



## **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)
<b>Aircraft &amp; Passenger Liability — Per Passenger</b>			
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.