

BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT

GALLATIN AIRPORT AUTHORITY

850 GALLATIN FIELD ROAD, SUITE 6

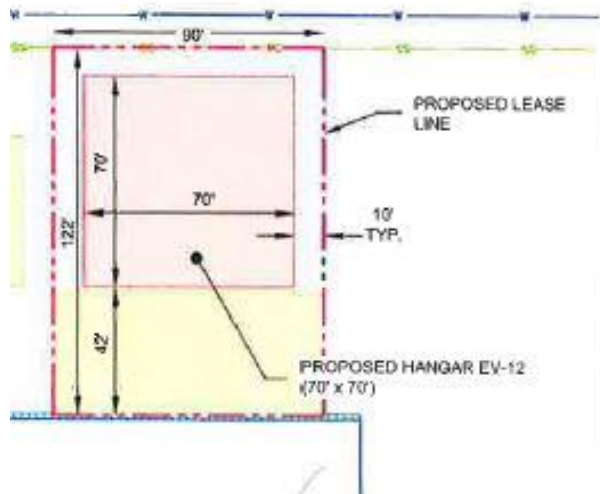
BELGRADE, MT 59714

HANGAR INFORMATION

Thank you for inquiring about building a hangar at Bozeman Yellowstone International Airport. The Gallatin Airport Authority is committed to providing convenient locations, long-term leases and reasonable land rental rates for all types and sizes of hangars. Here is some information that may answer some of your questions.

LAND RENTAL RATES-The current hangar land rental rate is 10 cents (\$0.10) per square foot per year for non-commercial hangars and 12 cents (\$0.12) per square foot per year for commercial hangars. Effective July 1st the land rental rate will increase to 14 cents (\$0.14) per square foot per year for non-commercial hangars and 18 cents (\$0.18) per square foot per year for commercial hangars. You must rent the footprint of the building plus setbacks, minimum 10 feet on the sides and back of the building, and the distance to the taxiway in front of the building, which varies depending upon the size of the hangar and the land available.

In the example shown below, a 70' x 70' non-commercial hangar would have a leased area that is 90' wide and 122' deep. This amounts to 10,980 square feet x .10 = \$1,098.00 in annual rent.



LENGTH OF LEASE- A sample lease may be inspected at the airport office.

HANGAR SIZE	LEASE TERM	TEN-YEAR OPTION	TOTAL
0 – 9,999 sq. ft.	20 years	10 – year option	30 years
10,000 – 34,999 sq. ft.	25 years	10 – year option	35 years
35,000 sq. ft. – and above	30 years	10 – year option	40 years

WHAT HAPPENS AT THE END OF THE LEASE TERM?

The following provision is included in each lease document:

If the Authority desires to continue to lease this plot for the existing use, a good faith effort will be made by the Authority and the Lessee to enter into a new agreement mutually acceptable to both parties within ninety (90) days prior to the expiration of this agreement. If no agreement is reached, the lease shall be terminated.

If the lease is terminated by the passage of time or otherwise, the Authority shall have the option to require the removal of all structures, installations or improvements within ninety (90) days after the expiration of the Lease Agreement at the Lessee's expense. If the Lessee fails to remove the structures, installations and improvements within ninety (90) days, the Authority shall have the option to take title to such structures, installations and improvements.

USE OF THE HANGAR-The hangar may be used only for storage of aircraft. Historically, we have allowed hangars to be used for the storage of other non-commercial items as long as an aircraft is also stored there. However, this privilege is at the discretion of the Airport Authority and may be revoked at any time.

OFFICES AND APARTMENTS IN HANGARS-Hangar owners are allowed to install offices and restrooms in their hangars, which may be used only for aviation purposes. No apartments may be constructed and the hangar may not be used for overnight stays or for any residential or non-aviation related activity.

BUILDING STANDARDS-A copy of the MINIMUM CONSTRUCTION STANDARDS FOR AIRCRAFT HANGAR AND SIMILAR BUILDINGS is attached for your review.

