

PORT OF HOOD RIVER

Resolution No. 2025-26-22

A RESOLUTION ADOPTING MINIMUM STANDARDS FOR THE KEN JERNSTEDT (4S2) AIRFIELD

WHEREAS, the Port of Hood River owns and operates Ken Jernstedt Airfield (FAA Identifier: 4S2) and is responsible for establishing and maintaining policies governing aeronautical activities conducted at the airport; AND

WHEREAS, airports that have received federal funding are required to operate in compliance with Federal Aviation Administration (FAA) Grant Assurances, including maintaining fair and reasonable standards governing commercial aeronautical activities; AND

WHEREAS, the Port has prepared revised Minimum Standards for Hood River Airport to ensure compliance with current FAA guidance, regulatory requirements, and best practices for airport management; AND

WHEREAS, the revised Minimum Standards update insurance requirements, establish provisions for Mobile Service Providers and Mobile Maintenance Providers, clarify the evaluation of non-aeronautical uses of airport property, and establish a five-year review cycle to keep the standards current; AND

WHEREAS, the proposed revisions were developed with input from Port staff, the Airport Advisory Committee, and FAA guidance, and are intended to provide clear and equitable standards for all airport users and commercial operators; NOW THEREFORE

THE PORT OF HOOD RIVER BOARD OF COMMISSIONERS RESOLVES AS FOLLOWS:

The Port Commission of the Port of Hood River hereby adopts the Minimum Standards for Ken Jernstedt Airfield (FAA Identifier: 4S2) attached hereto as *Exhibit A*. These Minimum Standards shall govern the conduct of commercial and non-commercial aeronautical activities at the airport and shall take effect immediately upon adoption of this Resolution. The Executive Director is authorized to administer and enforce the Minimum Standards and to make non-substantive administrative updates as necessary to maintain compliance with Federal Aviation Administration guidance and Port policies. All prior Minimum Standards for the Ken Jernstedt Airfield are hereby repealed.

Adopted by the Board of Commissioners of the Port of Hood River this 17th day of March, 2026.

SIGNED

Signed by:


BFA03189810A4EE...

Heather Gehring, President

ATTEST

Signed by:


00DEXDE439F8421...

Kristi Chapman, Secretary



Port of
HOOD RIVER

EXHIBIT A

INDUSTRIAL/COMMERCIAL FACILITIES • AIRPORT • INTERSTATE BRIDGE • MARINA

1000 E. Port Marina Drive • Hood River, OR 97031 • (541) 386-1645 • Fax: (541) 386-1395 • portofhoodriver.com • Email: info@portofhoodriver.com

MINIMUM STANDARDS 2026

Ken Jernstedt Airfield

1. Policy, Purpose and Authority

The Port of Hood River will maintain Minimum Standards for all Commercial and Non-Commercial Activities at Hood River Airport. The Port and Port staff shall use these Minimum Standards as guidance for making decisions related to the approval of commercial and non-commercial activities located at the Airport.

These activities must comply with FAA and State regulations, which require all airport property be used for aeronautical purposes unless alternate uses are authorized by the FAA. The Port of Hood River operates the Airport in accordance with applicable Federal Grant Assurances and FAA regulations, with preference given to aeronautical uses. However, nothing contained in these standards shall be construed to prohibit the Port from granting, for any reason it deems sufficient, an application for non-aeronautical activities.

Nothing in these Minimum Standards shall be construed to authorize any activity that would violate Federal Grant Assurances, create an exclusive right, result in unjust economic discrimination, or interfere with the safe and efficient operation of the Airport. Any non-aeronautical use of Airport property shall require FAA review and approval, as applicable.

In addition, the Port Commission adopts standards to ensure that:

- The Airport remains compliant with all federal and state grant assurances.
- Any person who uses or accesses Airport property or facilities for commercial activity compensates the Airport at fair market value, consistent with FAA policy and Grant Assurance requirements.
- Airport public areas, roads, taxiways, runways, and aprons remain available for public aeronautical activity, subject to Airport Rules and Regulations.

2. General Requirements

2.1 Proposal Submission

Commercial operators desiring to operate at the Airport must submit proposals to the Port. Proposals will be reviewed by the Port, including advisory input from the Airport Advisory Committee and/or other advisory committees as appropriate.

