodically inspect all hangars and storerooms for hazards. If a hazard is found, you will receive a notification explaining the hazard(s), and these should be corrected immediately to remain in compliance with Snohomish County Code and the Hangar Rental Agreement.

Any questions can be directed to the Airport Office or the Airport Operations Department at (425) 388-5112. You can get answers to many other questions or print Airport forms on the Airport's website at www.paineairport.com.

EMERGENCY DIAL 911



Hangar Inspection

Inspector #1: _____

Inspector #2: _____

Date: _____ Time: _____ Hangar #: _____

Aircraft N#/s: _____ / _____ ☐ No aircraft in hangar

Rental Agreement Discrepancies

☐ **Non-airworthy airplane being stored**

(Lessee's hangar is meant for housing an active aircraft not long-term storage of non-operational aircraft.)

☐ **Use as a residence or operation of a non-aeronautical business**

☐ **Improper storage of hazardous materials**

(Storing **more than 10 gallons of fuel**, or other dangerous, hazardous, or flammable materials not stored in a metal container.)

☐ **Unapproved hangar modification**

(Lessee shall not attach any hoisting, winching, or holding mechanism or perform any structural or electrical modifications without an approved Tenant Improvement Form and prior written approval from the Airport Director.)

☐ **Storage of items that impede ingress/egress**

(Storing non-aeronautical items that interfere with the primary aeronautical purpose of the hangar or impede the movement of the aircraft in or out of the hangar.)

☐ **Unapproved use of electrical devices**

(No appliances except for refrigerators, dehumidifiers, battery trickle chargers, and engine block heaters may remain connected to any electrical receptacle when hangar is unoccupied.)

☐ **Lessee shall keep hangar clean**

(Lessee shall maintain the hangar in good, safe conditions always and free of grease, oil, paper, and other debris.)

☐ **Unapproved hazardous activities**

(Prohibited activities include smoking, welding, painting, doping, open fuel lines and use of spark-producing devices or application of hazardous substances.)

☐ **Wrong aircraft in hangar**

(Lessee shall provide the Airport with a current copy of the FAA/WSDOT registration for the lessee's aircraft and update Airport Operations of any aircraft changes.)

Action Necessary

☐ **Please correct any discrepancies within 30 days.** (Re-inspection will occur to ensure compliance.)

If a discrepancy was found, it means you are no longer in compliance with your Snohomish County Airport Hangar Rental Agreement. For questions regarding this inspection please call Airport Operations (425) 388-3858.

☐ **No discrepancies Found.** (No action necessary.)

Comments:

