



STAFF REPORT

To: Planning Commission

From: Ruth Klein, Senior Planner

Date: May 6, 2026

Subject: Request for Continuance for Development Review with Major Adjustments
Case File No. DR-044-25 Sky Harbour Hangers

Requested Planning Commission Action:

Staff requests that the Planning Commission consider a request from the applicant for continuance of the public hearing to May 27, 2026. This continuance is requested so that the applicant's representative has additional time to prepare revised material that responds to the concerns raised during the April 8th public hearing.

Testimony:

Attached is the testimony that has been received following the April 8th public hearing and below is a summary of the topics. The applicant's response to this testimony will be provided prior to the May 27th continued public hearing.

Environmental Concerns

Air Quality and Pollution

- Increased aircraft emissions and carbon footprint from 42 private jets
- Lead emissions (Hillsboro Airport identified as one of highest lead-emitting general aviation facilities in U.S.)
- Addition of 5,544 annual aircraft operations
- Air pollution impacts on surrounding neighborhoods and library patrons

Climate and Heat Island Effects

- Expansion of paved surfaces and tarmac contributing to heat island effect
- Conversion of landscaped areas to pavement

Stormwater and Tree Canopy

- Reduction in stormwater absorption capacity

- Loss of tree canopy that would mitigate emissions

Code Deviations and Waivers

- Elimination of required landscaping and green buffers
- Reduction of mandatory 35-foot setback to 25 feet
- Waiver of 30% tree canopy requirement
- Conversion of required landscaped areas into paved surfaces

Noise Impacts

- Increased noise levels from jet operations affecting neighborhoods
- Specific concern about noise impacts on Hillsboro Brookwood Library (approximately 288 feet from security fence)
- Sound levels approaching OSHA limits (75-85 dBA) requiring hearing protection
- Lack of sound attenuation due to landscaping waivers
- One resident reported planes flying continuously over house for one hour (9:30-10:30 PM on March 25)

Public Process and Transparency

Inadequate Notice

- Minimal public visibility despite project scale
- Inadequate notice of April 8th public hearing
- Residents not meaningfully informed about project scope, code deviations, environmental impacts, or approval timeline
- Request for notification to all Washington County cities within 8-mile radius

Rushed Approval Process

- Appearance of rushed or obscured approval process
- Concerns about "fast tracking" to accommodate Port of Portland

Economic and Community Impact

Lack of Economic Justification

- No published economic impact study
- No job creation estimates provided
- No community benefit plan
- Minimal permanent jobs typical of private jet hangar campuses
- Environmental and public health impacts outweigh economic benefits

Harm to Community

- Negative impact on Hillsboro Brookwood Library access and use
- Health effects on senior citizens and library patrons
- Reduction in quality of life for residents

Health Concerns

- Long-term exposure to aviation pollution causing health issues
- Adverse health effects on vulnerable populations (seniors, children)
- Concerns about lead exposure from aviation fuel

Equity and Fairness

- Prioritizing billionaire/corporate interests over tax-paying residents
- Community of mixed income should not be haven for ultra-wealthy at expense of residents
- Private jet travel among most carbon-intensive forms of transportation per passenger

Letter in Support

- \$45 million investment
- Job creation potential
- \$15.25 million in ground lease revenue for Port of Portland
- Modern, fuel-efficient aircraft without leaded fuel
- Minimal anticipated flight activity (8-10 operations per week)
- Economic benefits to community

Attachments:

A. Public Testimony

- Email from Christian, received April 17, 2026
- Email from Linda Howey, received April 17, 2026
- Email from Lorne Dyke, received April 16, 2026
- Email from Seth Hansen, received April 16, 2026
- Email from Pat Wolter, received April 15, 2026
- Email from Helen Krieger, received April 15, 2026
- Email from Joanne McCall, received April 15, 2026
- Email from Colleen Sullivan, received April 15, 2026
- Email from Randy Kozar, received April 14, 2026
- Email from Sarah Richmond, received April 14, 2026
- Email from Hanuman Baughman, received April 13, 2026
- Email from Gregory Gottlieb, received April 13, 2026
- Email from Brenda Leppo, received April 13, 2026
- Email from Linda Howey, received April 13, 2026
- Email from Andrea Moore, received April 12, 2026
- Email from Justine Ellis, received April 12, 2026
- Email from Stephen Lawton, received April 11, 2026
- Email from Beatrice Nash, received April 11, 2026
- Email from Douglas Rowe, received April 10, 2026
- Email from Mike Claussen, received April 10, 2026
- Email from Jackie Spisak, received April 10, 2026

- Email from Ericha Cook, received April 10, 2026
- Email from Navin Sadarangani, received April 10, 2026
- Email from Lynn Bugean, received April 10, 2026
- Email from David Dezellem, received April 10, 2026
- Email from Dr. Christopher Bockstahler, received April 10, 2026
- Email from Bruce Klein, received April 10, 2026
- Email from Sarah Richmond, received April 9, 2026

Cc: Beverly Pearman, Port of Portland
David Annin, Sky Harbour Group
Emily Sandy, Strata Land Use Planning, LLC
Dirk Knudsen
Lorna Breshears
James Lubischer
Dustin Church
David Corcoran
Michele Fritzler
Megan Gogal
Unnamed Person (tom.dev)
Celeste Wolf
Jared Struck
Individuals Within Body of Report
File

From: [Sarah Richmond](#)
To: [Ruth Klein](#)
Subject: Re: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Thursday, April 9, 2026 2:46:18 PM

You don't often get email from sarahrichmond03@gmail.com. [Learn why this is important](#)

The below is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)
Thank you,
Sarah

On Thu, Apr 9, 2026 at 2:23 PM Sarah Richmond <sarahrichmond03@gmail.com> wrote:

To the Hillsboro Planning Commission,

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport. Although I reside in Washington County rather than the City of Hillsboro, the airport is a regional facility operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project

- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Sarah Richmond Washington County Resident

From: [Dr Bockstahler](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Friday, April 10, 2026 10:00:27 AM

You don't often get email from dr_bockstahler@hotmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations

- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Christopher Bockstahler

Washington County Resident

From: [Lynn Buganan](#)
To: [Ruth Klein](#)
Subject: Case File # DR 044 25 (SKY HARBOUR HANGARS)
Date: Friday, April 10, 2026 2:09:20 PM

You don't often get email from lbuganan18@gmail.com. [Learn why this is important](#)

Dear Ms. Klein,

This is a request to pause approval until full environmental reviews are completed.

