Return: Commissioners

RESOLUTION NO. 2530
Amends Resolution No. 2061-A

WHEREAS, the Commissioners recognize the necessity of having Rules and Regulations at the Ravalli County Airport and have by previous Resolution No. 2061-A adopted such rules and regulations; and

WHEREAS, the Airport Advisory Board met on February 17, 2010 to review and make a final draft recommendation of the Rules and Regulations to the Board of Commissioners; and

WHEREAS, the Commissioners also recognize the necessity of updating the Rules and Regulations, and as such have solicited public comment from a public meeting held on February 18, 2010 and after proper legal notice held a public hearing on March 24, 2010;

THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ADOPTS THE RAVALLI COUNTY RULES AND REGULATIONS FOR THE RAVALLI COUNTY AIRPORT AS ATTACHED.

PASSED AND APPROVED THIS 24TH DAY OF MARCH, 2010.
BOARD OF RAVALLI COUNTY COMMISSIONERS

Greg Chilcott, Chairman

Absent for Signature
Carlotta Grandstaff, Member

James E. Rokosch, Member

Kathleen Driscoll, Member

J.R. Iman, Member

Attest: Regina Plettenberg
Clerk & Recorder

RAVALLI COUNTY SEAL OF STATE OF MONTANA

RAVALLI COUNTY AIRPORT RULES & REGULATIONS

Ravalli County Airport 6S5

ELEVATION: 3638'

RUNWAY SURFACE: Paved
LIGHTED: 16/34 & Lighted Beacon, PAPI
RUNWAY LIGHTS: KEY 122.8 3,5,7 TIMES
FUEL: 100, Jet A
REPAIRS: A&P Major
WEATHER: 1-800-992-7433
AWOS: 406-375-9149 *3
119.825 key mic three
MEALS: In Town
LODGING: In Town
TRANSPORTATION: Rental & Courtesy
CALM WIND RUNWAY – 34
LEFT HAND TRAFFIC PATTERNS

RADIO: Unicom 122.8 / AWOS 119.825
NAV AIDS: Missoula
MSO VOR 112.8 166R/39.4 DME

FSS: RCO 122.45
SLC ATC 133.4 NORTH
132.4 SOUTH
SPOKANE APPR (Missoula Radar) 124.9

ROTOCRAFT OPERATION: Weather conditions permitting, all helicopter landings and takeoffs will be conducted in the vicinity of Runway 16 at the north end of the Airport. Exceptions require prior written permission from the Airport Manager.

MANAGER: Page Gough
OWNER: Ravalli County
215 S. 4th Street, Suite A
Hamilton, MT. 59840
406-375-9149

REMARKS: Fly-in Aircraft Camping on Field
(Owner tie-down ropes required in camping area)

SECTION 5-100 -- GENERAL

5-101 AUTHORITY: These Rules and Regulations for the Ravalli County Airport (the "Airport") are promulgated under the authority granted to Ravalli County by Title 67, Chapter 10, Montana Code Annotated.

5-102 APPLICATION: Upon adoption by the Ravalli County Board of County Commissioners (the "BCC"), these Rules and Regulations shall apply to all persons using the Ravalli County Airport or its premises, to owners of private property present on Airport premises, and these Rules and Regulations shall supersede all previous Rules and Regulations.

5-103 DELEGATION: Under the authority granted in § 67-10-303, MCA, the BCC hereby delegates all necessary authority to the Airport Manager (under the supervision of the BCC) to fulfill the functions and duties assigned to the Airport Manager in these Rules and Regulations, and delegates all necessary authority to the Airport Advisory Board to fulfill its functions and duties under theses Rules and Regulations. The BCC retains overall authority over the Airport and its operations.

5-104 NO VIOLATION OF OTHER EXISTING LAW: Nothing in these Rules and Regulations shall be construed as permitting any violations of Governing Law.

5-105 FEDERAL AVIATION PROVISIONS: All aeronautical activities conducted at or in the vicinity of Ravalli County Airport shall conform to Governing Law.

5-106 STATE AND COUNTY PROVISIONS: The Governing Law shall apply to persons, activities, and private property on the Airport.