Documentation



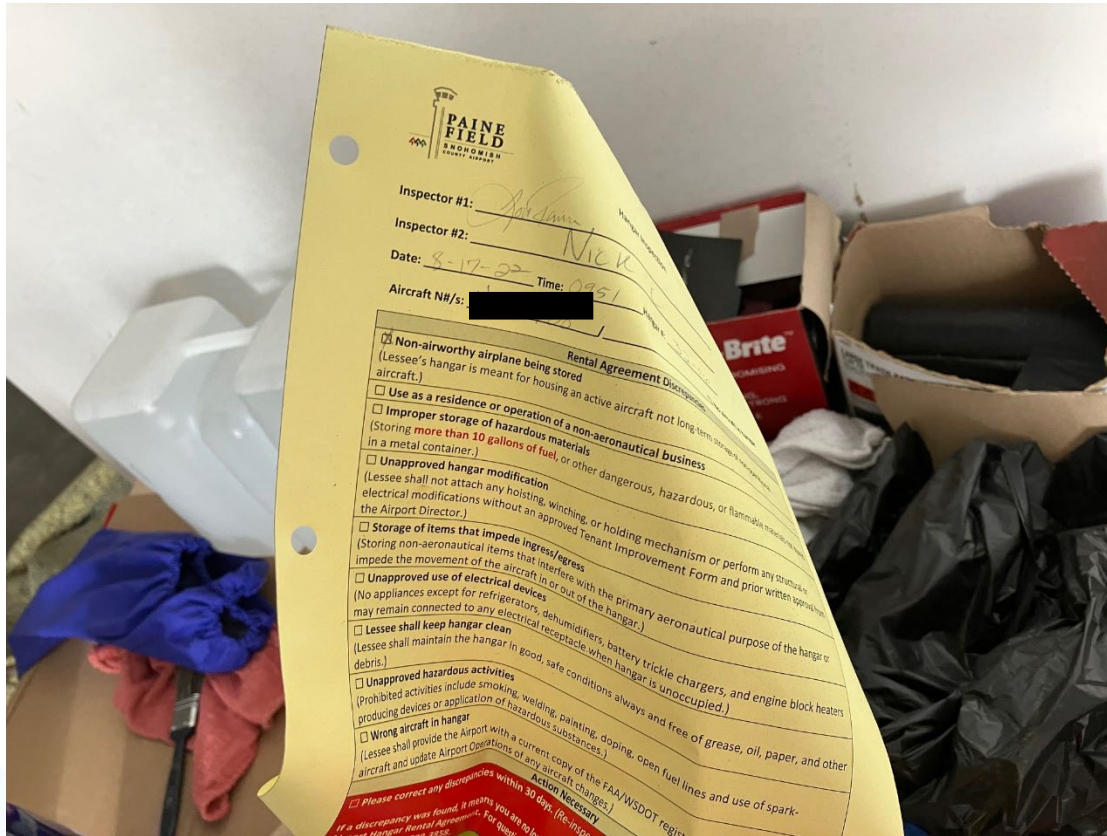
PAINE FIELD AIRPORT

2016/2017

2018

2019/2020

2021



Y-17

- Present aircraft is derelict. Unclear if it is N[REDACTED]S because no tail number was visible, but N[REDACTED]S is not registered. Assigned tenant is Mark [REDACTED]



2023 Inspection Documentation

Y-22 *** Need to re-inspect w/ Tim?

- Possibly derelict??? N2[REDACTED] (Registered to [REDACTED] was moved to Y-3 and last flight was September 16th, 2021 according to FlightAware. Hangar is assigned to [REDACTED]. Two cars (not really any room for an airplane).



Y-13

- [REDACTED] (registered to [REDACTED]) is derelict. Same condition as previous inspections 21' & 22'. Items in front of aircraft have not moved from previous positions. Last seen on Flight Aware on 10/12/20 in TX. |






