



## SEQUIM VALLEY AIRPORT Property Synopsis



## Why Sequim?

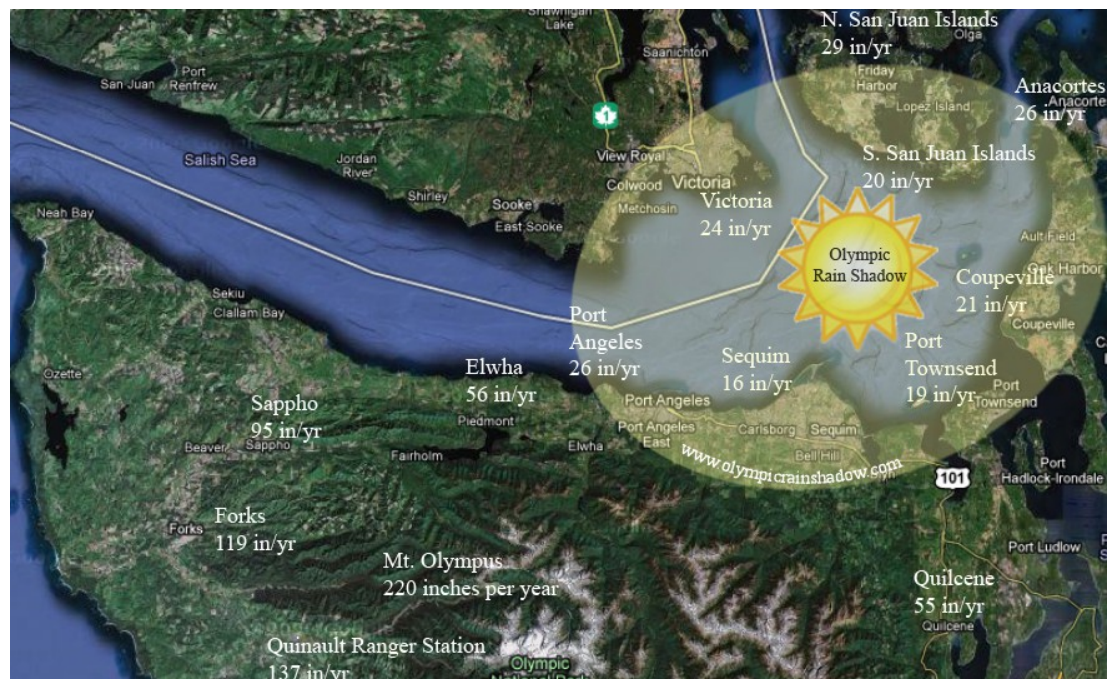
Sequim is repeatedly ranked as one of the best places to live and retire in the US. There are many reasons. Sequim is famous for its Blue Hole with 1/3rd the rainfall of Seattle, and there is the incredible beauty of the Olympic Mountains to the south and the Strait of Juan de Fuca to the north. There are a vast number of recreational activities include hiking, kayaking, biking, snowshoeing, sailing, and more. Sequim is the home of the oldest continuing festival in the State of Washington—the Irrigation Festival (turning 120 this year), and Sequim is the Lavender Capital of the U.S.



### The Blue Hole

Sequim Valley Airport is unique in that it has the driest climate of any public use airport in Western Washington. Sequim has over 300 days of sunshine and receives less than 16" of rain annually. The rain forest is only 40 miles south of Sequim in the Olympics, receiving as much as 200 inches per year. The Sequim Blue Hole is explained by scientist Andrew Boyd this way, "During the winter months, strong, moist west winds blow in from the Pacific. The mountains deflect those winds upward from sea level to over seven thousand feet. They're cooled on the seventy-mile trip across the mountains, and almost all the water they contain condenses out in the form of snow or rain. That's what causes the Olympic rain forests. Then the air, now wrung out and relatively dry, makes its steep descent. Only after it passes over Sequim, does it begin taking on more water as it heads off toward Seattle."

