



**SUPPLEMENTAL STAFF REPORT  
No. 4**

**To:** Planning Commission

**From:** Ruth Klein, Senior Planner

**Date:** May 20, 2026

**Subject:** Request for Development Review Approval  
Case File No. DR-044-25 Sky Harbour Hangars

<b>Site Address:</b>	2315 NE Brookwood Pkwy	<b>Assessor's Tax ID:</b>	1N2280001550
<b>Location:</b>	North of NE Cornell Road, west of NE Brookwood Parkway, east of NE 25 <sup>th</sup> Avenue and south of NE Evergreen Parkway		
<b>Zoning:</b>	I-P Industrial Park	<b>Comprehensive Plan Designation:</b>	IN Industrial
<b>Applicant:</b>	David Annin, Sky Harbour Group	<b>Applicant's Representative:</b>	Emily Sandy, Strata Land Use Planning, LLC

**Requested Planning Commission Action:**

The applicant requests Development Review approval for a private aircraft hangar campus on a 13.70-acre leasehold at the Portland-Hillsboro Airport (HIO). The request is a revision to the proposal provided on April 8<sup>th</sup> at the Planning Commission hearing. The revised proposal eliminates all previously requested Major Adjustments.

	<b>Community Development Code Minimum</b>	<b>Original Proposal</b>	<b>Revised Proposal</b>
<b>Minimum Front Building Setback</b>	35 feet	25 feet at closest point at Hangar 5	67.5 feet at closest point at Hangar 5
<b>Vehicle Paving</b>	None within 35-foot front building setback	9,485 square feet	0 square feet

The applicant has elected to continue under the Type III procedure pursuant to Community Development Code (CDC) Section 12.80.040.E.1. Staff recommends that the Commission open the continued public hearing, accept testimony, deliberate on the proposal's

compliance with the CDC, and, if the Commission finds the criteria are met, approve the request for Development Review.

**Updated Information:**

This is the fourth supplemental staff report for Case File No. DR-044-25. The March 18, 2026 staff report, Supplemental Staff Report No. 1 (April 1, 2026), Supplemental Staff Report No. 2 (April 8, 2026), and Supplemental Staff Report No. 3 (May 6, 2026) are incorporated by reference. This report describes revisions submitted by the applicant in response to the April 8, 2026 public hearing and addresses testimony received through the record.

The applicant's representative, Emily Sandy of Strata Land Use Planning LLC, submitted a revision memo dated May 4, 2026 (Exhibit B.3) and a revised partial narrative dated May 4, 2026 (Exhibit B.4). Revised plans submitted with this revision include an updated overall site plan, phasing plan, civil layout and paving plan, grading plan, utility plan and landscaping plan and building elevations. Revised documents submitted with this revision include an applicant memo summarizing the revisions and updated narrative, storm water report, renderings and an intersection evaluation study.

**Site Description:**

The subject site is a 13.70-acre leasehold area on Port of Portland-owned property at the Airport. The site is zoned I-P Industrial Park and is bounded by NE Brookwood Parkway to the east, an airport taxiway to the west, and NW Airport Road, a private road, to the north. The leasehold is currently vacant.

The site is currently a mowed grass field with no existing structures, trees, pavement, or above-ground improvements. Topographic contours on the survey confirm the site is essentially flat with no significant grade change across the leasehold. A french drain is present near the southern end of the site.

NE Brookwood Parkway is the only public street frontage. It is classified as an Arterial Street and is also designated as a Washington County Truck Route, a Major Emergency Response Route, a Major Pedestrian Route, and a Major Transit Route. A Major Transit Stop is located at the signalized intersection of NE Brookwood Parkway and NW Airport Road at the northeast corner of the leasehold. Existing right-of-way improvements along the NE Brookwood Parkway frontage include a sidewalk, curb, and underground utilities. An existing curb cut and driveway apron connecting the leasehold to NE Brookwood Parkway is present and is proposed to be removed as part of this project. NW Airport Road is a private driveway on Port of Portland property.

City mapping confirms no Significant Natural Resource Overlay, Regulatory Floodplain Overlay, wetlands, cultural resources, or slopes of 25 percent or greater on the leasehold. Abutting uses include the airport taxiway and airfield to the west, existing private hangar leaseholds to the south and vacant Airport land to the north. Across NE Brookwood Parkway, to the east, is a business park development with extensive private greenspace.

For information pertaining to surrounding Comprehensive Plan Designations, Zoning and land use, see attached maps.

**Summary of Revisions:**

The revised proposal eliminates all three previously requested Major Adjustments. All vehicle paving and buildings have been relocated outside of the 35-foot front yard setback along NE Brookwood Parkway. The key changes are summarized below.

**Leasehold Area.** The leasehold area has increased from 13.14 acres to 13.70 acres as a result of an agreement between Sky Harbour and the Port of Portland to extend the western boundary of the lease area by 23.5 feet. This shift allows the development to move further west, away from NE Brookwood Parkway and out of the front yard setback.

**Number and Configuration of Hangars.** The number of hangar buildings has increased from six to seven due to Hangar 2 being separated into two smaller buildings (Hangars 2a and 2b), identical in configuration to Hangars 3a and 3b. The revised proposal consists of two large hangars (Hangars 1 and 4) and five smaller hangars (2a, 2b, 3a, 3b, and 5). Total hangar square footage has been reduced by 9,385 square feet due to a reduction in the footprint of Hangar 5, from 21,440 square feet to 12,055 square feet. Interior accessory offices and customer waiting areas have also been eliminated from Hangar 5.

**Roof Form and Building Materials.** Roof forms have been changed from shed roofs to gable roofs with gable ends oriented toward the runway and the parking areas. This change reduces effective building height for purposes of FAA Building Restriction Line (BRL) compliance, allowing buildings to be positioned further west without exceeding BRL height limitations. Exterior materials have been revised from tilt-up concrete to corrugated and flat metal paneling. Windows on the parking-facing facades, main entry doors, entry canopies, and lighting are retained.

**Front Yard Setback.** The minimum front building setback from NE Brookwood Parkway is 67.5 feet at the closest point, at Hangar 5, compared to 25 feet in the prior proposal. No vehicle paving or parking is proposed within the 35-foot front yard setback. The minimum distance from NE Brookwood Parkway paving to the nearest on-site vehicle area, including the right-of-way and private property, is 70 feet at the narrowest point.

**Anticipated Aircraft.** The number of anticipated aircraft has been reduced from 38-42 to approximately 30, as a result of the reduced total hangar square footage and the reconfiguration of Hangar 2 into two smaller buildings.

**Public Plaza.** The applicant has elected to keep the publicly accessible plaza adjacent to NE Brookwood Parkway in the revised proposal. The plaza was proposed as a public benefit; however, because all Adjustments have been eliminated, the Public Benefit standards under CDC Section 12.50.900 are no longer applicable. The plaza is retained as a respite area for trail users. The plaza is located outside the security fencing and is always accessible to the public. It is located on private property and will be maintained by the property owner or leaseholder.

**Phasing.** Phase I includes Hangars 2b, 3a, 3b, and 4, the GSE building, the fuel farm, associated parking, one temporary trash enclosure, Phase I landscaping, and a temporary security fence. Phase II includes Hangars 1, 2a, and 5, remaining parking, the permanent access driveway, the Phase II trash enclosure, all remaining landscaping, and permanent security fencing. Phasing timelines remain as described in the April 1, 2026 staff report.

**Summary of Procedures:**

Application Submittal Date:	<u>12/01/2025</u>
Application Deemed Complete:	<u>01/29/2026</u>
Date Public Notice Mailed:	<u>03/04/2026</u>
Public Hearing:	<u>04/08/2026</u>
State Mandated 120-Day Rule:	09/13/2026

**Public Testimony:**

This summary consolidates all public testimony received across the record for Case File No. DR-044-25. Testimony submitted following the issuance of this staff report will be provided to the Planning Commission via a supplemental staff report and, if necessary, at the May 27<sup>th</sup> hearing. Staff responses follow each topic summary. The CDC is the sole source of approval standards for this proposal; issues that fall outside the scope of CDC review are noted as such.