5-107 PUBLIC SAFETY: The Airport Manager shall, at all times, have authority to take such action as may be necessary to safeguard the public in attendance at the Airport, including suspending or restricting any or all operations whenever the Airport Manager deems such action necessary for public safety.

5-108 SOLICITATION: Solicitation of any kind on Airport premises is prohibited, except with prior written permission of the Airport Manager, subject to all applicable laws and regulations.

5-109 PETS: All pets on Airport property must be controlled in accordance with all applicable laws and regulations, including Ravalli County Ordinance #16. Violations will be reported to the proper authorities. Owners will be held responsible for any damages caused by their pet.

5-110 WASTE: Disposal of waste materials and trash (including pet waste) at any location on the Airport is prohibited. All handling, storage, and disposal of hazardous materials shall be in accordance with applicable, county, state and federal regulations.

5-111 USE BY UNITED STATES: All facilities at the Airport will be available at all times without charge for use by aircraft of the United States Government in the conduct of its official business.

5-112 USERS TO ASSUME RISK: All persons shall use the Airport at their own risk.

5-113 RUNWAY WEIGHT RESTRICTIONS: Users of Ravalli County Airport are subject to a

landing fee for all aircraft which have a manufacturer's take-off maximum weight over 17,000 pounds for a single-wheel landing gear and 25,000 pounds for a dual/tandem-wheel landing gear. See Ravalli County Fee Rates and Charges Schedule ("Fee Schedule").

5-114 AVIATION RELATED USES: All facilities and areas at Ravalli County Airport shall be used only for purposes directly connected with, or incident to aviation except as expressly approved in writing by the BCC.

5-115 AIRPORT MANAGER: All persons on Airport property will be subject to the reasonable requirements, requests, and directions of the Airport Manager.

5-116 RAMP SPACE: In order to best utilize limited ramp space for aircraft, parking spaces leased to commercial operators and private individuals shall be reviewed annually for utilization. At the discretion of the Airport Manager with the advice of the Airport Advisory Board, parking leases considered to be under-utilized will not be renewed.

5-117 TIE DOWNS: Lessees of tie down spaces are responsible for providing their own tie downs. Lessees may also stencil their name or aircraft tail number in the spot. Transient or visiting aircraft will be free for 7 days. (See Fee Schedule for current tie down lease rates.)

5-118 TURF PARKING: Aircraft utilizing the turf parking area must be currently registered and operational. Aircraft owners shall keep the area under aircraft mowed and free of debris.

5-119 CAMPING: Fly-in camping is permitted in the designated camping area. No other camping, including RVs or Travel Trailers will be allowed on Airport property without the Airport Manager's prior, express, written approval.

5-120 STORAGE: Except as otherwise allowed in designated parking areas, vehicles of any type, including heavy equipment, recreational and equipment trailers, RV's, campers, or other similar vehicles, or any other kind of personal property, may not be parked outdoors on Airport property for more than 24 hours without written permission from the Airport Manager. Anyone in violation of this rule will be subject to a fee according to Fee Schedule, and the vehicle may be towed at owner's expense. Any property left beyond 45 days will be considered abandoned. Airport users may park vehicles in the designated long term parking area for up to 30 days. Any vehicle or property in violation of this provision may be towed or removed at the owner's risk and expense, and owners of vehicles or property in violation of this provision shall be subject to a penalty according to the Fee Schedule.

5-121 DEFINITIONS: The following definitions apply within the Airport Rules and Regulations:

A. AIRCRAFT: "Aircraft" means a device that is used or intended to be used for flight in the air which includes fixed wing aircraft, ultra light aircraft, rotary wing aircraft, gliders, and hot-air balloons.

B. GOVERNING LAW: "Governing Law" means all applicable local, state, and federal rule, regulation, and law as may be amended from time to time. The term shall include without limitation the following: these Rules and Regulations; Minimum Standards;

Ravalli County Airport Noise Abatement Procedures; any other applicable county or local law or regulation; federal laws or rules including Federal Aviation Regulations (FARs) and other FAA laws, regulations and recommendations, including those under the category of "grant assurances" and recommendations of the Aeronautical Information Manual (AIM); and any applicable state law or regulation.

C. IMPROVEMENTS: "Improvements" means any structures, fixtures, additions, aprons, parking areas, taxiways/taxilanes, landscape and any other building or site improvement.