Sequim Valley  
Airport is only 25  
minutes from  
Boeing Field  
(near Sea-Tac)  
and 20 minutes  
from Paine Field.



## Property Details

The Sequim Valley Airport is on The Old Olympic Highway in Sequim Washington, just a few miles north of the city of Sequim.

The airport offers spectacular mountain views, borders the Olympic Discovery Trail, and is close to golfing and restaurants. The airport was built in a unique location and takes advantage of prevailing winds in ideal weather conditions. The airport has the best weather of any public use airport in Western Washington.

The airport is owned by Sequim Valley Airport, Inc. which has 26 shareholders.

### LAND

**35 Acres:** The land was originally identified for its optimal qualities as an airport. After extensive research for the perfect location, the ideal land area, the ideal weather patterns, and other zoning and regulatory considerations very specific to an airport, this land was purchased, developed, and became Sequim's best airport. It is highly unlikely that acreage suitable for an airport like this could be purchased and approved for such a use today. Includes 25+ easements with adjoining properties.

### RUNWAY / PAVEMENT

**3500 ft Paved Runway, + Grass Runway:** All pavements involved grading of existing ground to crown, approx. 1 foot or more gravel, chip seal and 4 inches of asphalt overlay on runway.

### BUILDINGS AND IMPROVEMENTS

Office trailer, aircraft maintenance hangar, runway night lights, fueling station, 20+ tie downs, underground utilities, security and web cameras, radio Unicom license, aircraft wash pad and drain.

### AIRPARK ACCESS

Agreement with Discovery Trail Farm and creation of a residential airpark that preserves farmland, runway clearway and provides additional income for the airport through shared income on property sales / access and future association dues.

### ZONING

Zoning for many additional airport related uses in the future including restaurant, conference center, events hangars, corporate hangs, FBO, storage and additional private residence construction.

Airport Overlay District established in 2007 for enhanced zoning and local height restrictions (3 year process through county that required considerable input and public hearings)

Environmental assessment and noise studies along with public hearing process for creation of airport

### STATE GRANTS

Working with state that will allow considerable funding for repaving of all surfaces and additional projects in the future





## Airport Features

This public airport has a number of great features that provide service to local and visiting aircraft. Some of these features provide revenue to the airport, including a fueling operation.

The expansion possibilities are incredible at the airport and around the airport.

**20 Aircraft Hangars**



**20+ Tiedowns**



**Night Runway Lights**



**Overnight Cabin Rentals**





## Airport Features



### 3500 feet of paved runway

The largest privately owned runway on the Olympic Peninsula.

With rights to lengthen the runway another 800--1,200 feet.



### Discovery Trail Farm Airpark

A neighborhood of 15 homes surrounded by 50+ acres of dedicated farmland with a panoramic view of the Olympic Mountains and access to a paved 3,500 foot runway at the Sequim Valley Airport.



### 24 hour Self Service Fuel

Concrete fuel area with 6,000 gallon fuel tank with card lock / credit card Fuelmaster system - 100LL Avgas.

*Sequim Valley*





**Airport Events and Attractions**

Sequim Valley airport is a unique and popular event center for Sequim entertaining thousands with many events throughout the year.



The Olympic Peninsula Air Affaire



RC Airplane Show and Hospice Fundraiser



Experimental Aircraft Association - Chapter 430



Young Eagles Program



**Dream Catcher Balloon Program**

Embrace. Educate. Empower.

Chrysalis Foundation

Open the door and Help someone CATCH an impossible DREAM.

GIVE the gift of JOY and IMAGINATION to a special needs individual through the Dream Catcher Balloon Program, a special two-seated balloon for the Disabled.

CONTACT us if someone you know needs an UPLIFTING EXPERIENCE.