**SETBACKS, LANDSCAPING, AND CODE COMPLIANCE**

The original proposal included three Major Adjustment requests: a reduction of the front yard setback from 35 to 25 feet for a 165 square foot portion of Hangar 5; authorization of 9,485 square feet of vehicle paving within the front yard setback; and related landscaping modifications. Multiple commenters objected to these deviations as incompatible with the purpose of the I-P zone and inconsistent with the character of the Brookwood Parkway corridor.

**Staff Response.** The revised proposal eliminates all three Major Adjustment requests. All buildings and vehicle paving have been relocated outside the 35-foot front yard setback. The minimum front building setback is now 67.5 feet at the closest point. No parking or vehicle paving is proposed within the front yard. The full front yard setback is landscaped with trees, shrubs, groundcover, and repeating raised berms ranging from 4 to 5 feet in height along the NE Brookwood Parkway frontage. Overall landscaped area is 16.1 percent of the leasehold, exceeding the 15 percent minimum required by Table 12.25.260-1. This issue is resolved by the revised proposal.

**PUBLIC BENEFIT**

Several commenters argued that the proposed publicly accessible plaza was inadequate to constitute a verifiable public benefit under CDC Section 12.50.900, citing its small size (approximately 314 square feet), proximity to a busy roadway and aircraft operations, and location within a secured aviation facility. Commenters proposed alternative public benefits including improvements at the Brookwood Library or Dawson Creek Park.

**Staff Response.** Because all Major Adjustments have been eliminated, the Public Benefit standards under CDC Section 12.50.900 are no longer applicable to this review. The plaza is

retained voluntarily by the applicant as a respite area for trail users along NE Brookwood Parkway. It is located outside the security fencing and is always accessible to the public from the public sidewalk. This issue is resolved by the elimination of the Adjustment requests.

#### TREE CANOPY

Some testimony expressed concern that the proposal waived the 30 percent parking area tree canopy requirement under CDC Section 12.50.360.F.5.a.i, and that solar panels were being used to substitute for required tree canopy mitigation.

**Staff Response.** No waiver of the tree canopy requirement was requested in the original proposal or in the revised proposal. The revised landscape plans show parking area tree canopy coverage of 31 percent at maturity, exceeding the 30 percent minimum. The applicant elects to satisfy the Climate Action Element requirement under CDC 12.50.360.F.5.a.ii through installation of solar panels on the GSE building roof, which is a separately enumerated compliance option, not a substitute for the tree canopy standard. Plant species and spacing have been developed in coordination with the Port of Portland Wildlife Hazard Management Plan for the secondary zone.

#### CLASSIFICATION OF NW AIRPORT ROAD

Commenters argued that NW Airport Road should be classified as a street under CDC Section 12.01.500 because it is identified as a planned collector in the Transportation System Plan, and that treating it as a private driveway for setback and landscaping purposes constitutes a legal error in fact-finding.

**Staff Response.** NW Airport Road is a private driveway on Port of Portland property. It does not currently meet the CDC definition of a street. Its designation as a planned collector in the TSP describes a future intended function, not its current legal status. The City's interest in a future public street extension at this location is addressed by Conditions 2 and 3 from the April 8, 2026 draft order, which are carried forward in the revised draft order. No corner lot or second-frontage development standards apply at this time.

#### TRAFFIC, TRIP GENERATION, AND FLIGHT ACTIVITY MULTIPLIER

Commenters questioned whether Staff appropriately waived a full Transportation Impact Analysis (TIA), arguing that the applicant's trip generation assumptions were insufficiently conservative. A large, coordinated group of commenters raised a specific concern that the Port of Portland selected a flight-activity multiplier of 1.26 based on the slowest-performing Sky Harbour campuses nationally, and that a multiplier of 3 would be more appropriate given Hillsboro's expected demand. Using a multiplier of 3, commenters project 9 to 13 daily operations in Phase I and 16 to 30 daily operations in Phase II, compared to 3 to 6 jet events currently at HIO.

**Staff Response.** The trip generation analysis submitted by the applicant (Exhibit G, revised May 4, 2026) evaluates vehicle trips to and from the site, not aircraft operations. The TIA threshold in CDC Section 12.70.220.A is based on vehicle trip generation, not aircraft operations. The revised trip generation memo projects a maximum of 32 vehicle trips for each of the morning and evening peak hours under a worst-case scenario in which 100 percent of aircraft are active simultaneously. Under typical conditions, with approximately 60 percent of aircraft active, daily vehicle trips are projected below that maximum. Both

scenarios remain below the thresholds that would require a full TIA. Transportation Systems Engineer Joseph Auth reviewed the revised memo and confirmed that no TIA is required and that all study intersections are currently operating acceptably and are projected to continue operating acceptably through a 2029 buildout year. Aircraft operations are not a vehicle trip generation metric and are not regulated by the CDC. The flight-activity multiplier concerns raised by commenters relate to aircraft operations, which are regulated by the FAA, not by the CDC or this development review.

#### AIR QUALITY AND POLLUTION

Multiple commenters raised concerns about air quality and pollution from private jet operations, including emissions of PM2.5, benzene, ultrafine particles, and carbon dioxide. Several commenters referenced HIO's identification as the eighth most lead-polluted general aviation airport in the United States. A large, coordinated group of commenters argued that no air quality assessment has been required and that approval of the hangars effectively authorizes increased pollution without evaluation. Several commenters specifically requested an independent air quality impact assessment funded by Sky Harbour.

**Staff Response.** Air quality is not regulated by the CDC and is not within the scope of this development review. Aviation uses, including private aircraft hangars, are permitted in the I-P zone. Aircraft emissions are regulated by federal law and are subject to FAA requirements. The fuel proposed for use at the Sky Harbour campus is Jet A, a turbine fuel that does not contain lead. Leaded fuel (Avgas 100LL) is used in piston-engine aircraft, not in the jet aircraft that would use this facility.

#### NOISE

Several commenters raised concerns about noise impacts on surrounding residential neighborhoods and the Hillsboro Brookwood Library. One commenter reported nighttime overflights lasting approximately one hour. A large, coordinated group argued that no noise impact assessment has been required. Ackley specifically raised concerns about noise levels approaching OSHA limits (80 to 90 decibels) for nearby residents using bike paths, pedestrian paths, or the library, and recommended that the Commission require decibel meters, automatic sirens to alert when levels exceed 84 decibels, and free hearing protection devices from kiosks.

**Staff Response.** Noise is not regulated by the CDC. It is regulated by the Hillsboro Municipal Code, Section 6.24. Aircraft noise is specifically exempt from local noise regulation under Section 6.24.050.D because it is regulated by federal law. Aircraft operating on the site will typically be at low idle, with noise levels of approximately 65 to 75 decibels at the ramp. At approximately 500 feet, this reduces to roughly 50 to 60 decibels. The closest point of the Brookwood Library main entrance is approximately 475 feet from the nearest aircraft ramp area. No on-site engine maintenance requiring high-power engine runs is proposed. The revised proposal provides a minimum of 70 feet of combined landscaped buffering between NE Brookwood Parkway paving and the nearest on-site vehicle area, including the public right-of-way and the 35-foot front yard setback, with landscaped berms providing additional screening along the full Brookwood Parkway frontage. The Commission does not have authority under the CDC to require noise monitoring equipment, warning sirens, or hearing protection distribution systems.

#### SUSTAINABLE DEVELOPMENT PRACTICES (CDC 12.50.930) AND WILDLIFE CORRIDORS

A commenter argues that the proposal fails to meet CDC Section 12.50.930 Sustainable Development Practices, specifically the requirement under Section A, Subsection 2 to minimize impacts on wildlife corridors and fish passage. The commenter notes that Dawson Creek Park, located across NE Brookwood Parkway, supports over 40 bird species, and that aircraft operations and exhaust impact wildlife corridors. They further argue that the vegetative cover mitigation strategy under CDC Section 12.50.930.A.2.e cannot apply over aircraft movement areas, and that approval would detract from the public benefits represented by the library and park. Moore raises concerns about impacts to the Tualatin-Sherwood migratory eagle flight path and wildlife bird sanctuary.