D. PERSON: "Person" means any individual, firm, co-partnership, corporation, company, association, joint stock association, or political body, and includes any trustee, receiver, assignee, or other similar representative thereof.

E. SIGN: "Sign" means any publicly displayed sign/work of art or notice of any kind that is advertising, giving directions or identifying a business and is greater than four (4) square feet in area.

5-122 CONFLICTING PROVISIONS: In the event any applicable federal, state, local law, rule, regulation (including the Minimum Standards) conflicts with these Rules and Regulations, the provision that is most restrictive of Airport uses shall control.

SECTION 5-200 – ROTORCRAFT

5-201 LANDINGS AND TAKEOFFS: Weather conditions permitting, all helicopter landings and takeoffs will be conducted in the vicinity of Runway 16 at the north end of the Airport. Exceptions require prior written permission from the Airport Manager.

5-202 APPROACHES AND DEPARTURES: To avoid low level over-flights of residential areas, approaches and departures will be executed to and from a northerly direction.

5-203 HOVERING: Hovering maneuvers over ramps and parking areas are not permitted.

5-204 PARKING AND REFUELING: Helicopter parking and refueling operations will be conducted at designated marked locations only, e.g., the grass landing circles at the north end of the runway. For reciprocating engine helicopters needing fuel, they may follow taxiways to the self serve refueling area.

SECTION 5-300 -- GROUND RULES

5-301 ENGINE "RUN UP": At no time shall engines be "run up" when other aircraft, hangars, shops, buildings, or persons in the observation areas are in the path of the propeller wash or jet blast.

5-302 AIRCRAFT PARKING: Aircraft not parked in hangars shall be parked in designated areas as directed by the Airport Manager. Aircraft will not be parked so as to obstruct any taxiway, ramp, or aircraft movement. For grass parking/tie-down charges, see Fee Schedule.

5-303 SECURING AIRCRAFT: Each aircraft owner or operator utilizing a tie-down area will be responsible for adequately securing the aircraft.

5-304 RISK OF DAMAGE OR THEFT: Ravalli County or its agents will not be responsible for damage to or theft of any private property on the Airport, including (without limitation) any Improvements, and any aircraft occupying the parking, tie-down, or

hangar areas.

5-305 REPAIRS: All repairs to aircraft or engines, except emergency repairs shall be performed in the areas designated by the Airport Manager.

5-306 FUEL FLOWAGE FEES: Fuel flowage fees will be charged for all aircraft fuel brought onto Ravalli County Airport according to the Fee and Rates document whether such fuel is purchased on Airport premises or purchased elsewhere, and whether used immediately or stored. Within 5 days of receiving a fuel shipment, businesses receiving fuel will provide the Airport Manager with a copy of the delivery receipt or invoice showing gallons delivered. Fuel flowage fees will be charged quarterly (1 October, 1 January, 1 April, 1 July) and must be paid within 30 days. A late fee will be charged for each late payment. (See Fee Schedule). Individuals who bring fuel on the Airport are also subject to this fee and must provide appropriate documentation to the Airport Manager's satisfaction.

5-307 SKYDIVING: Sky divers are required to notify the Airport Manager in advance of planned events to allow time to file a Notice to Airman ("NOTAM"). Blanket NOTAMs will not be authorized.

5-308 NOTAM: A NOTAM will be only be filed by the Airport Manager or a designee.

5-309 COMPLAINTS: Airport related complaints must be delivered in writing to the Airport Manager and will be presented to the Airport Advisory Board at the next scheduled meeting.

5-310 UNICOM RADIO: Unicom radio is for advisory purposes only. No solicitation will be authorized or allowed. Ravalli County, as the Unicom lessee, shall have sole and absolute discretion as to who has access to the Unicom radio and where it is located. Violation or abuse by the Unicom base operator will be cause for removal of the Unicom.

SECTION 5-400 -- VEHICULAR & PEDESTRIAN CONTROL

5-401 ACCESS TO RAMP: Only persons engaged in aviation related activities may enter the air-side ramp area without written permission from the Airport Manager.

5-402 RAMP ACCESS: No vehicles will be allowed on the ramp except for loading and unloading of aircraft. No unauthorized vehicles are allowed on the main taxiway or runway.