COMMERCIAL HANGARS – Commercial Hangars are required to meet the standards required for commercial operations as detailed in the Gallatin Airport Authority Minimum Operating Standards for Fixed Base Operators. New commercial hangars are also required to meet the Landscaping Standards for commercial buildings as established by the Gallatin Airport Authority. These standards are also attached to this document.

PAVING-The Airport Authority is usually able to provide taxiways in the hangar area. The builder is required to pave the area from the hangar door to the taxiway.

UTILITIES-

- Water/Sewer - \$4,000 Hook-up fee, plus \$100/Linear Foot of lease width over 100' width. \$35.00 per month service fee. As the owner, you agree to notify the Gallatin Airport Authority when usage begins. The monthly fee may be adjusted if utility costs increase.
- Taxiway Fee \$10/Linear Foot of lease width for hangars abutting a 35' wide taxiway, \$15/Linear Foot of lease width for hangars abutting a 50' wide taxiway.
- Northwestern Energy Transformer Fee - \$1,500 per service.
- Metes and Bounds Fee \$500.00 (If required by Lessee)

Electric, telephone and natural gas lines run throughout the hangar area. It is the hangar owner's responsibility to pay for all lines and transformers required to serve the building.

APPLYING TO BUILD A HANGAR-When you have decided what size and type of hangar you wish to build, you simply write a letter of request to the Airport Authority. Describe what size and type of hangar you wish to build and what type of aircraft you plan to store in the building. The request will be placed on the Agenda for the next regular monthly meeting of the Airport Authority Board for their consideration. The Board meets on the second Thursday of each month and the airport office must receive all requests at least one week before the meeting date to be considered. If the Board approves the request, a lease will be offered to the owner.

For further information, please contact Brian Sprenger, Airport Director, at 406-388-6632.

MINIMUM CONSTRUCTION STANDARDS

FOR AIRCRAFT HANGARS AND SIMILAR BUILDINGS

1. FRAMING

All framing shall be of painted metal or dimensional lumber. Pole type construction may also be allowed if accepted by the State Building Codes Division.

2. EXTERIOR

All primary exterior surfaces (walls) must pre-finished aluminum or steel. The following are pre-approved colors for hangars and commercial office additions to the hangar (Colors by other manufacturers will be considered but must be similar to the pre-approved colors):

Hangar Building Approved Colors (Must be 90% or more of total wall square footage including commercial office additions):

Cascadia Premium Colors - Parchment & Sierra Tan

Bridger Steel - Sahara Tan

R & M Steel – Sandstone & Tan

Commercial Office Additions Approved Colors (May not be more than 10% of total wall square footage including the Hangar):

Cascadia Premium Colors – Parchment, Sierra Tan, Cocoa Brown

Bridger Steel - Sahara Tan, Cocoa

R & M Steel – Sandstone, Tan, E. Brown

Other Materials that will be considered are native Montana Rock/Stone.

Trim and accents must be complimentary beige/brown colors. No wood or other unfinished materials may be used. All proposed exterior materials and colors must be submitted to the Airport Authority for approval before construction may begin (including pre-approved colors). No galvanized metal shall be used on any exterior surface.

3. FLOOR AND RAMP CONSTRUCTION

All floors must be constructed of concrete with a minimum of four-inch (4”) depth with steel reinforcement. Only a broom finish shall be used on exterior concrete ramps. Exterior ramp to taxiway shall be paved to the lot lease line on both sides and may be concrete or asphalt. Paving shall be tied into adjacent ramp if one exists. Additional paved vehicle parking on the leased property is also recommended.

4. DOORS

Bi-fold doors are recommended 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 metal jambs. No wood jambs will be permitted on exterior doors.