**Staff Response.** CDC Section 12.50.930 Sustainable Development Practices is listed under the Public Benefit standards in Subchapter 12.50.900. Per CDC Section 12.50.910.B, these standards are applicable when an applicant has requested an Adjustment or Variance. Because all Adjustments have been eliminated from the revised proposal, CDC 12.50.930 is not applicable to this review. Staff notes additionally that the site contains no identified wildlife corridors, wetlands, significant natural resources, or sensitive areas as defined by the CDC or Clean Water Services. The CWS Pre-Screening Site Assessment confirmed that the project will not significantly impact existing or potentially sensitive areas near the site. The proximity of Dawson Creek Park does not create a regulatory nexus under the CDC in the absence of mapped resources on or immediately adjacent to the leasehold. Aircraft flight paths and operational impacts on off-site wildlife are regulated by the FAA and the Port of Portland, not by the CDC.

#### STORMWATER AND WATERBODIES

Commenters raised concerns about stormwater runoff and potential impacts to Dawson Creek, and about reduced stormwater absorption capacity resulting from increased impervious surface area.

**Staff Response.** Stormwater management for this development is designed to meet all applicable Clean Water Services Design and Construction Standards. Roof and paving stormwater will be treated through a filter cartridge system and detained for flow control in underground pipes before discharge to the public stormwater system. The fuel farm containment area drains to the sanitary system through an oil-water separator, not to the stormwater system. A revised stormwater report was submitted with the May 3, 2026, revisions. The DEQ 1200-C stormwater permit will be required prior to building permit issuance.

#### HEAT ISLAND EFFECTS

Commenters raised concerns about heat island effects from expanded paved surfaces and argued that rooftop solar panels do not mitigate ground-level heat generated by asphalt taxiways and parking areas. Knudsen proposed conditions requiring reflective pavement, permeable surfaces, and cool roofing. A commenter noted that Hillsboro's own calculations project 4 to 6 days per summer exceeding 100 degrees Fahrenheit in the next 10 years, and that additional asphalt and cement will create a heat island.

**Staff Response.** Heat islands are not directly regulated by the CDC. Because all Adjustments have been eliminated, the Public Benefit requirements under CDC Section

12.50.900 that some commenters argued should include heat island mitigation are no longer applicable. The revised proposal complies with all landscaping and parking area tree canopy standards, which provide incidental heat mitigation. The applicant has voluntarily specified roofing material with a Solar Reflective Index of 95, consistent with LEED energy and environment standards.

#### ENVIRONMENTAL REVIEW

Several commenters requested an Environmental Impact Statement or comprehensive environmental study for the project, arguing that the FAA Categorical Exclusion (CatEX) determination is insufficient and that the Port of Portland has not conducted a comprehensive EIS in over 50 years of owning HIO. One commenter specifically requested that the Commission require an EIS from Sky Harbour for the proposed project.

**Staff Response.** There is no local requirement for environmental review of this development under the CDC. The site is not located in any designated overlay district that would trigger an environmental assessment. Clean Water Services conducted a required Pre-Screening Site Assessment prior to application submittal and determined that the project will not significantly impact existing or potentially sensitive areas near the site. The FAA completed a Categorical Exclusion determination under NEPA, finding that neither an Environmental Assessment nor an Environmental Impact Statement is required. A CatEX is not an exemption from NEPA review; it is a level of NEPA review applicable to actions that do not individually or cumulatively have a significant environmental impact. Whether the Port should conduct additional environmental review beyond what is required is not within the scope of this development review. The Commission does not have authority to require the applicant to conduct an Environmental Impact Statement.

#### SCOPE OF LAND USE REVIEW AND COMMISSION JURISDICTION

A large, coordinated group of commenters argues that while this application is presented as a land use matter, the practical effect of approving the hangars is to authorize a substantial and lasting increase in private jet operations, with consequent noise, air quality, and property value impacts across Washington County. The coordinated testimony argues that the project has two distinct components (land use impacts and air use impacts) and only the first is being reviewed, and requests that the Commission evaluate whether the project exceeds the scope of a land use decision and whether a separate governing body with jurisdiction over air use impacts should review the project before approval. One commenter's testimony specifically requests that the Commission formally ask the City and County to evaluate impacts falling outside the Commission's authority, and requests that the Commission pause the project pending that review.

**Staff Response.** The Planning Commission's authority in this proceeding is defined by the CDC. The CDC is the sole source of approval standards for this application. The Commission is authorized to approve or deny the application based on whether it meets the applicable CDC criteria and is not authorized to impose conditions or require additional review based on standards outside the CDC. The operational consequences of permitted uses, including the volume of aircraft activity that may result from construction of permitted aviation facilities, are not approval standards under the CDC. Aircraft operations at HIO are regulated by the FAA and the Port of Portland. The appropriate avenue for concerns about aircraft operations, flight paths, or operational impacts is the FAA or the Port of Portland,

not the land use approval process. The Commission does not have authority to pause the application pending review by another agency or governing body, nor does the Commission have authority to direct the City Council or Washington County Board of Commissioners to conduct such a review.

#### PROPERTY VALUES AND COUNTY TAX REVENUE

A large, coordinated group of commenters projects residential property value losses of 1 to 5 percent in approach, takeoff, and downwind corridors, totaling \$20 to \$300 million depending on phase, with corresponding reductions in Washington County annual property tax revenue estimated at \$250,000 to \$3.6 million. Commenters argue these impacts have not been evaluated and request that the County assess property value and tax revenue risk.

**Staff Response.** Property value impacts are not an approval standard under the CDC and are not within the scope of this development review. Economic impacts on surrounding properties are not among the criteria the Commission is authorized to evaluate or weigh in a development review proceeding.

#### NOTICE ADEQUACY

A large, coordinated group of commenters argues that approximately 15,000 to 20,000 (or 20,000 plus) residents in approach, takeoff, and downwind corridors received no mailed notice, including many living outside city limits who will be significantly affected by increased jet activity. Several commenters argued that expecting County residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

**Staff Response.** All notice requirements applicable to a Type III Development Review under the CDC were satisfied. Written notice was mailed to property owners within 500 feet of the site, a sign was posted at the site, and notice was published as required. These requirements are established by the legislatively adopted CDC and reflect the City's policy determination about the appropriate scope of direct notification for land use proceedings. The application was also publicized through the City's standard public hearing notification process. Notice requirements for land use proceedings are not calibrated to the operational footprint of the approved use; they are calibrated to the land use impacts of the physical development. The Commission does not have authority to require notice beyond what the CDC specifies.

#### HEARING SCHEDULE AND PROCESS CONCERNS

Several people express concern that the public comment deadline and the decision date are the same day (May 27, 2026), arguing this structure does not allow adequate time for Commissioners to review same-day testimony before voting, and creates the appearance that the outcome has been predetermined. Commenters request either an extension of the public comment period or that deliberations be scheduled for a later date.

**Staff Response.** Oregon land use law allows and routinely accommodates testimony submitted at a public hearing on the day of decision. The Planning Commission accepts oral and written testimony at the hearing itself, and Commissioners are expected to consider all testimony submitted into the record prior to closing the record and deliberating. The hearing record does not close until the Commission votes to close it.

Testimony submitted in writing before the hearing, and testimony provided orally or in writing at the hearing, are all part of the record considered before deliberation. This is standard practice in Oregon quasi-judicial land use proceedings and does not predetermine the outcome.

#### EQUITY, COMMUNITY BENEFIT, AND GENERAL OPPOSITION

Several commenters expressed general opposition to the project on grounds of equity, arguing that the development serves wealthy private jet owners at the expense of tax-paying residents, that no economic impact study or job creation estimates have been provided, and that private jet travel is among the most carbon-intensive transportation modes per passenger. One commenter argued that many hundreds of people will experience intense discomfort for the convenience of a few and that this is just plain wrong. Another commenter noted that the airport will not provide any benefits to the community at large and noted many detrimental impacts and stated they will never vote for anyone who supports projects like these. The coordinated opposition group argued that if only the land use portion is considered, it reflects poorly on the Planning Commission.

**Staff Response.** These concerns are noted in the record. They do not correspond to approval standards under the CDC. Aviation uses are permitted in the I-P Industrial Park zone. The Commission's role is limited to evaluating whether the proposal meets the applicable CDC approval criteria. Economic justification, job creation, and the relative carbon intensity of transportation modes are not approval standards for development review. The airport's existing classification as a general aviation facility is not affected by this application; private aircraft hangars are an authorized aviation use under that classification.

#### PROJECT FUNDING

Questions were raised about whether the project includes public funding, and one letter in support cited the \$45 million private investment, \$15.25 million in ground lease revenue for the Port, and potential job creation as community benefits.