5-403 PARKING: Parking shall be allowed only in authorized areas. Short-term parking (24hours) is available in the main parking lot by the Beacon. Long-term parking is available in the grass field to the West of the short-term parking area. Parking longer than 30 days shall not be permitted without prior written permission of the Airport Manager. Vehicles shall not be parked so as to obstruct any taxiway, ramp, or aircraft movement.

5-404 UNREGISTERED OR NON-OPERABLE VEHICLES: All motor vehicles, trailers, heavy equipment, etc. parked on the Airport must have current registration, and be road-worthy and operable. The Airport Manager may cause any private property in violation of this provision to be towed or removed at the owner's expense. FBO owned fuel trucks are exempt from registration requirements if used exclusively on airport property.

5-405 FOREIGN OBJECT DAMAGE CONTROL: Vehicle owners are responsible for ensuring that their vehicles do not deposit debris on taxiways. It is the responsibility of all vehicle operators and owners to clean up any debris deposited, such as mud, rocks, and oil.

5-406 SIGNS: Vehicular and pedestrian traffic will comply with all officially posted signs.

5-407 RIGHT OF WAY: Aircraft have the right-of-way over all other traffic and or persons while on taxiways and ramps.

SECTION 5-500 -- FIRE REGULATIONS

5-501 FUEL SPILLS: Fuel spills over 5 gallons will be reported immediately to the Airport Manager. The party handling the fuel at the time of the spill shall be responsible for the immediate containment and cleanup of the spill and shall complete and send to the Airport Manager a Spill Report within 24 hours. In addition, any party handling fuel at the time of a spill equal to or greater than twenty-five (25) gallons shall also notify Montana DEQ within the next business day following the spill. The person responsible for the spill shall be primarily responsibility for all clean-up costs, fines, and penalties. The lessee on whose premises the spill occurred shall be secondarily responsible for all clean-up costs, fines, and penalties if, and to the extent that, the lessee negligently hired or engaged an unqualified, non-professional, or non- or under-insured person who is responsible for the spill.

5-502 FIRE PROTECTION: All Airport users (including lessees, contractors, and persons occupying space at an Airport) shall ensure that areas are maintained and operations and activities conducted in such a manner as to reduce or eliminate the risk of fires, including but not limited to inspecting all areas under a user's control and/or immediately reporting to the Airport Manager, in writing, any items or situations that may present a fire hazard.

5-503 SMOKING: No person may smoke within 100 feet of aircraft during fueling or de-fueling operations.

5-504 ELECTRICAL GROUNDING: All aircraft, without exception, shall be electrically grounded when being fueled.

5-505 NO FUELING IN HANGARS: Fueling is prohibited in all hangars.

5-506 ACCIDENTS: In case of an accident on the air-side of the Airport, no vehicle or persons shall be permitted in the air-side area without the express written approval of the Airport Manager except emergency responders and their equipment.

5-507 NOTIFICATION OF ACCIDENTS: All persons involved in accidents occurring on the Airport (or a representative) shall, within 24 hours, make a full report in writing to the Airport Manager. Any aircraft damaged in an accident on the Airport shall not be removed without the Airport Manager's permission. Any person involved in an accident or involved in reporting an accident shall comply with the applicable federal regulations including 49 CFR 830.

5-508 DAMAGED AIRCRAFT: Within five (5) days after notification by the Airport Manager, damaged aircraft involved in an accident must either be removed from the Airport or stored in a designated area. If not, the Airport Manager will remove damaged

aircraft at the expense of the owner.

SECTION 5-600 – BUILDINGS, HANGARS AND LANDS

5-601 USE OF THE HANGAR: Hangars are to be used primarily for storage of aircraft, other aviation related activities, or for purposes specifically allowed in a lease.

5-602 OFFICES AND APARTMENTS IN HANGARS: Hangar owners are allowed to install offices and restrooms when approved by the Airport Advisory Board, BCC, Ravalli County Environmental Health Department, and any other applicable regulatory agency. Residential use or overnight stays for non-aviation related purposes are prohibited. The FAA considers residential use of publicly owned Airport property to be an incompatible use of Airport land.