Sincerely,
Lynn Buganan

From: [Mike Claussen](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Friday, April 10, 2026 9:34:36 PM

You don't often get email from mike@claussen.org. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1.
Deny the current application, or
2.
Require a full environmental review, including cumulative impact analysis, before any approval is considered, and
3.
Reopen the public process to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Mike Claussen

Washington County Resident

From: [Ericha Cook](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Friday, April 10, 2026 6:33:29 PM

You don't often get email from loving1another@gmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

We are submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As Washington county residents and long time home owners directly affected by airport operations, we have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds 5,544 additional aircraft operations per year at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should NOT move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, we respectfully request that the Planning Commission:

- Deny the current application, or
- Require a full environmental review, including cumulative impact analysis, before any approval is considered, and
- Reopen the public process to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Ericha & Samuel Cook
Washington County Residents

From: [Stacy and Dave Dezellem](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Friday, April 10, 2026 10:22:16 AM

You don't often get email from dezsay@gmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is concerning CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport, which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington County resident and long-time homeowner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

David Dezellem

811 NE Melinda Ct

Hillsboro, OR. 97124

From: [Bruce Klein](#)
To: [Ruth Klein](#)
Subject: CASE FILE NO. DR 044 25 (SKY HARBOUR HANGARS) ? --- RE: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport
Date: Friday, April 10, 2026 10:01:04 AM
Importance: High

You don't often get email from funmail1@frontier.com. [Learn why this is important](#)

From: Bruce Klein [mailto:funmail1@frontier.com]
Sent: Friday, April 10, 2026 9:40 AM
To: 'ruth.klein@hillsboro-oregon.gov' <ruth.klein@hillsboro-oregon.gov>
Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport
Importance: High

Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport

To Whom It May Concern,

I am a resident of the Hillsboro/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets.

I respectfully request that decision-makers pause and carefully consider the following:

1. ENVIRONMENTAL IMPACT

The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted.

2. HEAT ISLAND EFFECT

The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community — a concern that should be assessed as part of any environmental review process.

3. COMMUNITY NOTIFICATION & TRANSPARENCY

Residents were given inadequate notice of the April 8th public hearing. A project of this scale — a \$38 million development with regional impacts across Washington County — deserves full public transparency, robust community outreach, and meaningful opportunity for resident input.

4. STANDARD ENVIRONMENTAL REVIEW

I urge the City of Hillsboro and the Port of Portland to require a complete environmental review, including assessments of air quality, noise pollution, heat island impact, and effects on nearby property values, before this project proceeds any further.

Our community deserves to have its voice heard on decisions that will affect our air, our neighborhoods, and our quality of life for years to come. I respectfully ask that this project not move forward without full environmental review and genuine community engagement.

Thank you for your time and consideration.

Sincerely,
Bruce Klein
1481 NE Evening Star Dr
Hillsboro, OR 97124
Funmail1@frontier.com
971-645-7304

From: [Douglas Rowe](#)
To: [Ruth Klein](#)
Subject: Concerning expansion of Hillsboro airport
Date: Friday, April 10, 2026 10:46:51 PM

You don't often get email from dougro1@frontier.com. [Learn why this is important](#)

In addition to the formal letter below, we live directly in the flight path of the Hillsboro Airport and have for almost 30 years. The current air traffic over our house is not too bad. However, the more jets that fly over our house the more dangerous pollution falls from the sky. Long term exposure can cause health issues. Airports located in heavily populated areas should do all they can to keep air traffic as low as possible. Thank you.

Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport

To: ruth.klein@hillsboro-oregon.gov.

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and longtime home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval

process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Your Name Douglas and Darla Rowe
Washington County Resident

From: navin.sadarangani@gmail.com
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Friday, April 10, 2026 3:16:34 PM

You don't often get email from navin.sadarangani@gmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1.
Deny the current application, or
2.
Require a full environmental review, including cumulative impact analysis, before any approval is considered, and
3.
Reopen the public process to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Navin Sadarangani

Washington County Resident

From: [Jackie S](#)
To: [Ruth Klein](#)
Subject: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)
Date: Friday, April 10, 2026 9:09:55 PM

You don't often get email from jackie.spisak@gmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This email is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS).

I am submitting a formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport. As a Washington County resident and longtime homeowner directly affected by airport operations, I am concerned about the significant environmental and public health impacts of this project.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would reduce essential environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes will increase heat-island effects and reduce stormwater absorption. Furthermore, the project adds 5,544 annual aircraft operations to a facility already identified as one of the highest lead-emitting general aviation airports in the U.S. No cumulative impact analysis or mitigation plan has been made available to the public.

2. Lack of Transparency and Public Notice

This project has advanced with minimal public visibility. The community has not been meaningfully informed regarding the project scope, requested code deviations, environmental impacts, or the approval timeline. A project of this magnitude requires robust public engagement and clear disclosure.

Request

I respectfully request that the Planning Commission:

1. Deny the current application; or
2. Require a full environmental review, including a cumulative impact analysis, before further consideration; and
3. Reopen the public process to ensure Washington County residents have adequate notice and the opportunity to participate.

Thank you for your consideration.

Sincerely,

Jackie & Kevin Spisak
Washington County Residents

From: [Stephen Lawton](#)
To: [Ruth Klein](#)
Subject: RE:ilt CASE FILE NO. DR 044 25 (SKY HARBOUR HANGARS)
Date: Saturday, April 11, 2026 1:19:52 PM
Attachments: [image001.png](#)

You don't often get email from sl@afab.com. [Learn why this is important](#)

Ms. Klein:

I understand there is a proposal to build hangers for dozens of private jets in Hillsboro. Personally I am opposed to this as it will have a negative impact on those of us who live in the neighborhood and deal with noise and pollution daily. I recall years ago when I was an aviation reporter in Los Angeles covering environmental impact reports for Hollywood-Burbank Airport and Santa Monical Airport. Even 40+ years ago the needs of the community outweighed the rights of those with private jets who wanted to take advantage of communities so they could save a bit of time driving to large airports purpose-built for jets. We already have Nike jets here; we don't need more noise in the community. Hillsboro is a community of mixed income; we are not nor should we be a haven for billionaires who want to destroy our community with pollution and noise. Please oppose the luxury jet hangers for the good of the community.

Regards,

Stephen Lawton

AFAB Consulting LLC

Stephen Lawton

AFAB Consulting LLC

Global Top 25 Cybersecurity Expert of 2022, 2023, 2024 & 2025

Global Top 25 Data Expert of 2023

Google Voice: +1 425-341-3390

Direct: +1 503-747-5333

LinkedIn: [Stephen Lawton](#) | slawton@afab.com

[Member Internet Press Guild](#)

Stay the patient course.