**Staff Response.** The project is not publicly funded. Funding sources and economic return to the Port are not approval standards for development review under the CDC.

#### FUEL TANK FARM PERMITS AND SAFETY

A commenter argued that the proposed fuel tank farm has not been granted a permit by the State Fire Marshal, and that the Hillsboro Fire Marshall's office has never heard of or been consulted about the project despite the fact that the Hillsboro Fire Department provides fire protection to the airport. This commenter notes that the fuel tank farm shows no containment facility for fuel spills, which is required by state law for all above-ground fuel tanks. They recommend that earth berms be required along the periphery of the hangar project to protect the tank farm from cars on Brookwood Parkway traveling at 50 to 60 MPH, to prevent a car from launching over the fence into the tank farm in the event of an accident.

**Staff Response.** Fuel storage facilities are subject to review and permitting by the Oregon State Fire Marshal and the Hillsboro Fire Marshal prior to installation. The fire marshal review process is separate from the land use review process and occurs at the building permit stage. Containment is required to comply with state fire code requirements for

above-ground fuel storage. The containment area is setback more than 200 feet from the NE Brookwood Parkway right-of-way. Security fencing and landscaped berms along Brookwood Parkway provide separation between the roadway and on-site facilities. The Commission does not have authority under the CDC to require earth berms for vehicular accident protection; such requirements, if applicable, would be established through the fire marshal permitting process or building code review.

#### COMPLIANCE WITH CITY CLIMATE AND PLANNING GOALS

A commenter argues that the project violates the Hillsboro Community 2035 Plan Initiative #8 concerning the improvement of air quality, and questions how 500 extra flights per month will help the city reduce greenhouse gas and carbon emissions. They note that according to Carbon Market Watch, business jets typically emit 10 to 14 times more carbon than a normal commercial airliner, with some flights generating more carbon emissions in two hours than an average person generates in one year. They also argue that the project violates CDC Section 12.25.280.B.1 (location of off-street parking and loading) and Section 12.50.850.C.1 (front yard landscaping). The commentator notes that extra asphalt and cement will create a heat island, and that Hillsboro's own calculations state the city can expect 4 to 6 days per summer exceeding 100 degrees in the next 10 years.

**Staff Response.** The Hillsboro Community 2035 Plan is the City's comprehensive plan. Comprehensive plan policies are implemented through the CDC, which contains the specific approval standards applicable to development review. Aviation uses, including private aircraft hangars, are permitted uses in the I-P zone under CDC Section 12.25.230. The application has been reviewed for compliance with all applicable CDC standards. Climate Action goals under the CDC are implemented through specific development standards including tree canopy requirements, solar-ready or solar installation requirements, and energy-efficient building standards, all of which are addressed in the application. Aircraft emissions are regulated by federal law, not by the CDC or the Comprehensive Plan. The specific CDC sections cited by Ackley are addressed in the findings. Heat island concerns are addressed above.

#### PORT OF PORTLAND NOISE ABATEMENT OVERSIGHT

A commenter notes that the Port of Portland has discontinued the noise abatement and reduction office and argues that if this project is approved there will be no oversight of this operation at all.

**Staff Response.** Airport noise abatement programs and oversight are within the jurisdiction of the Port of Portland and the FAA, not the City of Hillsboro or this land use review. The Commission does not have authority under the CDC to impose conditions related to airport operational oversight or to require the Port to maintain specific administrative offices or programs.

#### ALTERNATIVE SITE LOCATION

A commenter suggests that Sky Harbour take their project to McMinnville and the Evergreen Airfield, noting they have the space required for the project and are near the Portland, Hillsboro, and Salem areas.

**Staff Response.** The Commission's review is limited to whether the proposed development on the subject property meets the applicable approval standards under the CDC. The

availability or suitability of alternative sites is not an approval criterion for Development Review. Aviation uses are permitted in the I-P zone, and the application site is zoned I-P and located at an existing airport. The Commission is not authorized to deny an application that meets CDC standards on the basis that an alternative location might be preferable.

#### DATA CENTER COMPARISON

A commenter expressed concerns about both the 18 plus data centers planned for Washington County and the proposed Hillsboro airport expansion, arguing that these decisions are detrimental to residents with limited benefits to the majority and show disregard for protecting the quality of living for residents in the area. They note that the impact of data centers are not well known, yet there are 18 of them being planned at once, and tax deferments mean no additional revenue to the County for years to come.

**Staff Response.** The Commission's review is limited to the application before it, which is a Development Review for aviation hangars at the Hillsboro Airport. Data center development is not within the scope of this proceeding. Each development application is reviewed independently based on applicable approval criteria.

#### Key Considerations:

Key considerations for this project include the following:

- **Elimination of Major Adjustments.** All three previously requested Major Adjustments have been eliminated. The revised proposal complies with all front yard setback, parking location, and landscaping standards without deviation. Accordingly, the Major Adjustment approval criteria under CDC Section 12.80.156.C and the Public Benefit standards under CDC 12.50.900 are no longer applicable to this review.
- **Type III Procedure.** Although the revised proposal would qualify for Type II staff review, the applicant has elected to continue under the Type III procedure pursuant to CDC Section 12.80.040.E.1, which permits an applicant to voluntarily submit a Development Review application for Type III review. Staff concurs with this election.
- **Planning Commission Review Authority.** The Planning Commission's review authority is limited to compliance with applicable CDC standards. Questions regarding Comprehensive Plan policy interpretation, Metro Urban Growth Management Functional Plan compliance, or Oregon Revised Statutes are outside the scope of this Type III Development Review. The Planning Commission applies CDC approval criteria to determine whether the proposal meets applicable development standards.

These issues are discussed in detail within the draft findings of fact document attached to this Staff Report.

**Project Analysis Based on Approval Criteria:**

CDC Ordinance No. 6094, as amended, contains the approval criteria for each application type:

- Section 12.80.040.H: Development Review

The approval criteria are provided below in this staff report. Staff's analysis of the project's compliance with the approval criteria is provided in the form of findings and is attached.

The applicant's findings in response to the relevant approval criteria can be found within the application narrative. The application also includes supporting documents including the neighborhood meeting documentation and an application plan set.

**Approval Criteria:**

CDC Section 12.80.040.H specifies the approval criteria for a Development Review as follows:

1. *The proposal complies with all of the development standards of the base zone, unless a minor adjustment has been approved concurrently with the Development Review application;*
2. *The proposal complies with any applicable provisions of Subchapter 12.27;*
3. *The proposal complies with any applicable provisions of Subchapter 12.40;*
4. *The proposal complies with the applicable development standards in Subchapter 12.50;*
5. *The proposal complies with any applicable plan district standards in Subchapter 12.60;*
6. *The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.*
7. *Additional Criteria for Non-Residential Applications. (including the non-residential portion of a mixed-use development):*
  - a. *The transportation system can safely and adequately accommodate the proposed development;*
  - b. *Parking areas and entrance-exit points are designed to facilitate on-site vehicular circulation and pedestrian safety and avoid congestion on public streets;*
  - c. *Any special features of the site (such as topography, hazards, vegetation, significant natural and cultural resources, etc.) have been integrated into the site development plan;*
  - d. *The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses; and*
  - e. *Negative impacts of the development have been sufficiently minimized or mitigated.*

**Cost:**

This is an applicant-initiated Development Review. The associated costs are City staff and Planning Commission review time, and cost of public notice printing and mailing. These costs are partially offset by the application fee.

**Staff Recommendation:**

Based on Staff's analysis of the revised proposal's compliance with the approval criteria, Staff recommends that the Commission approve the request for Development Review. Staff recommends the Commission open the continued public hearing for Case File No. DR-044-25, accept testimony, and deliberate on the revised proposal's compliance with the CDC. Should the Commission find that the request complies with the applicable approval criteria, a revised draft order and draft conditions of approval are attached for consideration.