(360) 207-4768  
Dreamer@nwplace.com  
www.DreamCatcherBalloon.org

DONATE Now at **usbank** or Send Check to:  
P.O. Box 785  
Carlsborg, WA 98324





## Additional Airport Uses

The Sequim Valley Airport is open to the public and also is used for special needs. It is used for air cargo, air taxi passenger service, civilian and military flight training (including USCG and US Army), air ambulance, corporate flights, forest fire fighting, hot air balloons and aviation events.



Cargo



Ambulance



Corporate

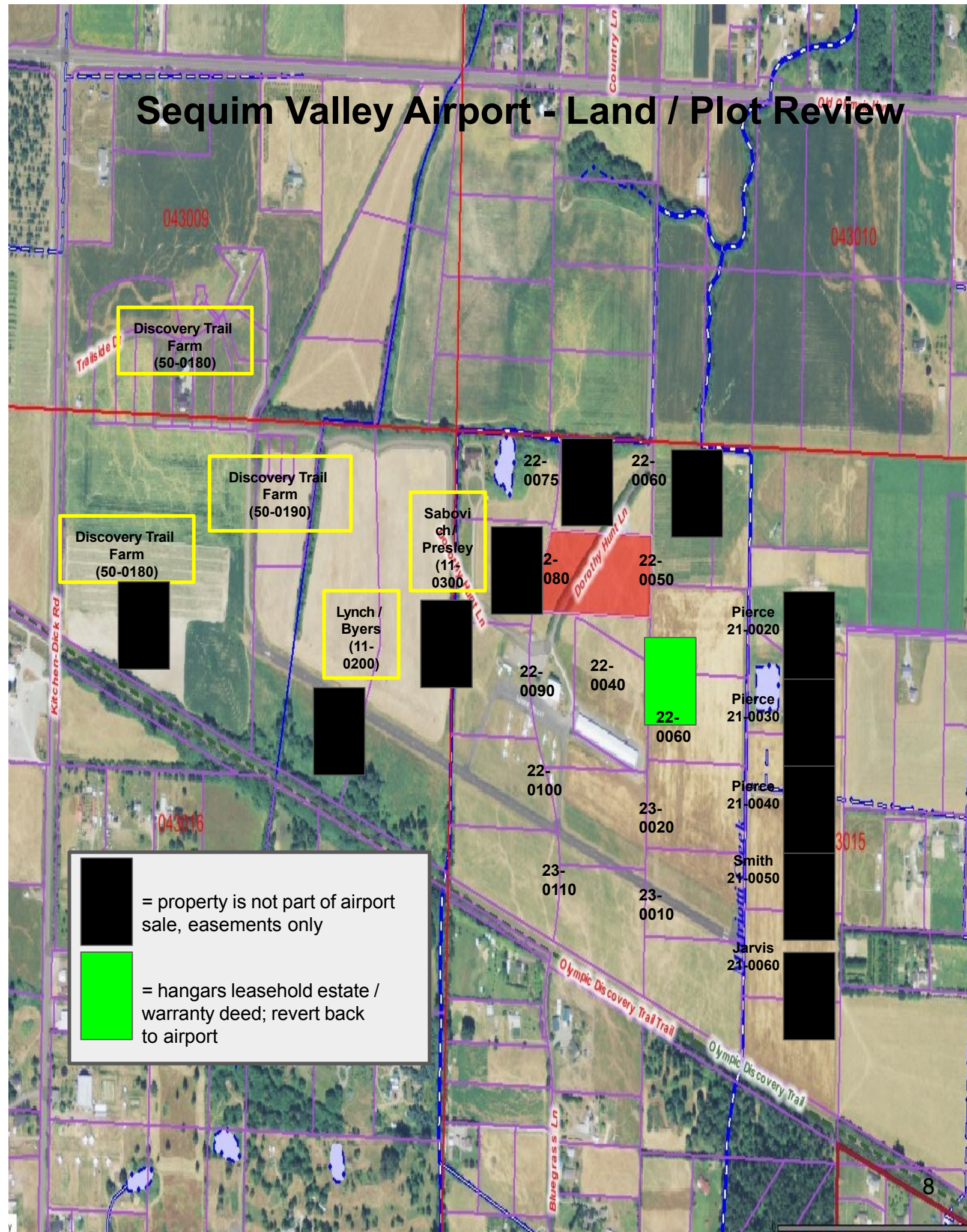


Air Taxi





# Sequim Valley Airport - Land / Plot Review



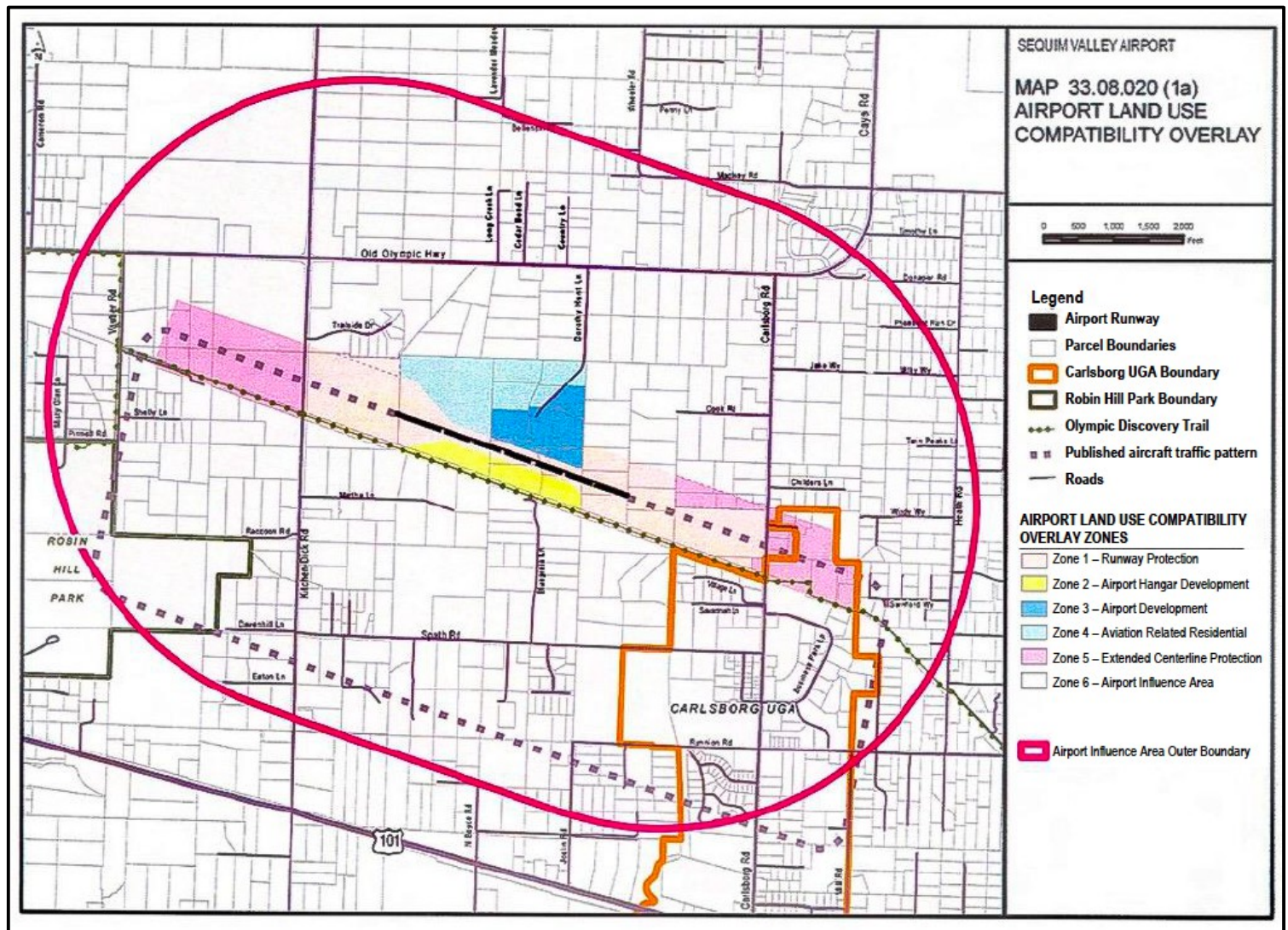


Sequim Valley Airport - Land Overview

Property ID	Geographic ID	Tax Area	Legal Description	Acres
38172	430152200400000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 4 SURVEY V8 P73	5.37
38173	430152200500000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 5 SURVEY V8 P73	5.17
38182	430152200900000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 9 SURVEY V8 P73	5.23
38185	430152201000000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 10 SURVEY V8 P73 PT IN NWNW & SWNW	5.12
38189	430152300100000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 1 SURVEY V8 P73	5.20
38190	430152300200000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 2 SURVEY V8 P73 -	5.10
38194	430152301100000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	PARCEL 11 SURVEY V8 P73	5.15