Of little worth is your ire

The network is down.

— Author Unknown

The information contained in this message may be privileged and confidential and protected

from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.



Please consider the environment before printing this e-mail

From: andrea.moore100@aol.com
To: [Ruth Klein](#)
Subject: Case File # DR 044 25 (Sky Harbour Hangers)
Date: Sunday, April 12, 2026 8:01:09 PM

You don't often get email from andrea.moore100@aol.com. [Learn why this is important](#)

I object to the Proposed \$38M Hanger Complex at Hillsboro Airport.

I live within 1/2 mile of the airport and believe it will have a tremendous detrimental impact on my neighborhood and lifestyle.

Lane #608, Hillsboro, Or

Andrea Moore, 1201 NE 64th

From: [Beatrice Nash](#)
To: [Ruth Klein](#)
Subject: airport
Date: Saturday, April 11, 2026 7:49:38 AM

You don't often get email from mommy_nash04@hotmail.com. [Learn why this is important](#)

I would ask that you please consider halting any decisions regarding the Hillsboro Airport until the community has the opportunity to have input. Adding so many new hangers to the airport will have a huge impact on the city. Please don't rush on this very important issue.

Thank You

Beatrice Nash

From: Justine Ellis <justineellis1111@gmail.com>
Sent: Sunday, April 12, 2026 3:16 PM
To: Development & Permits <bldweb@hillsboro-oregon.gov>
Subject: Public Comments: Concerns

You don't often get email from justineellis1111@gmail.com. [Learn why this is important](#)

Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport

To Whom It May Concern,

I am a resident of the Hillsboro/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets.

I respectfully request that decision-makers pause and carefully consider the following:

1. ENVIRONMENTAL IMPACT

The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted.

2. HEAT ISLAND EFFECT

The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community — a concern that should be assessed as part of any environmental review process.

3. COMMUNITY NOTIFICATION & TRANSPARENCY

Residents were given inadequate notice of the April 8th public hearing. A project of this scale — a \$38 million development with regional impacts across Washington County — deserves full public transparency, robust community outreach, and meaningful opportunity for resident input.

4. STANDARD ENVIRONMENTAL REVIEW

I urge the City of Hillsboro and the Port of Portland to require a complete environmental review, including assessments of air quality, noise pollution, heat island impact, and effects on nearby property values, before this project proceeds any further.

Our community deserves to have its voice heard on decisions that will affect our air, our neighborhoods, and our quality of life for years to come. I respectfully ask that this project not move forward without full environmental review and genuine community engagement.

Thank you for your time and consideration.

Sincerely,

Justine Ellis

221 NE Evergreen Road

Hillsboro, Oregon

97124

justineellis1111@gmail.com

From: [Hanuman Baughman](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Monday, April 13, 2026 1:44:59 PM

You don't often get email from hanuman.baughman@gmail.com. [Learn why this is important](#)

Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
To: ruth.klein@hillsboro-oregon.gov.

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Economic value to Washington County residents

Please provide evidence of economic value for Washington County residents, including the number of permanent jobs this project creates and any measurable community benefits. Without a published economic impact study, job-creation estimate, or community benefit plan, the project provides **no verifiable economic value** to Washington County residents. The scale of environmental and public-health impacts far outweighs the minimal number of permanent jobs typically associated with private jet hangar campuses.

3. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts

- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Kent Baughman RN, DC. Ret.
Washington County Resident

From: Gregory Gottlieb <gregorycgottlieb@gmail.com>

Sent: Monday, April 13, 2026 12:28 PM

To: Development & Permits <bldweb@hillsboro-oregon.gov>

Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport

You don't often get email from gregorycgottlieb@gmail.com. [Learn why this is important](#)

To whom it may concern

I am a resident of the Beaverton/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets.

I respectfully request that decision-makers pause and carefully consider the following:

1. ENVIRONMENTAL IMPACT The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted.

2. HEAT ISLAND EFFECT The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community — a concern that should be assessed as part of any environmental review process.

3. COMMUNITY NOTIFICATION & TRANSPARENCY Residents were given inadequate notice of the April 8th public hearing. A project of this scale — a \$38 million development with regional impacts across Washington County — deserves full public transparency, robust community outreach, and meaningful opportunity for resident input.

4. STANDARD ENVIRONMENTAL REVIEW I urge the City of Hillsboro and the Port of Portland to require a complete environmental review, including assessments of air quality, noise pollution, heat island impact, and effects on nearby property values, before this project proceeds any further. Our community deserves to have its voice heard on decisions that will affect our air, our neighborhoods, and our quality of life for years to come. I respectfully ask that this project not move forward without full environmental review and genuine community engagement.

Thank you for your time and consideration.

Sincerely,

Greg Gottlieb

See my photos at [The Photocrat](#)

17710 NW Fieldstone Drive
Beaverton, OR 97006

From: Linda <lindashowey@gmail.com>

Sent: Monday, April 13, 2026 8:29 AM

To: Development & Permits <bldweb@hillsboro-oregon.gov>

Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport

You don't often get email from lindashowey@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I am a resident of the Hillsboro/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets.

I respectfully request that decision-makers pause and carefully consider the following:

1. ENVIRONMENTAL IMPACT The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted.

2. HEAT ISLAND EFFECT The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community — a concern that should be assessed as part of any environmental review process.

3. COMMUNITY NOTIFICATION & TRANSPARENCY Residents were given inadequate notice of the April 8th public hearing. A project of this scale — a \$38 million development with regional impacts across Washington County — deserves full public transparency, robust community outreach, and meaningful opportunity for resident input.

4. STANDARD ENVIRONMENTAL REVIEW I urge the City of Hillsboro and the Port of Portland to require a complete environmental review, including assessments of air quality, noise pollution, heat island impact, and effects on nearby property values, before this project proceeds any further. Our community deserves to have its voice heard on decisions that will affect our air, our neighborhoods, and our quality of life for years to come. I respectfully ask that this project not move forward without full environmental review and genuine community engagement.

Thank you for your time and consideration.

Sincerely,

Linda Howey
17710 NW Fieldstone Drive
Beaverton OR 97006

[*lindashowey@gmail.com*](mailto:lindashowey@gmail.com)

From: [Brenda Leppo](#)
To: [Ruth Klein](#)
Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Monday, April 13, 2026 10:41:53 AM

You don't often get email from bgleppo@gmail.com. [Learn why this is important](#)

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Economic value to Washington County residents

Please provide evidence of economic value for Washington County residents, including the number of permanent jobs this project creates and any measurable community benefits. Without a published economic impact study, job-creation estimate, or community benefit plan, the project provides **no verifiable economic value** to Washington County residents. The scale of environmental and public-health impacts far outweighs the minimal number of permanent jobs typically associated with private jet hangar campuses.

3. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1.
Deny the current application, or
2.
Require a full environmental review, including cumulative impact analysis, before any approval is considered, and
- 3.

Reopen the public process to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Brenda Leppo

Washington County Resident

From: [Randy Kozar](#)
To: [Ruth Klein](#)
Subject: CASE FILE NO. DR 044 25 (SKY HARBOUR HANGARS)
Date: Tuesday, April 14, 2026 1:49:19 PM

You don't often get email from randy_kozar@yahoo.com. [Learn why this is important](#)

Subject: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
To: ruth.klein@hillsboro-oregon.gov.

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Economic value to Washington County residents

Please provide evidence of economic value for Washington County residents, including the number of permanent jobs this project creates and any measurable community benefits. Without a published economic impact study, job-creation estimate, or community benefit

plan, the project provides **no verifiable economic value** to Washington County residents. The scale of environmental and public-health impacts far outweighs the minimal number of permanent jobs typically associated with private jet hangar campuses.

3. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Randy Kozar

Washington County Resident

From: [Sarah Richmond](#)
To: [Ruth Klein](#)
Subject: Re: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport
Date: Tuesday, April 14, 2026 12:55:27 PM

You don't often get email from sarahrichmond03@gmail.com. [Learn why this is important](#)

Hi Ruth

Hope you are having a great day.

Reaching out as I would I would like to amend my earlier letter and include a request for an economic impact evaluation from the City...

Here is the updated letter in full...

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been

made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health. Findings should be provided to County citizens and taken into account when determining if this plan should move forward.

2. Lack of Economic value to Washington County residents

Please provide evidence of economic value for Washington County residents, including the number of permanent jobs this project creates and any measurable community benefits. Without a published economic impact study, job-creation estimate, or community benefit plan, the project provides **no verifiable economic value** to Washington County residents. The scale of environmental and public-health impacts far outweighs the minimal number of permanent jobs typically associated with private jet hangar campuses.

3. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure including letters to all County cities within an 8 mile radius of the airport given the expected air quality impacts. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1.

Deny the current application, or

2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Sarah Richmond

Washington County Resident

On Thu, Apr 9, 2026 at 4:05 PM Sarah Richmond <sarahrichmond03@gmail.com> wrote:

Thank you,
I have also written to the Port of Portland in regards to missing environmental studies.
Thank you,
Sarah

On Thu, Apr 9, 2026 at 3:41 PM Ruth Klein <Ruth.Klein@hillsboro-oregon.gov> wrote:

Thank you Sarah. Your testimony will be provided to the Planning Commission and included as part of the record. Once the Planning Commission reaches a decision, a copy of that decision will be sent to you.

Ruth Klein | *Senior Planner*

City of Hillsboro | Community Development: Planning Division

503-686-1433 (cell) | 503-681-6465 (office)

[Hillsboro-Oregon.gov](https://hillsboro-oregon.gov) | [Engage with Us](#)

The City of Hillsboro provides translation, interpretation, alternative formats, and accessibility services upon reasonable request. To request [language help](#) and/or [accessibility services](#): Contact 503-681-6100, City TTY 503-681-6284, Relay Service: 711.

[Traducción e Interpretación](#) | [Biên Dịch và Thông Dịch](#) | [笔译与口译](#) | [翻譯與口譯](#)
[服務](#) | [अनुवाद और व्याख्या](#)

From: Sarah Richmond <sarahrichmond03@gmail.com>

Sent: Thursday, April 9, 2026 2:46 PM

To: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>

Subject: Re: Formal Objection to the Proposed \$38M Hangar Complex at Hillsboro Airport

You don't often get email from sarahrichmond03@gmail.com. [Learn why this is important](#)

The below is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

Thank you,

Sarah

On Thu, Apr 9, 2026 at 2:23 PM Sarah Richmond <sarahrichmond03@gmail.com> wrote:

To the Hillsboro Planning Commission,

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport. Although I reside in Washington County rather than the City of Hillsboro, the airport is a regional facility operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- Elimination of required landscaping and green buffers
- Reduction of the mandatory 35-foot setback to 25 feet
- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1. **Deny the current application**, or
2. **Require a full environmental review**, including cumulative impact analysis, before any approval is considered, and
3. **Reopen the public process** to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

Sarah Richmond Washington County Resident

From: [Helen Krieger](#)
To: [Ruth Klein](#)
Subject: New Hangars at the Hillsboro airport
Date: Wednesday, April 15, 2026 4:09:10 PM

You don't often get email from helenjk49@gmail.com. [Learn why this is important](#)

Ms Klein,

I apologize for doing a copy/paste of the following letter regarding building new hangars at the Hillsboro Airport. However, I think the City of Hillsboro needs to apologize for little to no notification to residents that this planning action was in process.

I agree 100 % with the Request section of this email. I'm hoping for an ethical action by the City to halt forward progress and allow time for the public to evaluate and respond to the building of the complex. To do otherwise will signal a lack of concern about those who live in the City and will be affected by the resulting air traffic issues.

PLEASE halt further actions until the public can catch up and provide feedback.

Helen Krieger

2353 NE 13th Way

Hillsboro 97124

To the Hillsboro Planning Commission,

This is in regards to CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

I am submitting this formal objection to the proposed \$38 million private hangar complex at Hillsboro Airport which is owned and operated by the Port of Portland, and its environmental and public-health impacts extend well beyond city boundaries. As a Washington county resident and long time home owner directly affected by airport operations, I have a clear stake in this decision.

1. Environmental Impacts and Loss of Required Protections

The proposal seeks multiple deviations from Hillsboro's Community Development Code that would significantly reduce environmental protections, including:

- - Elimination of required landscaping and green buffers
- - Reduction of the mandatory 35-foot setback to 25 feet

- Waiver of the 30% tree-canopy requirement
- Conversion of required landscaped areas into paved surfaces

These changes increase heat-island effects, reduce stormwater absorption, and remove tree canopy that would otherwise help mitigate emissions from airport operations.

The project also adds **5,544 additional aircraft operations per year** at an airport already identified as one of the highest lead-emitting general aviation facilities in the United States. No environmental assessment, cumulative impact analysis, or mitigation plan has been made available to the public.

Given the airport's existing pollution burden, any expansion of operations should require a transparent environmental review that includes air quality, stormwater impacts, noise, and public health.