**Attachments:**A. Applicant's Revised ApplicationB. Testimony

- Email from Christopher Bockstahler, received May 7, 2026
- Email from Christopher Bockstahler, received May 7, 2026
- Email from Sarah Richmond, received May 6, 2026
- Email from Sarah Richmond, received May 7, 2026
- Email from Sarah Richmond, received May 14, 2026
- Email from Todd Thompson, received May 7, 2026
- Email from Frank Bubenik, received May 9, 2026
- Email from Linda Cahan, received May 9, 2026
- Email from Karna Sheth, received May 13, 2026
- Email from Mechelle Schissler, received May 11, 2026
- Email from Blaine Ackley, received May 12, 2026
- Email from Greg Driscoll, received May 11, 2026
- Email from Greg Driscoll, received May 12, 2026
- Email from Tiare Sanna, received May 12, 2026
- Email from Tiare Sanna, received May 12, 2026
- Email from Maya Bartel, received May 10, 2026
- Email from Maya Bartel, received May 10, 2026
- Email from Maya Bartel, received May 14, 2026
- Email from Riley Bartel, received May 10, 2026
- Email from MD Aman, received May 13, 2026
- Email from Rick Cady, received May 13, 2026
- Email from Brian Craker, received May 13, 2026
- Email from Patrice Dugan, received May 13, 2026
- Email from Lisa Godfrey, received May 13, 2026
- Email from Celeste Wolf, received May 12, 2026
- Email from Celeste Wolf, received May 12, 2026
- Email from K 2, received May 13, 2026
- Email from June Moore, received May 13, 2026
- Email from Louie Olivares, received May 13, 2026
- Email from Thomas Rymanowicz, received May 13, 2026
- Email from Brett Hamilton, received May 13, 2026
- Email from Kami Hamilton, received May 13, 2026
- Email from Kristy Hewitt, received May 13, 2026
- Email from Sally Hildebran, received May 13, 2026

- Email from Grant Zadow, received May 13, 2026
- Email from Kathryn Carlson, received May 14, 2026
- Email from Sheri Esser, received May 14, 2026
- Email from Stephanie Hamington, received May 15, 2026
- Email from Trevor Southard, received May 13, 2026
- Email from Carrie Tritt, received May 13, 2026
- Email from Alyssa Howard, received May 14, 2026
- Email from Sharon Roberts, received May 14, 2026
- Email from Maurice Hamington, received May 15, 2026
- Email from Lynne Marchione, received May 14, 2026
- Email from Bruce Klein, received May 15, 2026
- Email from Helen Krieger, received May 15, 2026
- Email from John Phillips, received May 15, 2026
- Email from Martin Bilitz, received May 13, 2026
- Email from Katie Helms, received May 14, 2026
- Email from Katie Helms, received May 14, 2026

C. Draft Order

- A. Conditions of Approval
- B. Findings of Fact
- C. Tax Map
- D. Partial Plan Set

cc: Beverly Pearman, Port of Portland  
David Annin, Sky Harbour Group  
Emily Sandy, Strata Land Use Planning, LLC  
Christopher Bockstahler  
Sarah Richmond  
Todd Thompson  
Frank Bubenik  
Linda Cahan  
Karna Sheth  
Mechelle Schissler  
Blaine Ackley  
Greg Driscoll  
Tiare Sanna  
Maya Bartel  
Riley Bartel  
MD Aman  
Rick Cady  
Brian Craker  
Patrice Dugan  
Lisa Godfrey  
Celeste Wolf  
K2  
June Moore

Louie Olivares  
Thomas Rymanowicz  
Brett Hamilton  
Kami Hamilton  
Kristy Hewitt  
Sally Hildebran  
Grant Zadow  
Kathryn Carlson  
Sheri Esser  
Stephanie Hamington  
Trevor Southard  
Carrie Tritt  
Alyssa Howard  
Sharon Roberts  
Maurice Hamington  
Lynne Marchione  
Bruce Klein  
Helen Krieger  
John Phillips  
Martin Bilitz  
Katie Helms  
File

**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Bockstahler: Case File No. DR 044 25 (Sky Harbour Hangars),  
**Date:** Thursday, May 7, 2026 12:01:48 PM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Thursday, May 7, 2026 11:19 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Bockstahler: Case File No. DR 044 25 (Sky Harbour Hangars),

## Contact the City Recorder

**Submission #:** 4811588  
**IP Address:** 2601:1c0:5779:20d0:2548:1362:8ffa:3639  
**Submission Date:** 05/07/2026 11:18  
**Survey Time:** 1 minute, 16 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Christopher Bockstahler

## Address

1338 Northeast Margeaux Place  
Hillsboro,

## Email Address

[dr\\_bockstahler@hotmail.com](mailto:dr_bockstahler@hotmail.com)

## Phone Number

(708) 654-3962

## Preferred Contact Method

Please reply by email address

## Please select a category below

Public Meetings Law Grievances

## Your message:

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,

**City of Hillsboro, OR**

---

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## Ruth Klein

---

**From:** Amber Rios  
**Sent:** Thursday, May 7, 2026 11:55 AM  
**To:** Ruth Klein; Leslie Hamilton  
**Subject:** FW: Bockstahler: Case File No. DR 044 25 (Sky Harbour Hangars)

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### **Amber Rios, MMC** | *City Recorder*

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---

**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>

**Sent:** Thursday, May 7, 2026 11:23 AM

**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>

**Subject:** Bockstahler: Case File No. DR 044 25 (Sky Harbour Hangars)

### Contact the City Recorder

**Submission #:** 4811602

**IP Address:** 2601:1c0:5779:20d0:2548:1362:8ffa:3639

**Submission Date:** 05/07/2026 11:23

**Survey Time:** 16 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

### Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

#### Contact Information

Christopher Bockstahler

#### Address

1338 Northeast Margeaux Place  
Hillsboro,

**Email Address**

[dr\\_bockstahler@hotmail.com](mailto:dr_bockstahler@hotmail.com)

**Phone Number**

(708) 654-3962

**Preferred Contact Method**

Please reply by email address

**Please select a category below**

Public Meetings Law Grievances

Question about our Boards, Commissions, and Committees

Serving on Boards, Commissions, and Committees

**Your message:**

Dear City Recorder This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27th will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents.

Thank you,

**City of Hillsboro, OR**

---

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**From:** [Ruth Klein](#)  
**To:** [Ruth Klein](#)  
**Subject:** Richmond: Request re: Public Comment  
**Date:** Wednesday, May 6, 2026 11:45:52 AM

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**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>  
**Sent:** Wednesday, May 6, 2026 8:17 AM  
**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>  
**Subject:** Richmond: Request re: Public Comment

## Contact the City Recorder

**Submission #:** 4808206  
**IP Address:** 73.30.230.230  
**Submission Date:** 05/06/2026 8:16  
**Survey Time:** 2 minutes

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

### Contact Information

Sarah Richmond

### Address

21590 SW Augusta St  
Hillsboro,

### Email Address

[SarahRichmond03@gmail.com](mailto:SarahRichmond03@gmail.com)

### Phone Number

(503) 516-8960

### Preferred Contact Method

Please reply by email address

**Please select a category below**

Public Meetings Law Grievances

**Your message:**

Dear City Recorder, This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27 will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents. Sincerely, Sarah Richmond 503-526-0460 (home) 503-516-8960 (cell)

Thank you,

**City of Hillsboro, OR**

---

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

**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Richmond: Case File No. DR 044 25 (Sky Harbour Hangars)  
**Date:** Thursday, May 7, 2026 12:02:03 PM

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**Amber Rios, MMC** | *City Recorder*

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Thursday, May 7, 2026 11:13 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Richmond: Case File No. DR 044 25 (Sky Harbour Hangars)

## Contact the City Recorder

**Submission #:** 4811569  
**IP Address:** 159.26.103.61  
**Submission Date:** 05/07/2026 11:13  
**Survey Time:** 1 minute, 51 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Sarah Richmond

## Address

21590 SW Augusta St  
Hillsboro,

## Email Address

[SarahRichmond03@gmail.com](mailto:SarahRichmond03@gmail.com)