5-603 BUILDING STANDARDS: See section 5-800 Uniform Construction Requirements.

5-604 MAINTENANCE OF LEASED AREAS: All Airport lessees must maintain an area of responsibility surrounding their leased area as follows:

A. The area of responsibility extends ten feet (10') from all sides of the leased area plus all the land between the leased area and any immediately adjacent taxiways or roads.

B. Lessees must keep the area of responsibility mowed.

C. Lessees must keep the area of responsibility clear. Storage is not permitted in this area.

D. If Lessee fails to perform any of B & C above, the County may, after notification, terminate the lease and /or have the work accomplished and charge the lessee for the work, plus an administration fee. (See Fee Schedule).

E. Maintaining the area between hangar and taxiway is the responsibility of the lessee.

5-605 RAVALLI COUNTY ACCESS: Access to Improvements shall be provided to designated Ravalli County employees for periodic inspection purposes upon reasonable notice of 24 hours, unless public health, welfare, or safety requires immediate access, in which case Ravalli County employees may use any reasonable means to access or inspect property located on Airport premises.

5-606 AIRPORT SIGNS: No exterior signs are permitted unless specifically authorized in a lease or approved in writing by the Airport Manager upon advice of the Airport Advisory Board.

5-607 CLEANUP AND RECLAMATION: A covered dumpster or other appropriate covered receptacle shall be placed on the site prior to construction and shall be used for all waste materials. All areas disturbed during the hangar construction, including utility trenches, must be cleaned up, compacted, covered with topsoil and compacted again. All areas around the hangar must be back filled in a manner that will allow mowing over the edges of ramps and adjacent to the building. The lessee shall haul all excess gravel and topsoil materials excavated from the site to an alternate location on the Airport as so directed by the Airport Manager. All lessees will be required to provide a one thousand-dollar ($1000.00) clean up and reclamation deposit or bond. These funds must be placed on deposit with Ravalli County Airport before any construction begins. If the lessee to the satisfaction of the Airport Manager completes all cleanup and reclamation, the entire

deposit will be returned. If this work is not completed within 14 days of hangar completion Ravalli County Airport shall have the right to complete the work or contract it out and pay for the work from the owner's deposit. The remaining deposit (if any) shall be returned to the owner. If the amount deposited is not sufficient to pay for the required reclamation and clean up, the owner then agrees to pay any additional charges.

5-608 AIRPORT WASTEWATER: Airport users and lessees may be subject to fees and/or assessments related to handling and treatment of Airport wastewater. Such fees and/or assessment may be for feasibility studies, maintenance of existing systems, and/or for funding new or replacement septic or sewer systems. By signing an Airport lease, a lessee waives the right to protest the creation of any district or other organization organized to operate and maintain wastewater treatment facilities. The County may require lessees to be members of an operation and maintenance organization related to Airport wastewater, to abide by the terms of such an organization, to maintain their system according to Airport-promulgated schedules, and to report pumping schedules and provide copies of pumping records. Any fees imposed on Airport users and lessees shall be proportionate to the current and anticipated benefits received by the users and lessees.

5-609 WASTEWATER HOLDING TANKS: Any lessee seeking a wastewater holding tank must first obtain a permit from Ravalli County Environmental Health Department and a variance from the Ravalli County Board of Health, either of which may have special requirements for Airport installations. The County makes no representation that a permit and variance will be issued. Any holding tank must be constructed and configured in such a manner that the holding tank may be used as a pumping chamber for a future public or common sewer or septic system. In the event any public or common sewer or other public wastewater treatment facility shall be constructed on the Airport, any Airport lessee that has a wastewater holding tank on the leased premises may be required, at lessee's sole expense, to hook into the common sewer or other wastewater treatment facility. The County may require lessees with wastewater holding tanks to be members of an operation and maintenance organization related to Airport wastewater, to abide by the terms of such and organization, to maintain their system according to Airport-promulgated schedules, and to report pumping schedules and provide copies of pumping records.

5-610 RECORDING: All leases involving Airport real property, including without limitation lease assignments, shall be recorded at the offices of the County Clerk and Recorder at lessee's expense.