2. Lack of Economic value to Washington County residents

Please provide evidence of economic value for Washington County residents, including the number of permanent jobs this project creates and any measurable community benefits. Without a published economic impact study, job-creation estimate, or community benefit plan, the project provides **no verifiable economic value** to Washington County residents. The scale of environmental and public-health impacts far outweighs the minimal number of permanent jobs typically associated with private jet hangar campuses.

3. Lack of Transparency and Public Notice

This project was advanced with minimal public visibility despite its scale and environmental implications. The public was not meaningfully informed about:

- The scope of the project
- The requested code deviations
- The environmental impacts
- The timeline for approval

A project of this magnitude — involving major code waivers and long-term environmental consequences — should not move forward without robust public engagement and clear

disclosure. The appearance of a rushed or obscured approval process undermines public trust.

Request

Given these concerns, I respectfully request that the Planning Commission:

1.
Deny the current application, or
2.
Require a full environmental review, including cumulative impact analysis, before any approval is considered, and
3.
Reopen the public process to ensure that Washington County residents — who are directly affected by airport operations — have adequate notice and opportunity to participate.

Thank you for your consideration.

From: [Joanne McCall](#)
To: [Council](#); [Development & Permits](#); testimony@portofportland.com; [Ruth Klein](#)
Subject: Public Comment: Concerns Regarding Proposed 42-Jet Hangar Development at Hillsboro Airport
Date: Wednesday, April 15, 2026 11:30:16 AM
Attachments: [image001.png](#)

Some people who received this message don't often get email from joanne@joannemccall.net. [Learn why this is important](#)

To Whom It May Concern:

I am a resident of the Hillsboro/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets. I respectfully request that decision-makers pause and carefully consider the following:

1. **ENVIRONMENTAL IMPACT** The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted.
2. **HEAT ISLAND EFFECT.** The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community, which is a concern that should be assessed as part of any environmental review process.
3. **COMMUNITY NOTIFICATION & TRANSPARENCY.** Residents were given inadequate notice of the April 8th public hearing. A project of this scale, meaning a \$38 million development with regional impacts across Washington County, deserves full public transparency, robust community outreach, and meaningful opportunity for resident input. It's disappointing this wasn't given.
4. **STANDARD ENVIRONMENTAL REVIEW.** I urge the City of Hillsboro and the Port of Portland to require a complete environmental review, including assessments of air quality, noise pollution, heat island impact, and effects on nearby property values, before this project proceeds any further. Our community deserves to have its voice heard on decisions that will affect our air, our neighborhoods, and our quality of life for years to come.

I respectfully ask that this project not move forward without full environmental review and genuine community engagement.

Thank you for your time and consideration.

Sincerely,
Joanne Wright
8200 SW 184 Ave, Aloha, OR

Joanne@joannemccall.net

From: 24-wayside.waxwing@icloud.com
To: [Ruth Klein](#)
Subject: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)
Date: Wednesday, April 15, 2026 8:46:32 AM

[You don't often get email from 24-wayside.waxwing@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Klein,

I live in unincorporated Portland, Washington County, in the Cedar Mill neighborhood.

On March 25, airplanes flew continually over our house from 9:30 p.m. to 10:30 p.m., taking off about every two minutes and making it impossible to sleep. I asked for an explanation the next day from the Port of Portland but have heard nothing back. I imagine the planes were coming and going from Hillsboro Airport.

In addition to the violations of code and public process I'm sure you've heard about already, I'd like you to consider how the expansion of the airport for Sky Harbour to accommodate many more private jets will hurt neighbors like me because of increased noise and air pollution while benefiting only the very few people who can afford to come and go this way.

Thank you for prioritizing tax-paying residents over corporate interests.

Colleen Sullivan

From: pcwolter@comcast.net
To: [Ruth Klein](#)
Subject: Casefile # DR-044-25 Sky Harbor Hangers
Date: Wednesday, April 15, 2026 10:13:00 PM

You don't often get email from pcwolter@comcast.net. [Learn why this is important](#)

Dear Ms. Klein,

We are writing to ask you to pause the above application until the appropriate and required environmental studies are completed; no fast tracking to accommodate the Port of Portland's ambitions. The City's first responsibility is its citizens' health and quality of life, not private jet owners.

Yours truly,

Pat and Chet Wolter
9555 NW 316th Place
Hillsboro, OR 97124

lornecd@gmail.com

From: lornecd@gmail.com
Sent: Thursday, April 16, 2026 3:56 PM
To: 'Ruth Klein'
Cc: 'Gretchen Olson'
Subject: RE: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)
Attachments: Sky Harbour HIO noise at Brookwood Library.pptx

Hello again Ruth,

Thanks again for adding my written testimony to subject case.

If I recall correctly from the 4/18 Planning Commission meeting there is a follow-up with Sky Harbour scheduled for 5/13.

Would it be possible to add my explanation, attached in PowerPoint file, to my written testimony?

I conclude the PowerPoint with recommendation to preserve public benefit (CDC 12.50.900).

As a Mechanical Engineer who's career has been spent in aircraft engines and airlines, I have expertise in this field and would be happy to testify if helpful.

Can you let me know if possible to add my PowerPoint in advance of 5/13 Planning Commission meeting?

Kind regards,

Lorne Dyke
6346 NE Southbrook Ct.
Hillsboro, OR 97124

From: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>
Sent: Wednesday, April 8, 2026 7:47 PM
To: lornecd@gmail.com
Cc: Gretchen Olson <Gretchen.Olson@hillsboro-oregon.gov>; Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>
Subject: RE: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

Hello Lorne,

Your testimony was received and provided to the Planning Commission.

Thank you,
-Ruth

Ruth Klein | *Senior Planner*
City of Hillsboro | Community Development: Planning Division

503-686-1433 (cell) | 503-681-6465 (office)

[Hillsboro-Oregon.gov](https://www.hillsboro-oregon.gov) | [Engage with Us](#)

The City of Hillsboro provides translation, interpretation, alternative formats, and accessibility services upon reasonable request. To request [language help](#) and/or [accessibility services](#): Contact 503-681-6100, City TTY 503-681-6284, Relay Service: 711.

[Traducción e Interpretación](#) | [Biên Dịch và Thông Dịch](#) | [笔译与口译](#) | [翻譯與口譯服務](#) | [अनुवाद और व्याख्या](#)

From: Lorne Dyke <lornecd@gmail.com>

Sent: Wednesday, April 8, 2026 4:46 PM

To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>

Subject: Fw: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

You don't often get email from lornecd@gmail.com. [Learn why this is important](#)

Forwarding "written testimony" for this evening's Planning Commission meeting.

My apology for late submission, as I just became aware of the meeting and testimony deadline.