5. UTILITIES

All utilities including electrical, natural gas, water, sewer, and telephone must be installed underground at the expense of the builder. Proposed location of these lines must have prior approval of the Airport Authority before any digging starts. All wiring and plumbing in or on the building or site must be done to commercial codes and standards. All sewer and water lines shall be constructed in accordance with the latest edition of Montana Public Works Standards. If water service is installed, the owner shall install a water meter on the service line.

6. CONSTRUCTION STANDARDS

All construction must be accomplished in a workmanlike manner. A representative of the Airport Authority reserves the right to inspect and reject any phase of the construction. A detailed drawing of the proposed hangar and a copy of the State Building Permit must be submitted to the Airport Authority for approval before construction may begin.

7. CLEAN UP 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. The entire area shall then be re-seeded by the owner with the following grass mixture.

<u>Species</u>	<u>Pounds per acre</u>
Western Wheat Grass	12.5
Sodar Stream Bank	12.5
Fairway Crested	12.5
Slender Wheat Grass	12.5

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 builder shall haul all excess gravel and topsoil material excavated from the site off airport or to an alternate location on the airport if so directed by the Airport Authority.

A Two Thousand Dollar (\$2,000.00) cleanup and reclamation deposit is required for all buildings less than 10,000 square feet. A Four Thousand Dollar (\$4,000.00) deposit is required for buildings of 10,000 square feet or more. These funds must be placed on deposit with the Airport Authority before any construction begins. If all cleanup and reclamation is completed by the builder to the satisfaction of the Authority, the entire deposit will be returned. If this work is not completed in a timely manner, the Authority 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 agrees to pay any additional charges.

8. SECURITY

The builder and all subcontractors shall comply with all Gallatin Airport Authority, TSA and FAA security requirements during construction of the hangar.

If it is necessary to breach the airport security fence for construction, the builder shall construct and maintain a temporary fence in order to maintain security. Temporary fence panels may be available from the Airport Authority. Upon completion of the building, the builder shall return all temporary fence materials used during the project and shall repair or replace any damaged materials.

If it necessary to replace existing security fence during the course of the project, the builder shall hire an Airport Authority approved professional fencing company to repair the permanent fence. This must be completed prior to removing the temporary fence. Builders are not authorized to repair or replace airport security fence. All materials and repairs shall be at builder's expense.

ACKNOWLEDGEMENT

I hereby acknowledge that I have received and read a copy of this document and I agree to comply with the conditions therein.

Signed

Date

LANDSCAPING STANDARDS
FOR COMMERCIAL HANGARS

The following landscaping standards are required for any building constructed at the east ramp. They are in addition to the requirements outlined in the Gallatin Airport Authority Minimum Construction Standards for Aircraft Hangars and Similar Buildings.

The purpose and intent of the landscaping standards are as follows:

1. To repair those areas disturbed during construction
2. To retard storm water runoff and erosion
3. To retard the spread of noxious weeds
4. To preserve the value of the land and buildings

5. To enhance the beauty of the airport

Site and Landscaping Plan

A site and landscaping plan shall be submitted to the Airport Authority for review and approval as an attachment to the building plans. The drawing shall include:

1. The proposed building site
2. Vehicle parking lot with striping layout
3. Location of curbs, sidewalks and gutters
4. Landscaping plan
5. Description of proposed watering plan
6. Designated snow removal storage areas
7. Location of existing and/or proposed drainage facilities that are to be used for drainage control

Landscaping Requirements

Each building site plan shall include the following minimum landscaping:

1. Lawn area equal to 20% of the floor area of the building.
2. At least one canopy tree for each 25-foot length of the southwest facing side of the building
A "canopy tree" means a species of tree which normally bears crown foliage no lower than six feet above ground level upon maturity.
3. At least one large tree for each 25-foot length of the southwest facing side of the building
A "large tree" means a tree of a species which normally reaches a height of twenty-five feet or more upon maturity, and usually has a single stem.
4. At least one large shrub for each 25-foot length of the southwest facing side of the building
A "large shrub" means a shrub which normally reaches a height of five feet or more upon maturity and usually has five or more canes.
5. Permanent irrigation systems shall be provided to all landscape areas. The use of hose bibs on the exterior of existing or proposed structures is not an acceptable method of landscape irrigation unless the landscaped area is adjacent to the existing or proposed structure.
6. All irrigation systems and landscaped areas shall be designed, constructed and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk or parking areas.