SECTION 5-700 – APPROVAL PROCEDURES FOR CONSTRUCTION OR REMODELING

5-701 PROCEDURES: The following procedures are established to facilitate the lease of Ravalli County Airport property for the purpose of new construction of Improvements, including commercial buildings constructed pursuant to a Commercial Space lease.

5-702 REQUEST FOR NEW CONSTRUCTION: Requests construction of Improvements shall be submitted to the Airport Manager in the form of a letter.

5-703 APPLYING TO BUILD IMPROVEMENTS: The letter of request shall include the proposed construction site, the proposed dates of construction start and completion, and a

scaled drawing of the proposed Improvement, indicating the type of construction and building width, depth, and height dimensions. FAA regulations require specified distances from the taxiway center line to the front of Improvements, depending on the type of aircraft. The letter of request shall affirm that the proposed Improvement will conform to the "Uniform Construction Requirements" (section 5-800 below), and will conform to the Minimum Standards. The applicant shall submit the required information to the Airport Manager and the request will be placed on the agenda for the next regular meeting of the Airport Advisory Board for its consideration. The Airport Manager must receive all requests at least one week before the meeting date to be considered. After the Airport Advisory Board reviews the request, it will be forwarded to the BCC for a final determination.

5-704 DEVELOPMENT FEES. See Fee Schedule for current development fees. A development fee is charged on all lessees who propose to build a new structure, or to add on to an existing structure on leased premises. The development fee is based on the footprint of the structure plus 10 feet on all sides of the structure, e.g. a 50 foot by 50 foot structure would have a development fee based on a footprint of 70 feet by 70 feet. The correct development fee shall accompany the letter of request. It is to be understood that this fee is for use of common use areas of the Ravalli County Airport facilities. It is not for providing utility hook-ups or hangar ramp construction. These are the sole responsibility of the hangar owner unless otherwise stated in writing and approved by the BCC.

5-705 ADDRESS: Address letters of request to: Airport Manager, Ravalli County Airport, Ravalli County Administrative Center, 215 S. 4th St., Suite A, Hamilton, MT 59840.

5-706 CONFORM WITH REQUIREMENTS: Following receipt of a letter of request, the Airport Manager will verify conformity of the proposed Improvement with the "Uniform Construction Requirements" (section below) and submit the letter of request to the BCC with a recommendation for either approval or disapproval.

5-707 BCC CONSIDERATION: The Airport Manager will send notice of the BCC's decision, to the person(s) initiating the request.

5-708 BCC APPROVAL: Upon any approval of the request by the BCC, the Airport Manager will prepare and submit the request to the regional office of the Federal Aviation Administration, FAA Form 7460-1, together with the scaled drawing of the proposed new hangar building.

5-709 FAA APPROVAL: If the regional FAA office approves the form 7460 and the applicant is not currently a lessee, the Airport Manager will initiate the leasing process.

5-710 LEASE REQUIRED: No construction activity may begin on the Airport until written notice of the County's and FAA approval, and until a lease agreement has been fully executed.

SECTION 5-800 – UNIFORM CONSTRUCTION REQUIREMENTS

5-801 CONSTRUCTION STANDARDS: Construction of Improvements at Ravalli County Airport must conform to all requirements of these Rules and Regulations, the Minimum Standards, and any other Governing Law.

5-802 HANGAR FOUNDATIONS AND SLAB: Hangar foundations and hangar location: Foundations for hangars must be a concrete slab. Hangar side and rear walls must be ten (10) feet minimum from the lot boundary and twenty (20) feet minimum from the nearest existing structure unless any other distances are agreed to in writing and approved by the BCC. FAA form 7460-1.

5-803 HANGAR FRAMING: Hangar Frame Construction may be either wood or metal or a combination of wood and metal.

5-804 HANGAR MATERIALS: Hangar Sidewalls and roofing exteriors are to be metal, either Delta Rib or corrugated style, or a compatible exterior approved by the BCC. Sidewalls are to be a minimum of twelve (12) feet high.

5-805 HANGAR DOORS: Bi-fold doors are recommended for hangars because of their ease of operation during the winter months. Approved overhead and sliding doors may also be used. All pedestrian doors must be of pre-finished metal construction in wood or metal jambs.

5-806 MINIMUM HANGAR SIZE: Minimum hangar size is forty (40) by forty (40) feet or sixteen hundred (1600) square feet.