My testimony consists of two (2) questions in below reply to Ruth Klein today, namely:

1. Regarding off-street parking adjacent to NE Brookwood and waiver of landscaping (CDC's 12.25.280.B.1 and 12.50.850.C.1) was there an evaluation of elevated radiated noise, from hard surfaces versus landscaping, impacting the **Hillsboro Brookwood Library** area? I do not see consideration in Adjustment 2 nor Adjustment 3.
2. Did the city consider **Hillsboro Brookwood Library** in regards public benefit (CDC 12.50.900) impairment? The radiated noise and transient air pollution from proposed Sky Harbor Hangers will be significant. Senior citizens (e.g. my wife and I) accessing the library may suffer adverse health effects and library utilization thereby reduced or restricted from us.

Respectfully,

Lorne Dyke
6346 NE Southbrook Ct.
Hillsboro, OR 97124

From: Lorne Dyke <lornecd@gmail.com>

Sent: Wednesday, April 8, 2026 4:40 PM

To: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>

Subject: Re: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

Dear Ruth,

Thank you very much for prompt reply with staff report and exhibits. I do have two follow-up questions:

1. Regarding off-street parking adjacent to NE Brookwood and waiver of landscaping (CDC's 12.25.280.B.1 and 12.50.850.C.1) was there an evaluation of elevated radiated noise, from hard surfaces versus landscaping, impacting the **Hillsboro Brookwood Library** area? I do not see consideration in Adjustment 2 nor Adjustment 3.
2. Did the city consider **Hillsboro Brookwood Library** in regards public benefit (CDC 12.50.900) impairment? The radiated noise and transient air pollution from proposed Sky Harbor Hangers will be significant. Senior citizens (e.g. my wife and I) accessing the library may suffer adverse health effects and library utilization reduced or restricted from us.

Having worked most of my adult life on or near airports I believe some CDC waivers are being too generously gifted to applicants.

Thank you sincerely for considering my follow-up questions!

~ Lorne

Lorne Dyke

Apex Engine Management, LLC
650-245-9806

<https://www.linkedin.com/in/lornedyke/>

From: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>
Sent: Wednesday, April 8, 2026 4:10 PM
To: Lorne Dyke <lornecd@gmail.com>
Cc: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>
Subject: RE: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

Good afternoon Lorne,

Attached is the staff report and analysis explaining why Staff is recommending that the Planning Commission allow the property owner (the Port of Portland) and the applicant (Sky Harbour) to development on the property. I think the answers you are looking for would be found starting on the bottom of page 24 of the pdf titled Draft Order and Exhibits. Please let me know if you have any follow up questions.

Thank you,
Ruth

Ruth Klein | Senior Planner
City of Hillsboro | Community Development: Planning Division
503-686-1433 (cell) | 503-681-6465 (office)
Hillsboro-Oregon.gov | Engage with Us

The City of Hillsboro provides translation, interpretation, alternative formats, and accessibility services upon reasonable request. To request language help and/or accessibility services: Contact 503-681-6100, City TTY 503-681-6284, Relay Service: 711.

Traducción e Interpretación | Biên Dịch và Thông Dịch | 笔译与口译 | 翻譯與口譯服務 | अनुवाद और व्याख्या

-----Original Message-----

From: Lorne Dyke <lornecd@gmail.com>

Sent: Wednesday, April 8, 2026 2:03 PM

To: Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>

Subject: CASE FILE NO. DR-044-25 (SKY HARBOUR HANGARS)

[You don't often get email from lornecd@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ruth and City of Hillsboro,

Can you share your basis for potentially waiving City of Hillsboro Community Development Codes (CDC's) noted in this article?

<https://hillsboroherald.com/the-hillsboro-project-no-one-is-talking-about-a-38m-private-jet-fortress-heading-for-approval-tomorrow/>

As an Orenco Station area homeowner and user of library on Brookwood the acquiescing to billionaire self-interest at the expense of my community is alarming.

I am a locally affected resident and need to understand both our city and the Port of Portland's position on this.