## Phone Number

(503) 516-8960

## Preferred Contact Method

Please reply by email address

## Please select a category below

### Your message:

This is a follow-up to my recent message regarding Case File No. DR-044-25 (Sky Harbour Hangars). Since writing yesterday, I now understand that the Planning Commission approves land-use projects only, not air-use projects — yet DR-044-25 is effectively both, as it paves the way for a substantial increase in private-jet traffic across the county. The land-use process does not evaluate air-use impacts, which include significant noise, air-quality, and property-value effects. These impacts will affect approximately 15,000–20,000 county residents, many outside city limits, and the absence of an air-use review is also why no direct notification to these residents has occurred. The process also does not examine key assumptions such as the Port's selected flight-activity multiplier. The current multiplier is based on the slowest Sky Harbour airports in the U.S., even though Hillsboro is expected to be among the busiest. A realistic multiplier would substantially change projected jet activity for each phase. The scope of this project extends far beyond the narrow land-use criteria currently under review, and the resulting implications include increased noise and air pollution, reduced property values across the county, and corresponding reductions in county property-tax revenue. I respectfully request that this project be delayed until the governing body responsible for evaluating the air-use, environmental, and community-impact components is identified and takes ownership of that review. Thank you. Sarah Richmond I am open to contact by phone as well as email. 503-526-0460 (home) 503-516-8960 (cell)

Thank you,

**City of Hillsboro, OR**

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**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Richmond: Sky Harbour Hangars  
**Date:** Thursday, May 14, 2026 10:31:27 AM

---

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Thursday, May 14, 2026 8:53 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Richmond: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4825517  
**IP Address:** 99.165.230.213  
**Submission Date:** 05/14/2026 8:52  
**Survey Time:** 1 minute, 54 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Sarah Richmond

## Address

21590 SW Augusta St  
Hillsboro,

## Email Address

[SarahRichmond03@gmail.com](mailto:SarahRichmond03@gmail.com)

## Phone Number

(503) 516-8960

## Preferred Contact Method

Please reply by email address

## Please select a category below

### Your message:

Dear Planning Commissioners, Thank you for the opportunity to speak at the May 13th hearing on Case DR 044 25 (Sky Harbour Hangars). As mentioned in my testimony, the Planning Commission is legally limited to evaluating this project from a land use perspective only. However, the projected increase in private jet activity carries air use, environmental, health, and property value impacts that fall outside your scope — and at this time, no government agency is evaluating those impacts. This creates a clear governance gap. Multiple residents at the May 13th meeting raised concerns about noise, air quality, and property value loss, yet neither the Port nor the City's land use process addresses these issues. For this reason, I respectfully request that the Planning Commission formally ask the City of Hillsboro and Washington County to assist by evaluating the impacts that fall outside your authority. Specifically, I ask that the Commission pause the project and request: 1. An air quality and noise impact assessment, conducted by an independent third party and funded by the applicant. 2. A review of projected jet activity increases, including correction of the Port's multiplier, which is based on Sky Harbour's slowest airports rather than the busiest. A correction will significantly increase activity estimates. 3. An evaluation of potential property value impacts and the resulting County revenue implications. 4. Notification to residents in the approach, takeoff, and wind corridors, who received no mailed notice despite being among the most affected. These steps fall outside the Commission's land use authority but fall squarely within the responsibilities of the City and County. Your request would help ensure the community receives a complete and accurate evaluation of the project's impacts. Thank you again for your time, service, and thoughtful consideration of these concerns. Warm regards, Sarah Richmond 503-516-8960

Thank you,

**City of Hillsboro, OR**

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**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** RE: Thompson: Public Meeting Law Grievance  
**Date:** Thursday, May 7, 2026 10:14:17 AM

---

Resending to copy you both.

**Amber Rios, MMC** | *City Recorder*

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**From:** Amber Rios  
**Sent:** Thursday, May 7, 2026 10:11 AM  
**To:** Ruth Klein <[Ruth.Klein@hillsboro-oregon.gov](mailto:Ruth.Klein@hillsboro-oregon.gov)>  
**Subject:** FW: Thompson: Public Meeting Law Grievance

Forwarding to you.

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**From:** Hillsboro, OR  
**Sent:** Thursday, May 7, 2026 10:08 AM  
**To:** Amber Rios ; Aubrey Minear  
**Subject:** Thompson: Public Meeting Law Grievance

## Contact the City Recorder

**Submission #:** 4811342  
**IP Address:** 2601:1c0:5080:bec0:100b:141f:32af:31a5  
**Submission Date:** 05/07/2026 10:07  
**Survey Time:** 42 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

### Contact Information

Todd Thompson

### Address

8645 SW Goldstone Pl  
Beaverton,

### Email Address

[toddthompson@gmail.com](mailto:toddthompson@gmail.com)

### Phone Number

(503) 702-0207

### Preferred Contact Method

Please reply by email address

### Please select a category below

Public Meetings Law Grievances

### Your message:

Dear Planning Commission The form for DR-044-25 is for land-use, but the scope of this project goes far beyond land-use. If approved, it will significantly lower property values and create noise and air-quality impacts across Washington County. The Port is estimating activity using a multiplier of 1.26, based on the slowest Sky Harbour airports in the U.S. However, given Hillsboro's location and demand, a more realistic multiplier is 3. Using 3, Phase 1 would see 9–13 takeoffs and landings per day, and Phase 2 would see 16–30 per day. This is a dramatic change from

the 3-6 jet events today. If only Phase 1 occurs, the increase in jet activity of 9–13 landings and take-offs per day will result in noise and ultrafine-particle pollution reducing nearby residential property values by 1%–3% per home. Across affected neighborhoods in the approach, take-off, and downwind corridors, this represents a loss of \$20 million to \$120 million in residential value. This would decrease Washington County’s annual property-tax revenue by an estimated \$250,000 to \$1.4 million. If Phase 2 occurs property-value loss is estimated at 3%–5% per home, totaling \$60–\$300 million, reducing County property-tax revenue by \$700,000–\$3.6 million annually. Approximately 15,000–20,000 residents live in these corridors, yet none received mailed notices so they effectively do not have a voice to this process -yet they will be the most impacted. Expecting them to monitor the City or Airport website is unreasonable, especially when living outside city limits. Approving this project is not simply approving hangars—it is approving a substantial and lasting increase in jet activity and the significant impacts that come with it. I respectfully request that you delay approval until the true number of jet take-offs and landings are established using an appropriate multiplier, the environmental and economic impacts are fully evaluated, and affected residents are notified and given a voice.

Thank you,  
**City of Hillsboro, OR**

---

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**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>  
**Sent:** Saturday, May 9, 2026 9:59 PM  
**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>  
**Subject:** Bubenik: Sky Harbour Hangars

*Contact the City Recorder*

**Submission #:** 4815918  
**IP Address:** 174.174.115.118  
**Submission Date:** 05/09/2026 9:59  
**Survey Time:** 1 minute, 29 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

*Contact the City Recorder*

*Please fill out the following form to submit your comments or question to the City Recorder's Office.*

*Contact Information*

Frank Bubenik

*Address*

17445 Sw 107th Ave  
Tualatin,

*Email Address*

[fbubenik@tualatin.gov](mailto:fbubenik@tualatin.gov)

*Phone Number*

(971) 420-7443

*Preferred Contact Method*

Please reply by email address

*Please select a category below*

Question about our Boards, Commissions, and Committees

*Your message:*

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to

land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission’s traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,  
**City of Hillsboro, OR**

---

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**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>

**Sent:** Saturday, May 9, 2026 4:03 PM

**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>

**Subject:** Cahan: Sky Harbour Hangars

*Contact the City Recorder*

**Submission #:** 4815674

**IP Address:** 2601:1c0:5102:7740:244d:b73a:23b9:51e2

**Submission Date:** 05/09/2026 4:02

**Survey Time:** 4 minutes, 20 seconds

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*Contact the City Recorder*

*Please fill out the following form to submit your comments or question to the City Recorder's Office.*

*Contact Information*

Linda Cahan

*Address*

16570 SW Queen Mary Avenue  
King City,

*Email Address*

[lindacahan@gmail.com](mailto:lindacahan@gmail.com)

*Phone Number*

(203) 257-1718

*Preferred Contact Method*

Please reply by email address

*Please select a category below*

Serving on Boards, Commissions, and Committees

*Your message:*

I'm writing about the potential addition of many private jets flying directly over my home as well as the homes of friends, neighbors and thousands of others. This change in policy negatively impacts many hundreds of people while a tiny percentage of air travelers benefit. The intense discomfort of many for the convenience of a few is just plain wrong! Please do not allow this!