2023 Inspection Documentation

Y-14

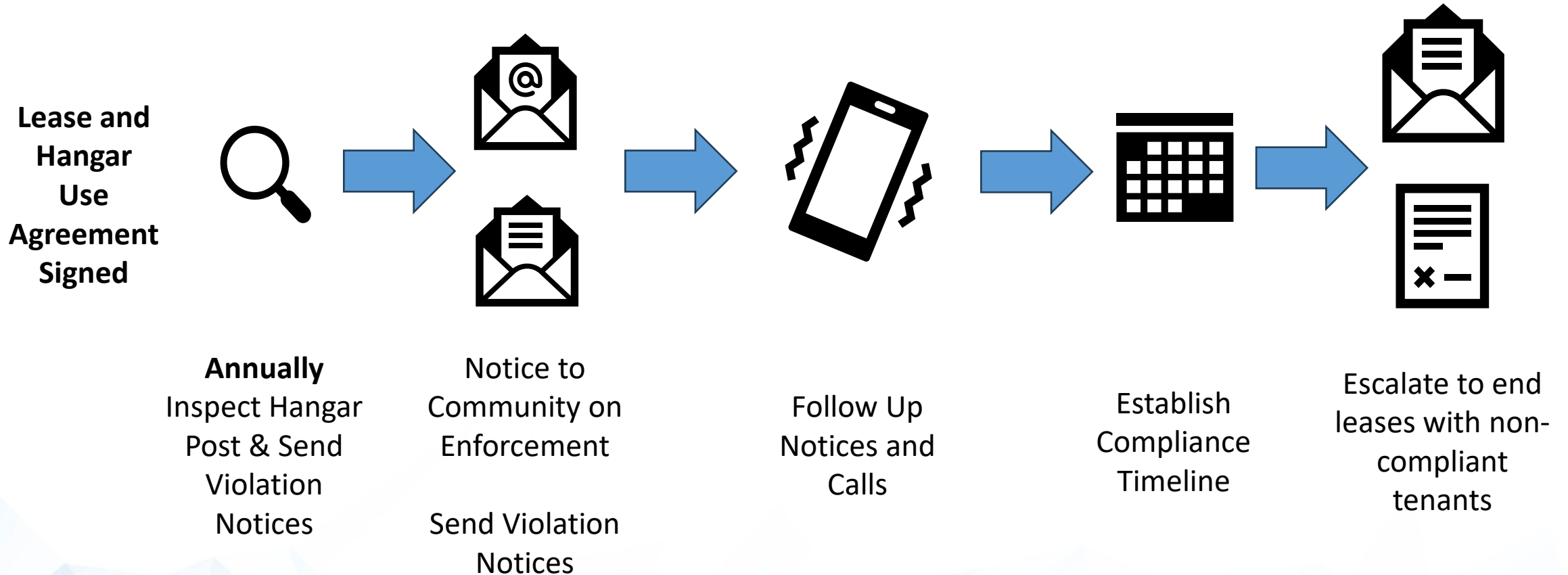
- [REDACTED] is Derelict. [REDACTED] is the residing tenant, but the aircraft is registered to Coulson Aviation USA INC. Last seen on FlightAware on 08/15/10 in CA.