Respectfully,

Lorne Dyke
6346 NE Southbrook Ct.
Hillsboro, OR 97124

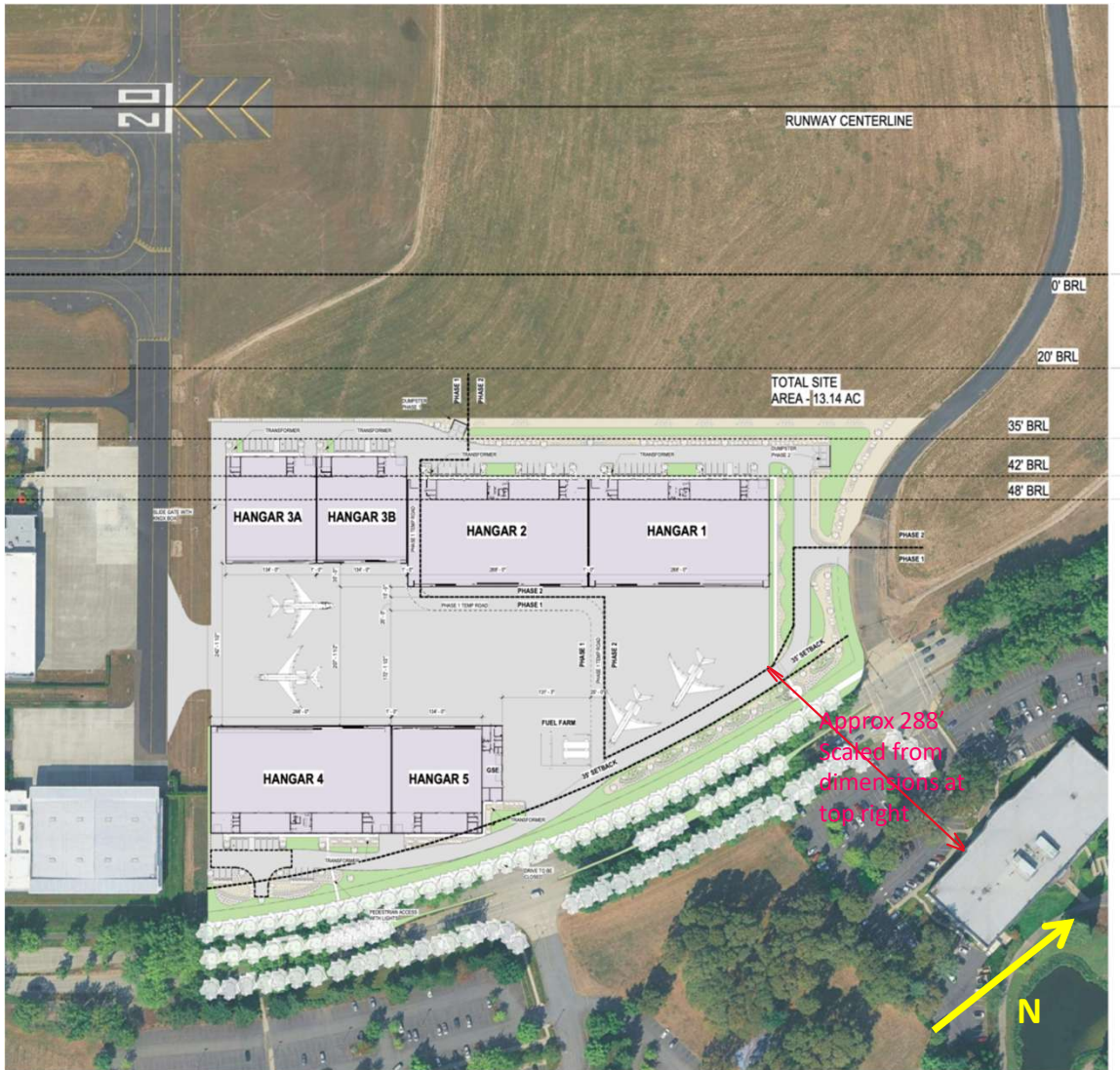
16 April 2026

Sky Harbour Hangars: Case No. DR-044-25

Noise at Hillsboro Brookwood Library

Public Benefit (CDC 12.50.900) Negatively Affected

Mr. Lorne Dyke
6346 NE Southbrook Ct.
Hillsboro, OR 97124
<https://www.linkedin.com/in/lornedyke/>



- Sky Harbour Hangars proposed development will have jet aircraft engine noise during start and taxi radiating across NE Brookwood Parkway
- Sky Harbour proposed waiver of landscaping codes (CDC's 12.25.280.B.1 and 12.50.850.C.1) will result in minimal sound attenuation
- Hillsboro Brookwood Library, with entrance approximately 288 feet from Security Fence, will be impacted by radiated noise and air pollution
- Code requires consideration of Public Benefit (CDC 12.50.900)
- Public Benefit is negatively affected with impaired or reduced use of Brookwood Library

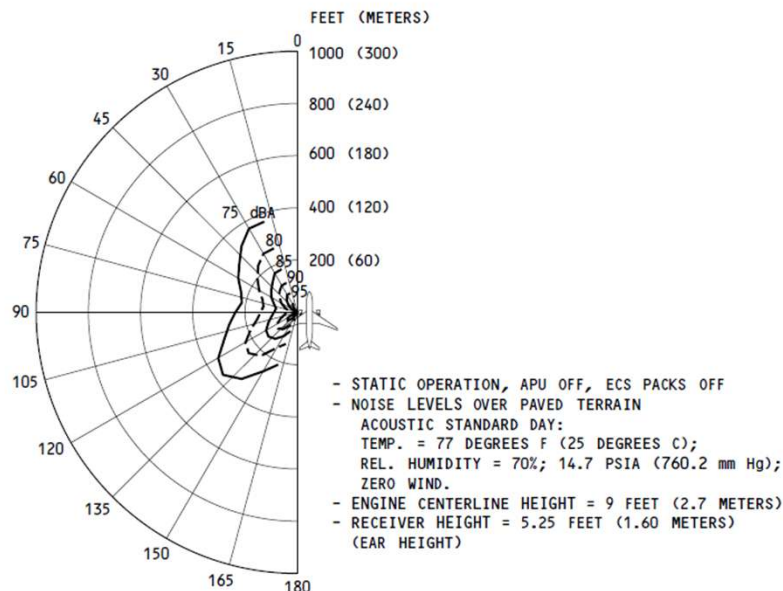
Example: BBJ 737-NG Noise Contours

Reference: Aircraft Maintenance Manual, D633A101, 71-00-00, Figure 210

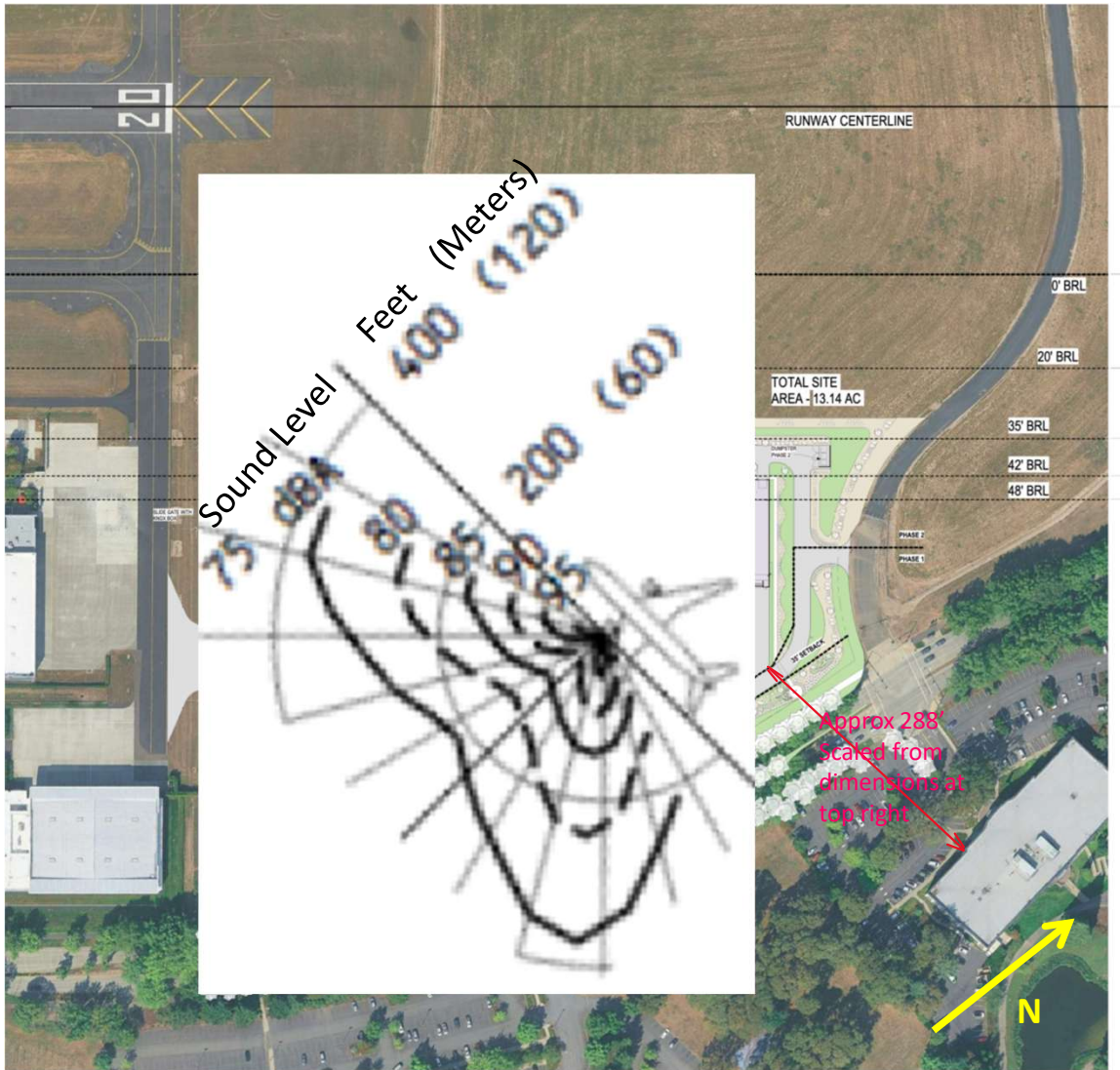
- Single engine operating at breakaway (thrust to get aircraft rolling) generates approximately **90 dBA** at a 100 foot distance
- Sound level could be approximately **80 to 85 dBA** at 144 feet distance from Security Fence to Library parking lot
- Sound level could be between **75 and 80 dBA** at 288 feet distance from Security Fence to Library entrance