Thank you,  
**City of Hillsboro, OR**

---

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

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Testimony for Development Review-044-25 Sky Harbour  
**Date:** Wednesday, May 13, 2026 8:05:40 AM

---

**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
[Hillsboro-Oregon.gov](#) | [Engage with Us](#)

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| [अनुवाद और व्याख्या](#)

---

**From:** Karna Sheth <karnasheth@gmail.com>  
**Sent:** Wednesday, May 13, 2026 5:19 AM  
**To:** ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Subject:** Testimony for Development Review-044-25 Sky Harbour

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

To the Hillsboro Planning Commission:

I am submitting a formal objection to case file no. DR-044-25 Sky Harbour Hangars.

The approval criteria for Development Review (CDC 12.80.040.H) states that the proposal must meet the standards in Subchapter 12.50. I request you to deny this case for failure to meet Sustainable Development Practices (CDC 12.50.930).

Aircraft disrupts wildlife corridors. Their presence and exhaust have an impact on the environment around them. Right across the street from the proposed hangars is the Brookwood Public Library and Dawson Creek Park, which is home to over 40 species of birds. The design fails to minimize impacts on wildlife corridors listed under CDC 12.50.930 section A, subsection 2. Design and Construction Practices to Minimize Impacts on Wildlife Corridors and Fish Passage.

Fencing and other construction practices built on the ground are not applicable mitigation strategies when the wildlife in question are birds. There is 1 element to migratory routes, subsection 2.e, "Extending vegetative cover through the wildlife

crossing in the migratory route, along with sheltering areas.” However, this cannot apply in the case of airplane hangars. Vegetation cannot be grown over an area where aircraft are moving.

The Brookwood Public Library and Dawson Creek Park are public benefits. If approved, this development would detract from those public benefits. Reject the case file based on the proposal’s inability to overcome the negative impact to public benefits.

Sincerely,  
Karna Sheth  
Hillsboro, OR

**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Schissler: Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 9:10:51 AM

---

Forwarding....

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)

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---

**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Monday, May 11, 2026 8:53 PM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Schissler: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4819620  
**IP Address:** 50.39.165.193  
**Submission Date:** 05/11/2026 8:53  
**Survey Time:** 1 minute, 44 seconds

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## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Mechelle Schissler

## Address

1450 NE 12th Ave  
Hillsboro,

## Email Address

[mchelleschissler@gmail.com](mailto:mchelleschissler@gmail.com)

## Phone Number

(503) 479-5523

## Preferred Contact Method

Please reply by email address

## Please select a category below

Public Meetings Law Grievances

## Your message:

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration

Thank you,

**City of Hillsboro, OR**

---

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**From:** Blaine Ackley <[blaineackley@me.com](mailto:blaineackley@me.com)>

**Sent:** Tuesday, May 12, 2026 2:14 PM

**To:** ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>

**Subject:** Sky Harbor Hangars Case # DR-044-25

[You don't often get email from [blaineackley@me.com](mailto:blaineackley@me.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern:

My name is Blaine Ackley. I am a 36 year resident of Hillsboro and I reside in the Orenco area. I will not be able to attend the Planning Commission Meeting on May 13 either in person or via Zoom so I offer these comments for the Commissioners to consider:

Thank you for your time and consideration,

Blaine Ackley  
655 NE67th Ave.  
Hillsboro, 97124

May 12, 2026.

To: Hillsboro Planning Commission: President Jones-Gallardo, Vice-President Sasaka, and Commissioners:

Subject: Request for Development Review: Case File DR-044-25 – Sky Harbour Hangars

From: Blaine Ackley, Hillsboro resident

After a couple of weeks to further review the proposed project, I have more objections to the consideration and approval of the plan to build 6 jet airplane hangars at the Hillsboro Airport (HIO)

- 1) The proposed fuel tank farm has not been granted a permit by the state fire marshal. Also, when I talked to the Hillsboro Fire Marshall's office, they have never heard of or been consulted about the project. Why is this important? Because the Hillsboro Fire Department provides fire protection of the airport.
- 2) The fuel tank farm shows no containment facility for fuel spills. State law requires a containment facility for all above ground fuel tanks.
- 3) The noise of the jet engines has received no mitigation efforts at all. The noise from these engines as they warm up and taxi to the runways approaches OSHA limits that would require nearby residents walking on the bike or

pedestrian paths or using the library to wear hearing protection because they will emit 80 to 90 decibels of sound.

- 4) I recommend that the Commission require Sky Harbor to install decibel meters on both sides of Brookwood Parkway to measure the decibel level of the jets and automatically turn on a siren to alert people in the vicinity that that the decibel level exceeds 84 decibels the OSHA limit that requires hearing protection. Furthermore, the Commission should recommend that Sky Harbor provide hearing protection devices free of charge from kiosks in the area.
- 5) Therefore, some sort of earth berms should be required along the periphery of the hangar project not only to mitigate the high decibel noise but to protect the tank farm from cars on Brookwood Parkway traveling at speeds of 50 to 60 MPH and more. Should an accident occur in the vicinity of the tank farm, the berms would prevent a car from launching itself over the fence and into the tank farm.
- 6) This project poses significant increases in the amount of air traffic at the airport with increases in noise, pollution, greenhouse gases emissions, and the livability of our city. Yet there has been no environmental impact statement

filed or requested. So I request that the Commission require an EIS from Sky Harbor for their proposed project.

7) According to Carbon Market Watch the business jets that these hangars will house typically emit 10 to 14 times more carbon than a normal commercial airliner. With some flights generating more carbon emissions in two hours than an average person generates in one year. The projection is that there will be almost 500 more flights per month generated by this project.

8) The project is a clear violation of the Hillsboro Community 2035 Plan Initiative #8 concerning the improvement of air quality. How will 500 extra flights per month help the city to reduce greenhouse gas and carbon emissions?

5) The project clearly violates several Hillsboro City Code provisions (CDC 12.25.280.B.1 and 12.50.850.C.1) that others have already mentioned. Who will benefit? Certainly not the citizens of Hillsboro or Washington County because most of us do not use or cannot afford to use private jet airplanes.

6) The extra asphalt and cement required for the hangars will create a heat island. Hillsboro's own calculations state that we can expect 4 to 6 100\* plus days per summer in the next 10 years.

7) The Port of Portland has discontinued the noise abatement and reduction office so if this project is approved there will be no oversight of this operation at all.

Why doesn't Sky Harbor take their project to McMinnville and the Evergreen Airfield. They have the space required for the project and they are near both the Portland, Hillsboro, and Salem areas.

This is the wrong project at the wrong place and at the wrong time.

In closing, there is no way that Sky Harbor can mitigate or reduce the impacts of their operation. So, I respectfully request that the Commission reject this application for building these unneeded and unwanted hangars.

**From:** [Greg Driscoll](#)  
**To:** [Ruth Klein](#)  
**Subject:** Re: Opposition to Case File No. DR-044-25 (Sky Harbour Hangars).  
**Date:** Tuesday, May 12, 2026 11:24:50 AM

---

You don't often get email from [gdriscoll222@gmail.com](mailto:gdriscoll222@gmail.com). [Learn why this is important](#)

Yes Ruth, please do include it in the testimony.

Thank you for your help.

Greg

On Tue, May 12, 2026 at 7:51 AM Ruth Klein <[Ruth.Klein@hillsboro-oregon.gov](mailto:Ruth.Klein@hillsboro-oregon.gov)> wrote:

Good morning Greg,

This comment has been sent to the Council. Can you please confirm if you would also like it provided as Planning Commission testimony. It is not clear from the letter. Thank you, -Ruth

**Ruth Klein** | *Senior Planner*

City of Hillsboro | Community Development: Planning Division

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

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---

**From:** Greg Driscoll <[gdriscoll222@gmail.com](mailto:gdriscoll222@gmail.com)>

**Sent:** Monday, May 11, 2026 12:33 PM

**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; [Community@portofportland.com](mailto:Community@portofportland.com); Ruth Klein <[Ruth.Klein@hillsboro-oregon.gov](mailto:Ruth.Klein@hillsboro-oregon.gov)>

**Subject:** Fwd: Opposition to Case File No. DR-044-25 (Sky Harbour Hangars).

You don't often get email from [gdriscoll222@gmail.com](mailto:gdriscoll222@gmail.com). [Learn why this is important](#)

I oppose the expansion at the Hillsboro airport, Case File No. DR-044-25 (Sky Harbour Hangars).

**The Hillsboro Airport is officially classified as a non commercial, non cargo, General Aviation airport** This was the case when I purchased my home and I oppose any change to that. The noise and pollution the expansion would create is not acceptable to the airport's neighbors.