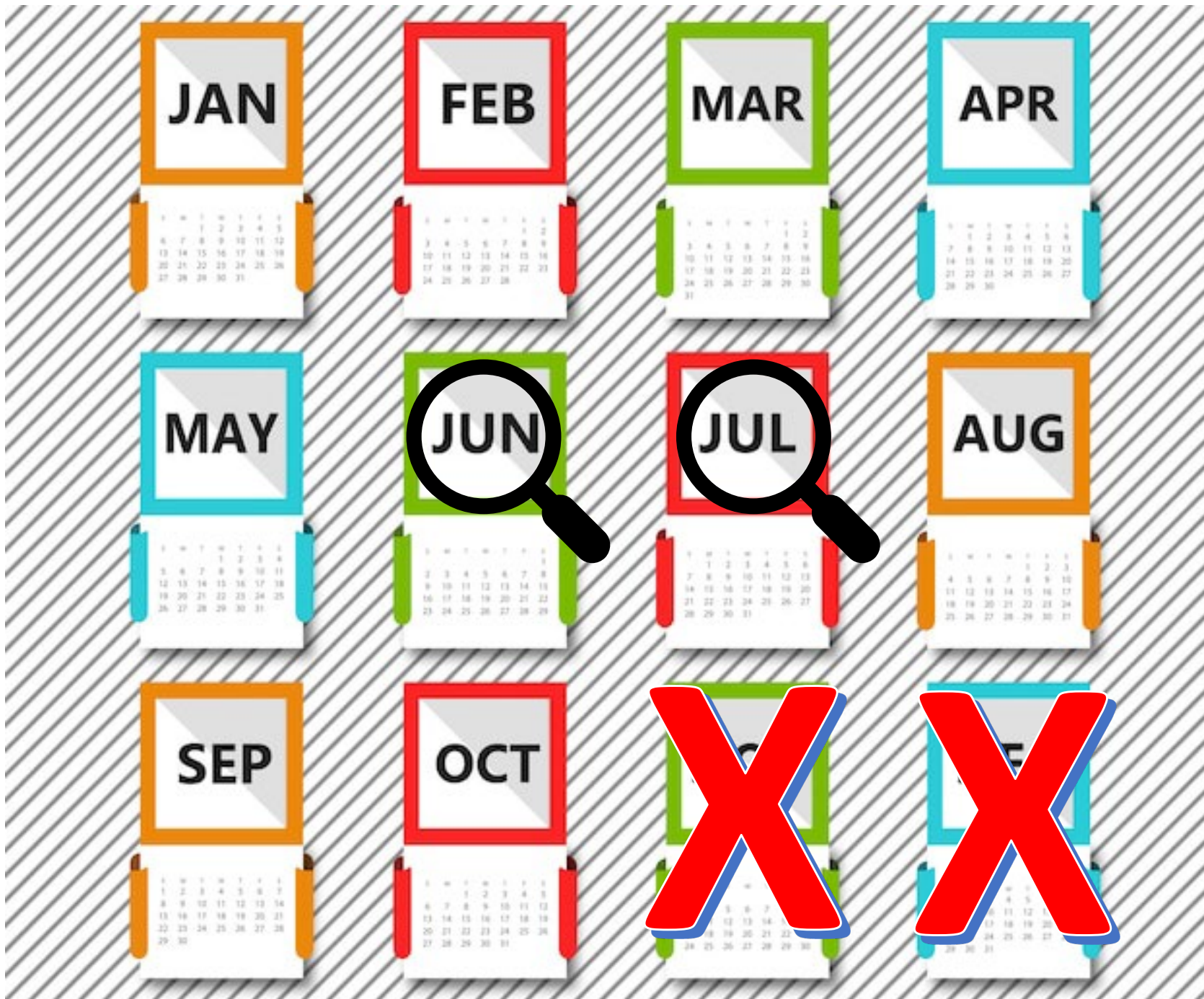


Hangar Z #12		
Current Tenant: [REDACTED]	Tail Number: [REDACTED]	Aircraft Present during inspection? YES
Registration Current? N/A FAA purge date 06/20/2025		Last Date Flown: Never Flown
Pictures of Aircraft:		
		
Other things Stored in Hangar?		
		
Notes: Cross referencing 2022, nothing has moved. Aircraft is still being built. Personal items stored.		
Violations: propane tank, generator, air compressor.		

2024 Inspection Documentation

Process





Preparations

- Reviewed Annual Hangar Inspection Form
- Sent Letter to our entire GA community prior to enforcement
- Drafted Initial Tenant Violation Letter
- Created a References / Resources List
- Drafted Notice to Terminate Lease
- Created a Communication Plan

Derelict Aircraft Resources and Regulations

Resources:

Resources are provided purely for information purposes. Inclusion of any business on this resource list should not be construed as an endorsement of the business by **Paine Field or Snohomish County**.

Crown Aviation

Paine Field 10300 28th Ave W, Everett, WA 98204

(425) 355-4088

www.CrownAviation.com

- Company performs aircraft repairs and maintenance
- Cessna Service Center and Parts
- Airframe and Powerplant Repairs
- Annual Inspections
- STC Modifications
- [Full Service](#) Avionics

Discount Aircraft Salvage Company

1109 N Cedar Rd, Deer Park, WA, United States, Washington

(509) 276-2849

kevin@discountaircraftsalvage.com

www.discountaircraftsalvage.com

- Company purchases aircraft, operates as an aircraft broker and sells aircraft parts
- Does not perform maintenance