Landscaping Completion

All landscaping shall be completed within nine months of completion of the exterior of the building. When enforcing this provision, external factors such as seasonality and availability of landscape stock shall be considered before any enforcement action is taken under the land lease agreement.

Landscaping Maintenance

A. Required landscaping must be maintained in a healthy, growing condition at all times. The

Lessee is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of plantings as needed. Any plant that dies must be replaced with another living plant that complies with the landscaping plan. Failure to maintain required landscaping in a healthy growing condition at all times may be considered a violation of the land lease agreement. When enforcing this provision, external factors such as seasonality and availability of landscape stock shall be considered before any enforcement action is taken under the land lease agreement.

B. Any damage to utility lines resulting from the negligence of the Lessee or his agents or employees in the installation and maintenance of required landscaping is the responsibility of the Lessee.

C. No large trees or shrubs shall be placed within twenty feet of a security fence or gate.

Deviation from Landscaping Standards

To achieve the optimal landscape design on individual sites or to coordinate the landscaping design in the area, it may be necessary to deviate from the strict application of these landscaping standards. A variance from any portion of these standards may be requested and implemented if approved by the Airport Director.

ACKNOWLEDGEMENT

I hereby acknowledge that I have received and read a copy of this document and I agree to comply with the conditions therein.

Signed

Date

FAQ

Below are a number of Frequently Asked Questions regarding hangar uses, modifications, and vehicle operations.

WHAT CAN I USE MY HANGAR FOR?

Non-commercial hangars may be used for the storage and maintenance of the owner's or renter's aircraft. Historically, the Airport Authority has also allowed the storage of personal items such as boats and cars in the hangar as long as there is an aircraft in the hangar.

A non-commercial hangar, ramp or taxiway may not be used for the servicing, rebuilding or washing of cars, motorcycles, motor homes, boats or other non-aviation related equipment. They may not be used for the storage of wild game, commercial building supplies, or any other business related material or equipment. For example, if you are a building contractor, you may not store a shipment of lumber in your hangar. Bozeman Yellowstone International Airport is a public aviation facility and your hangar

must be used for aviation purposes. You are welcome to store your personal vehicle in the hangar while you are out on a flight.

WHAT IF I WANT TO MODIFY MY HANGAR?

Your lease requires that you receive Airport Authority approval before you make any modifications to your hangar. This includes such modifications as installing an interior office, adding an awning over a door or changing the type of hangar door. State law also requires that you obtain a state building permit before making such modifications. We are always happy to work with you to improve your hangar.

WHERE AM I ALLOWED TO DRIVE MY VEHICLE?

As the number of hangars increases, so does the amount of vehicle traffic in the hangar area. We ask that you use the vehicle gate nearest your hangar and limit your driving in the hangar area and adjacent taxiways as much as possible. Driving on the general aviation ramp is also strictly prohibited unless you are loading, unloading or servicing an aircraft that is located on that ramp.

If you have a need to drive from your hangar to one of the businesses located on the general aviation ramp, please go out through one of the vehicle gates, use the access road and park in their parking lot. Do not drive on the ramp.

WHAT CAN I PARK OR STORE NEXT TO MY HANGAR?

Your leased area is to be used only for a hangar. You are welcome to park your vehicle next to your hangar when you are out on a flight. However, you are not authorized to store anything else outside your hangar or on your leased area. If you park your vehicle outside your hangar, please park beside the hangar or as far away from the taxiway as possible.

Check out the airport website at www.bozemanairport.com