



Joshua W. Marcy
Airport Director

Dave Somers
County Executive

MEMORANDUM

Date: August 16, 2023
To: Operations Committee
From: Michelle Funk
Re: **Airport Lease Form Update**

Action: Approve substantive updates for lease form template at Snohomish County Airport pursuant to SCC 2.10.010(12).

Summary:

Airport seeks approval of updated language to form lease template at Snohomish County Airport in accord with SCC 2.10.010(12), which provides, among other items, terms and form may be changed from time to time by the County Council. Specifically, Airport seeks approval of new Lessee NPDES Compliance obligations in accordance with the 1972 Clean Water Act, effective August 1, 2023.

Background & Discussion: The Airport is authorized to enter and sign leases pursuant to SCC 2.10.010(12). *Also see:* SCC 15.04.040, 15.04.090; 4.46.370; RCW 14.08; EO 17-07.

New:

- Section 4.10, NPDES Compliance. To comply with the 1972 Clean Water Act, effective August 1, 2023
- See Attachment.

Recommendation: Airport recommends approval of new NPDES Compliance clause pursuant to SCC 2.10.010(12).

Action Requested: County Council's approval of the new NPDES Compliance provision for lease form at Snohomish County Airport.



ATTACHMENT, EXCERPTS OF LEASE FORM SECTIONS WITH REVISIONS

SNOHOMISH COUNTY AIRPORT
FORM TEMPLATE LEASE

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EXHIBIT ATTACHED

Exhibit A	Legal Description
Exhibit A-1	Diagram of Premises
Exhibit B	Building Plans
Exhibit C	Additional Maintenance, Improvements, and CAM Charges
Exhibit D	Rate Schedule
Exhibit E	Title VI List of Pertinent Nondiscrimination Acts and Authorities

ARTICLE IV - LESSEE'S OBLIGATIONS

4.10 NPDES Compliance. If required, Lessee shall apply for and comply with all Department of Ecology NPDES Industrial Stormwater Regulations. If not required, Lessee shall provide written proof that a permit is not needed. Failure to comply with NPDES Industrial Stormwater Regulations shall constitute a default of the lease resulting in termination unless said default is cured within thirty (30) days after notice thereof.