All proposals shall be evaluated using reasonable, relevant, and non-discriminatory criteria applied uniformly to similarly situated operators.



2.2 Fly Friendly

All Operators must follow the Fly Friendly program as instituted.

2.3 Liability and Insurance

The following insurance requirements apply to users of the Airport:

Coverage Type	Per Occurrence	Aggregate	Applies To
Aviation/Airport General Liability	\$2,000,000	\$4,000,000	FBO/SASO/Tenants/Glider Club
Workers Compensation	\$1,000,000		FBO/SASO/Tenants with employees
Environmental Liability Insurance	\$1,000,000		FBO/SASO (only if fueling or maintenance)
Aircraft & Passenger Liability — Per Passenger			
Piston engine aircraft (<8 seats)	\$1,000,000	\$100,000	FBO/SASO/T-hangar tenants/Glider Club
Piston engine aircraft (>8 seats)	\$2,000,000	\$100,000	FBO/SASO/All Tenants
Turbo Prop aircraft	\$5,000,000	\$250,000	FBO/SASO/All Tenants
Jet aircraft	\$5,000,000	\$250,000	FBO/SASO/All Tenants

Prior to using the Airport, the operator will provide the Port with a certificate of insurance identifying the policies described above and naming the Port, its employees, agents, and Commissioners as an additional insured. The certificates will include a provision that gives the Airport thirty (30) days' prior written notice of any modification or cancellation.

Insurance requirements shall be based on the nature and level of risk associated with the activity being conducted and shall be applied uniformly to all similarly situated operators.

3. Application of the Minimum Standards

The Minimum Standards are adopted to provide the minimum threshold requirements for all commercial and non-commercial operators at the Airport.

3.1 Waivers or Modifications

The Port may waive or modify any portion of these Minimum Standards for the benefit of a governmental agency performing public services, fire protection, or emergency response operations, or when such waiver is determined to be in the best interest of Airport users and the public, provided that such waiver does not result in unjust economic discrimination, the granting of an exclusive right, or a violation of Federal Grant Assurances.



The Port will conduct a review of these Minimum Standards at least once every five (5) years and update them as necessary to reflect current regulatory, operational, and business conditions.

4. General Minimum Standards for Commercial Operators

Approved Service Types identify aeronautical and non-aeronautical services that may be conducted at the Airport, individually or in combination, subject to these Minimum Standards.

4.1 Aeronautical

- Fixed Base Operator (FBO)
- Specialized Aviation Service Operation (SASO)
- Mobile Service Provider (MSP)
- Mobile Maintenance Provider (MMP)
- Independent Contractor (IC)
- Research and development of aviation-related products and services
- Manufacturing of aviation-related products

Aeronautical service providers that are similarly situated shall be afforded a fair and reasonable opportunity to operate at the Airport and shall not be unjustly discriminated against.

4.2 Non-Aeronautical

Support activities may include concessions in support of pilots, passengers, and the public, including automobile rental, aviation medical offices, and food services.

Commercial operators desiring to establish a new non-aeronautical commercial activity on Airport property shall submit a written request to the Port demonstrating compatibility with aeronautical operations and consistency with Airport planning documents.

Non-aeronautical uses shall not displace existing or reasonably anticipated aeronautical needs and shall be subject to FAA review and approval, as required. Revenues derived from non-aeronautical uses shall be used in accordance with Federal Grant Assurance requirements governing airport revenue use.

4.3 Additional Aeronautical Services

Operators desiring to conduct commercial aeronautical activities not specifically identified above shall submit a written proposal to the Port. Proposals shall be evaluated using reasonable, relevant, and non-discriminatory criteria applied uniformly to similarly situated operators. The Port may approve, deny, or forward proposals for additional review, as appropriate.



Port of
HOOD RIVER

5. Complaints

All complaints regarding alleged violations of these Minimum Standards, Airport Rules and Regulations, or applicable agreements shall be submitted in writing, signed by the complainant, and filed with the Port. The Port will investigate complaints and respond in accordance with applicable policies and procedures.

Final Draft