38440	430155600000000	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	SEQUIM VALLEY AIRPORT CONDO I SLY PTN LT 3	5.0
78468	8345303	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	GENERAL AVIATION AIRCRAFT MAINT (20 owners)	~5.0



# Airport Overlay District



Established Airport Overlay District that controls airport zoning and protects airspace 2007





## Future Enhancement Considerations

The property, zoning, easements and popularity of the Sequim Valley Airport make it a prime property in terms of its potential for future growth, projects and events.

## Possible Hangar Restaurant / Meeting Event Center

This sketch of a potential restaurant would capture the sweeping views of the runway and mountains through large south facing windows. A restaurant could be expanded into an event center for weddings, memorials, aviation club meetings, local business meetings and feature aviation nostalgia and classic airplanes. When not used for events a facility/hangar could be used for overnight transient planes.



## Other Considerations:

- Additional Hangars
- Airport Master and Layout Plans (in progress)
- State funding for paving projects (in progress)
- Continuation of the annual events
- Additional airpark homes
- Corporate aviation related development





## Websites & Blog Posts

Visit the links below for more information about the Sequim area, including the link to the Sequim Valley Airport.



**Sequim Valley Airport** [www.sequimvalleyairport.com](http://www.sequimvalleyairport.com)  
**Investors** [www.sequimvalleyairport.com/about-investors](http://www.sequimvalleyairport.com/about-investors)



**Discovery Trail Farm Airpark** [www.discoverytrailfarmairpark.com](http://www.discoverytrailfarmairpark.com)

**The Olympic Peninsula Air Affaire** [www.olympicpeninsulaairaffaire.com](http://www.olympicpeninsulaairaffaire.com)

**EAA (Experimental Aircraft Association) Chapter 430** [www.eaa430.org](http://www.eaa430.org)

**Morning Star Balloon Company** [www.nwplace.com](http://www.nwplace.com)

**Dream Catcher Balloon Program** [www.dreamcatcherballoon.org](http://www.dreamcatcherballoon.org)

**Related Blog** [karlenepetitt.blogspot.com/2011/04/sequim-airport-legacy-continues.html](http://karlenepetitt.blogspot.com/2011/04/sequim-airport-legacy-continues.html)





## Contact Information



Sequim Real Estate Broker Chuck Marunde has over three decades in real estate, including 20 years as a real estate attorney. Chuck is the author of several real estate books, founder of iRealty Virtual Brokers, the largest independent virtual real estate brokerage in the Northwest. Chuck is considered one of Washington State's foremost real estate experts.

### **Chuck Marunde, J.D.**

President/Owner

iRealty Virtual Brokers

125 Olympic Ranch Ln

Sequim, Washington 98382

(360) 775-5424 (Cell Phone)

Email: [chuckmarunde@gmail.com](mailto:chuckmarunde@gmail.com)