Washington Pilots Association

Paine Field Chapter

George Futas, Treasurer

(425) 260-4445

gffutas@gmail.com

Resources We Provided

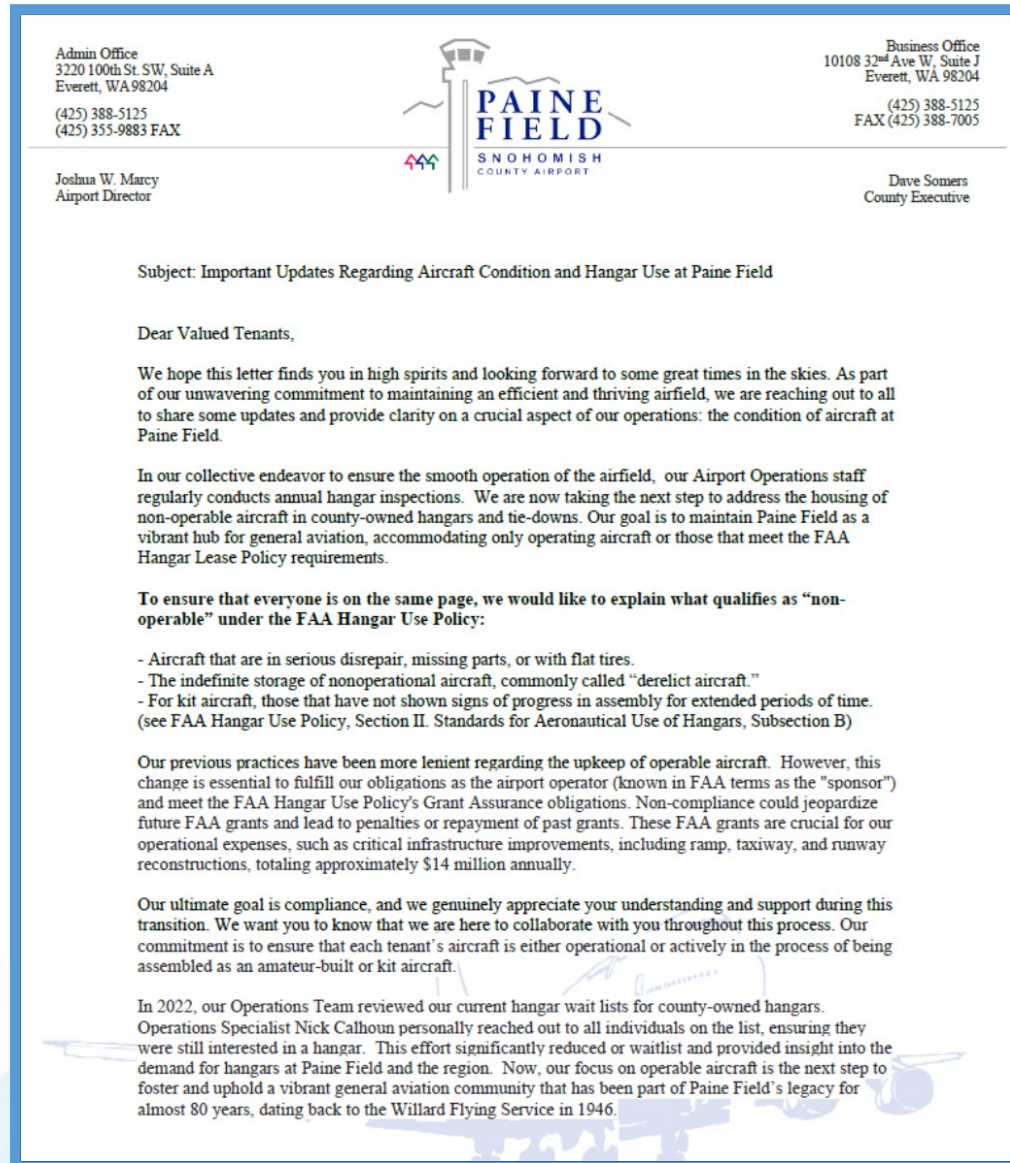
- Mechanics
- Aircraft Brokers
- Washington Pilots Association
- Recycling Company
- Aircraft Recovery Company
- Donations to On-Airport Schools, ARFF

Resources We Provided (Continued)