5-807 ACCESSORIES: A hangar main door is required, but the type and style is optional. The door must be installed within one year after completion of the main structure. The location and style of other hangar doors and windows is optional. Exterior colors of all structures must be harmonious with existing structures. All proposed color combinations must receive prior acceptance by the BCC.

5-808 UTILITIES: It is the hangar owner's responsibility to install and pay for all utility service lines to any Improvements. All utilities must be underground. Lessees are responsible for utilities including but not limited to electric power, gas, water, sewer and phone. Location and routing of any water and septic lines must be approved by Ravalli County Environmental Health Department.

5-809 WATER WELL: If a lessee has front located water well, it must be a minimum distance from the taxiway to pose no hazard to passing aircraft, in the discretion of the Airport Manager.

5-810 LENGTH OF TIME TO CONSTRUCT A HANGAR: Hangar construction shall not begin until the Airport Advisory Board and BCC grant approval. Completion shall be within 12 months from approval date. The BCC may grant extensions. Only one lot will be leased to an individual or business until such time as the hangar is completed. If another hangar is desired, the above process must be followed for the additional hangar.

5-811 CONSTRUCTION STANDARDS FOR ALL IMPROVEMENTS: All construction must be accomplished in a workmanlike manner. A representative of Ravalli County reserves the right to inspect and reject any phase of the construction. A detailed drawing of the proposed Improvement and copy of the State Building Permit, if required, must be submitted to the Advisory Board before being forwarded too the BCC for approval before construction may begin. All contractors must supply proof of liability insurance and Worker's Compensation to Ravalli County Airport Manager.

5-812 PERMITS: All construction must have a State Building Permit with copy on file with the

Airport Manager.

5-813 LIENS: Any Improvements constructed on the Premises by Lessee shall be free and clear of any and all mechanic's liens or similar claims.

SECTION 5-900 – GENERAL INFORMATION ON SITE LEASES AND CONSTRUCTION

5-901 APPLICATION MATERIALS: When proposing construction or alteration of any Improvement at Ravalli County Airport, Airport users submit application using Form FAA 7460-1 and a scaled drawing of the proposed Improvement for submission to the FAA regional office.

5-902 BUILDING PERMIT/PLAN REVIEW: The application must be submitted to the Montana Department of Commerce- Building Codes Bureau at P.O. Box 200517, Helena, MT 59620 (telephone- 1-406-444-4239).

5-903 ACCESS: FAA regulations require specified distances from the taxiway center line to the front of the hangar, depending on the type of aircraft. Lessees (hangar owners) are wholly responsible for all construction costs for the access from/to their hangar and the Airport taxiway.

5-904 LEASE ASSIGNMENTS: For any assignment of any portion of an Airport lease, an assignee shall receive no credit for any portion of a year's lease payments already paid by the assignor.

SECTION 6-101 -- NOTICE OF VIOLATION:

In the event that an Airport user, or the owner of private property on the Airport fails to comply with these Rules (including failure to comply with Governing Law), the Airport Manager or designee may enforce compliance. For each violation, the Airport Manager will forward a Notice of Violation to the appropriate party (violator). The first Notice of Violation will be in writing and a written response from the appropriate party will be required within ten (10) days of issuance.

If the responsible party fails to respond to the Notice of Violation or responds but fails to abate any violation within 30 days, then a second Notice of Violation shall be forwarded and a monetary fine and/or administrative assessment may be included. The violator shall respond in writing to the second Notice of Violation within ten (10) days of issuance.

If the violator fails to respond in writing and fails to abate a violation, the Airport Manager may abate a violation at the violator's cost. If a violator disputes the Airport Manager's Notice of Violation, then the responsible party shall be entitled to an administrative hearing before the Airport Board within 30 days of the issuance of the second Notice of Violation. The Airport Board shall hear evidence and shall recommend a determination to the BCC, which shall make the final administrative determination of the dispute.

If a violation has created a situation considered an imminent danger, serious and/or a willful offense, the Airport Manager or designee, has the authority to issue stop work orders, without penalty to contracts or agreements, and the Airport Manager or designee, can proceed with the abatement of the violation with the responsible party being responsible for all reasonable costs incurred for the abatement of such violation(s).