737-600/700/800/900 AIRCRAFT MAINTENANCE MANUAL

SINGLE ENGINE OPERATING AT: BREAKAWAY THRUST
(ADD 3 dBA FOR TWO ENGINES) (2,291 LBS; N1C = 1,726 RPM; 174.2 KLB A/P)



- OSHA regulation requires hearing protection at **90 dBA** exposure (CFR Part 29, Ch. XVII, Sect. 1910.95 "Occupational Noise Exposure") and employee notification threshold is **85 dBA**
- Manufacturer's Aircraft Maintenance Manual includes **WARNING** for personal protective equipment use with noise exceeding **84 dBA** and recommends testing by audiologist with sound exposure dosimeter



- Sky Harbour’s hangar layout and aircraft apron will orient aircraft center lines about 75 to 90 degrees to NE Brookwood Parkway as they start engines and taxi to exit, radiating noise
- Sky Harbour proposed waiver of landscaping codes excludes sound attenuation
- Business jets (BBJ 737-NG used for example) starting engines and taxiing will impact Hillsboro Brookwood Library employees and customers, with sound levels approaching OSHA limits requiring personal protective equipment
- Public Benefit (CDC 12.50.900) could be preserved with combination of [jet blast deflectors](#) and landscaping berms
- Berms may be located both sides of NE Brookwood Parkway

From: [Christian](#)
To: [Ruth Klein](#)
Subject: Please Halt Private Airplane Expansion in Hillsboro
Date: Friday, April 17, 2026 6:23:59 PM

[You don't often get email from 09baylessc@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hey Ruth / Planning Commission,

I just want to voice my adamant opposition to expanding our local airport to include more private jet traffic and storage. My goodness I'm astonished this is even a thing we're considering when we have people struggling to afford basic needs. This is seriously out of touch and gross from a city that champions itself as a progressive and environmental leader in the state.

Please do not turn our airspace into a billionaire playground.

Christian

Sent from my iPhone

From: [Seth Hansen](#)
To: [Ruth Klein](#); [Council](#)
Subject: In Support of the Sky Harbour Hangar Campus Development at Hillsboro Airport (Case File No. DR-044-25)
Date: Thursday, April 16, 2026 7:50:47 PM

You don't often get email from gregory.s.hansen@gmail.com. [Learn why this is important](#)

Dear Hillsboro Planning Commission and City Officials,

I am writing as a Hillsboro resident and community member to express my strong support for the proposed Sky Harbour hangar campus development at Hillsboro Airport (HIO). I understand the Planning Commission is scheduled to take up this matter, and I wanted my voice to be part of the record in favor of this project.

This \$45 million, 13-acre business aviation campus represents one of the most significant economic investments at Hillsboro Airport in a decade. The project is projected to create or sustain hundreds of local jobs and generate an estimated \$15.25 million in ground lease revenue for the Port of Portland over the base term of the agreement — revenue that helps make Hillsboro Airport more economically self-sustaining. That is a direct benefit to our community and to Washington County taxpayers.

The modern corporate jets that will be based at this facility represent the current generation of business aircraft — among the quietest and most fuel-efficient ever produced, operating without leaded fuel. The Port has noted that the anticipated flight activity, approximately eight to ten operations per week, will have minimal noise impact on surrounding neighborhoods. Beyond the numbers, this development signals that Hillsboro is a serious hub for business aviation and corporate activity. Attracting corporate tenants who base their aircraft here means attracting the executives, businesses, and investment dollars that come with them. Companies and entrepreneurs who choose to home-base at HIO are far more likely to conduct business in our region, hire locally, and invest in the community.

I recognize there are voices in opposition to this project, and I respect their concerns. However, I believe the economic benefits, the quality of the jobs created, the revenue generated for the Port, and the airport's long-term growth trajectory all point clearly in favor of moving this project forward.

I respectfully urge the Planning Commission and City Council to support approval of the Sky Harbour hangar campus. Thank you for your time and your service to our community.
Sincerely,

Seth Hansen

Read-Only Content

Full Name

Linda Howey

Address

17710 Nw Fieldstone Dr

Beaverton, Oregon

Email

lindashowey@gmail.com

Phone

(240) 620-5517

Do you have a preferred contact method?

Email

Please select a subject below

General information

Your Message:

I am a resident of the Beaverton/Washington County area writing to express serious concerns about the proposed hangar development at Hillsboro Airport that would accommodate up to 42 private jets. I respectfully request that decision-makers pause and carefully consider the following: 1. ENVIRONMENTAL IMPACT The regular operation of 42 additional private jets would significantly increase air pollution, carbon emissions, and noise levels affecting surrounding neighborhoods. Private jet travel is among the most carbon-intensive forms of transportation per passenger, and concentrating 42 such aircraft at a single community airport warrants a thorough environmental review before any approval is granted. 2. HEAT ISLAND EFFECT The construction of large hangar facilities and expanded tarmac area will contribute to increased heat island effects in our community — a concern that should be assessed as part of any environmental review process.

Thank you,
City of Hillsboro, OR

This is an automated message generated by Granicus. Please do not reply directly to this email.