- **Used Aircraft Sales Websites** - Public sites for selling aircraft
 - Barnstormers <https://www.barnstormers.com/>
 - Controller <https://www.controller.com/>
 - Trade-A-Plane <https://www.trade-a-plane.com/>
 - Facebook “Aircraft Marketplace, Aircraft for Sale or Buy”
<https://www.facebook.com/groups/1215732559277661/>
 - Facebook “Antique Airplanes, Classic, and projects for sale”
<https://www.facebook.com/groups/981571041877891>

Resources (Continued)

- **Airport Website Page**
- **WA DNR Derelict Vessel Turn In Program - Boats**
 - <https://www.dnr.wa.gov/programs-and-services/aquatics/derelict-vessels/vessel-turn-program>



Communication Plan

- Heads up to your elected officials
- Notify all tenants this is coming
- Emphasized the goal is compliance and our willingness to help tenants find resources



April 1, 2024

By regular mail & email to

RE: Storage of derelict aircraft in hangar Y-17
Termination of Y-17 hangar tenancy

Dear XXXX:

I write to follow up my prior letters dated September 15, 2021 and October 6 and November 2, 2023 regarding your storing a derelict aircraft in leased hangar Y-17, and the status of your tenancy in that hangar.

You currently store an inoperable aircraft (N680HS) in leased hangar Y-17. This aircraft is derelict under ACC 12.56.385, which prohibits storing such an aircraft on airport property. As my prior letters have already given you well over 10 business days' notice of this issue, airport management will immediately remove this aircraft from the hangar and will temporarily store it elsewhere on airport property. Please arrange with management to remove the aircraft from airport property on or before April 30, 2024. If the aircraft remains on airport property after that date, management will remove it and charge you with the removal costs under ACC 12.56.385.

Your improper aircraft storage also violates your July 29, 2020 hangar lease. In accordance with paragraph 4 of the lease, your tenancy for hangar Y-17 is terminated effective April 30, 2024. Please remove all of your belongings from the hangar on or before that date. Otherwise, management will remove any remaining items within the hangar for lawful disposal.

Please contact airport management with any questions and/or to make the above required arrangements.

Sincerely,

Tim Mensonides
Airport Manager

2143 E ST NE, SUITE 1 | AUBURN, WA 98002 | 253-333-6821
AUBURNMUNICIPALAIRPORT.COM | AIRPORT@AUBURNWA.GOV

Eviction Notices

aka

“Unlawful Detainer”



Continued Challenges:

- Condo Hangar Owners

- Tie Downs

PAE Results...2023-2024

13 Noncompliant T-Hangars

- 8 vacated
 - 2 required Unlawful Detainer via Process Server
- 4 repairing or restoring
- 1 sold, transferring ownership

13 Noncompliant Tie Downs

- 3 vacated
- 3 repairing or restoring
- 3 selling
- 4 in process of follow up



The Issue... Can Improve!

2024

2019



2023



Success Stories





Responses

THANK YOU for this effort! Having had so much trouble securing the hangar we're in (33-14) when our partner died, I truly appreciate efforts to kick out the people who use these as storage lockers.

Thank you Frank and team for enabling GA.

This is great news! Thank you for your hard work on this.

Great job following up on hangar tenants that just storing stuff.

Thanks for the update! Glad to see effort is under way to keep the field for active participants.

Additional References

Grant Assurances

- Preserving Rights and Powers (Grant Assurance 5)
- Making the airport available for aviation use on certain terms (Grant Assurance 22)
- Not granting exclusive rights (Grant Assurance 23)
- Ensuring safe operations (Grant Assurance 19)
- Complying with the ALP (Airport Layout Plan) process and requirements (Grant Assurance 29)

Resources

- Frequently Asked Questions & Answers On FAA Policy on Use of Hangars at Obligated Airports
 - https://www.faa.gov/airports/airport_compliance/hangar_use#q2
- FAA Policy on the Non-Aeronautical Use of Airport Hangars
 - <https://www.federalregister.gov/documents/2016/06/15/2016-14133/policy-on-the-non-aeronautical-use-of-airport-hangars>
- Abandoned Aircraft Regulations RCW [14.08.122](#)

Questions?



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