Regards

Greg Driscoll

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Driscoll: Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 4:36:20 PM

---

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**Amber Rios, MMC** | *City Recorder*

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Monday, May 11, 2026 12:29 PM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Driscoll: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4818365  
**IP Address:** 50.53.75.55  
**Submission Date:** 05/11/2026 12:28  
**Survey Time:** 5 minutes, 20 seconds

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## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

**Contact Information**

Greg Driscoll

**Address**

1315 NE Stile Dr  
Hillsboro,

**Email Address**

[gdriscoll222@gmail.com](mailto:gdriscoll222@gmail.com)

**Phone Number**

(503) 878-7667

**Preferred Contact Method**

Please reply by email address

**Please select a category below**

Public Meetings Law Grievances

**Your message:**

I oppose the expansion at the Hillsboro airport, Case File No. DR 044 25 (Sky Harbour Hangars). The Hillsboro Airport is officially classified as a non commercial, non cargo, General Aviation airport This was the case when I purchased my home and I oppose any change to that. The noise and pollution the expansion would create is not acceptable to the airport's neighbors.

Thank you,

**City of Hillsboro, OR**

---

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**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Sanna: Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 1:14:08 PM

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**Amber Rios, MMC** | *City Recorder*

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Tuesday, May 12, 2026 10:47 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Sanna: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4820660  
**IP Address:** 67.160.139.7  
**Submission Date:** 05/12/2026 10:46  
**Survey Time:** 39 seconds

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## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Tiare Sanna

## Address

18390 SW Monte Verdi Blvd  
Beaverton,

## Email Address

[tiare.sanna@gmail.com](mailto:tiare.sanna@gmail.com)

## Phone Number

(503) 803-6753

## Preferred Contact Method

Please reply by phone

## Please select a category below

Serving on Boards, Commissions, and Committees

## Your message:

Dear City Recorder This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27th will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents.

Thank you,

**City of Hillsboro, OR**

---

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**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Sanna: Data Centers and Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 4:29:09 PM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

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| [अनुवाद और व्याख्या](#)

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>

**Sent:** Tuesday, May 12, 2026 10:40 AM

**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>

**Subject:** Sanna: Data Centers and Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4820643

**IP Address:** 67.160.139.7

**Submission Date:** 05/12/2026 10:40

**Survey Time:** 8 minutes, 17 seconds

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## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Tiare Sanna

## Address

18390 SW Monte Verdi Blvd  
Beaverton,

## Email Address

[tiare.sanna@gmail.com](mailto:tiare.sanna@gmail.com)

## Phone Number

(503) 803-6753

## Preferred Contact Method

Please reply by phone

## Please select a category below

Serving on Boards, Commissions, and Committees

## Your message:

I am writing to express my concerns about both the 18+ data centers planned for Washington County and the proposed Hillsboro airport expansion. These decisions are detrimental to residents with limited benefits to the majority. The Hillsboro airport will not provide any benefits to the community at large and many detrimental impacts. The impact of the data centers are not well known, yet there are 18 of them being planned at once and tax deferments mean no additional revenue to the county for years to come. I will never vote for anyone who supports projects like these, as they clearly show disregard of protecting the quality of living for residents in the area.

Thank you,

**City of Hillsboro, OR**

---

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

**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>

**Sent:** Sunday, May 10, 2026 6:47 PM

**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>

**Subject:** Bartel: Sky Harbour Hangars

*Contact the City Recorder*

**Submission #:** 4816717

**IP Address:** 50.45.247.38

**Submission Date:** 05/10/2026 6:46

**Survey Time:** 46 seconds

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Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

*Contact the City Recorder*

*Please fill out the following form to submit your comments or question to the City Recorder's Office.*

*Contact Information*

Maya Bartel

*Address*

P.O. Box 1284

Tualatin,

*Email Address*

[mayabartel4@gmail.com](mailto:mayabartel4@gmail.com)

*Phone Number*

(503) 754-2749

*Preferred Contact Method*

Please reply by email address

*Please select a category below*

*Your message:*

Dear City Recorder This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already

been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27th will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents.

Thank you,  
**City of Hillsboro, OR**

---

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

**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>

**Sent:** Sunday, May 10, 2026 6:43 PM

**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>

**Subject:** Bartel: Sky Harbour Hangars

*Contact the City Recorder*

**Submission #:** 4816714

**IP Address:** 50.45.247.38

**Submission Date:** 05/10/2026 6:43

**Survey Time:** 1 minute, 56 seconds

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*Contact the City Recorder*

*Please fill out the following form to submit your comments or question to the City Recorder's Office.*

*Contact Information*

Maya Bartel

*Address*

P.O. Box 1284

Tualatin,

*Email Address*

[mayabartel4@gmail.com](mailto:mayabartel4@gmail.com)

*Phone Number*

(503) 754-2749

*Preferred Contact Method*

Please reply by email address

*Please select a category below*

*Your message:*

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have

been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission’s traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,  
**City of Hillsboro, OR**

---

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

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** Fw: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 8:19:44 AM

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**From:** MB <mayabartel4@gmail.com>  
**Sent:** Thursday, May 14, 2026 6:37 PM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov <bcc@washingtoncountyor.gov>; action@oregonair.org <action@oregonair.org>  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

You don't often get email from mayabartel4@gmail.com. [Learn why this is important](#)

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.

- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Maya Bartel

**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>  
**Sent:** Sunday, May 10, 2026 3:43 PM  
**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>  
**Subject:** Bartel: Sky Harbour Hangars

*Contact the City Recorder*

**Submission #:** 4816525  
**IP Address:** 149.22.84.142  
**Submission Date:** 05/10/2026 3:42  
**Survey Time:** 1 minute, 12 seconds

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*Contact the City Recorder*

*Please fill out the following form to submit your comments or question to the City Recorder's Office.*

*Contact Information*

Riley Bartel

*Address*

Tualatin,

*Email Address*

[g4r11c5@proton.me](mailto:g4r11c5@proton.me)

*Phone Number*

(309) 696-4577

*Preferred Contact Method*

Please reply by email address

*Please select a category below*

*Your message:*

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000

residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,  
**City of Hillsboro, OR**

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

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 4:19:50 PM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
[Hillsboro-Oregon.gov](#) | Engage with Us

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

From: MD Aman <[mdaman5455@gmail.com](mailto:mdaman5455@gmail.com)>  
Sent: Wednesday, May 13, 2026 4:10 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from [mdaman5455@gmail.com](mailto:mdaman5455@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

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Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

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Thank you for your attention to this matter.

Sent from my iPad

**From:** [Council](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Cady: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 6:11:30 PM

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Forwarding.

Amber Rios, MMC | City Recorder  
City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)  
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-----Original Message-----

From: Rick Cady <[rcadycvelo@gmail.com](mailto:rcadycvelo@gmail.com)>  
Sent: Wednesday, May 13, 2026 5:42 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Cady: Opposition to DR-044-25 (Sky Harbour Hangars)

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

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Thank you for your attention to this matter.

Rick Cady  
10230 SW Anderson Ct.  
Tualatin, OR. 97062

Sent from my iPhone

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:17:55 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
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| [अनुवाद और व्याख्या](#)

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**From:** Brian Craker <[crakerb@yahoo.com](mailto:crakerb@yahoo.com)>  
**Sent:** Wednesday, May 13, 2026 9:54 PM  
**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
**Cc:** [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

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**OUR HOME IS ONE OF MORE THAN 20,000 residents that live in the approach, takeoff, and downwind corridors yet none received mailed notices.** These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

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Thank you for your attention to this matter.

Sincerely,

Brian & Alison Craker  
17395 SW 106th Ct.,  
Tualatin, OR 97062

**From:** [Council](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Dugan: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:26:06 PM

---

Forwarding.

Amber Rios, MMC | City Recorder  
City of Hillsboro | City Manager's Office  
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-----Original Message-----

From: Patrice Dugan <[duganfamily4@gmail.com](mailto:duganfamily4@gmail.com)>  
Sent: Wednesday, May 13, 2026 2:16 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Dugan: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from [duganfamily4@gmail.com](mailto:duganfamily4@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Thank you for your attention to this matter.

Patrice Dugan  
10365 SW Tawasa Ct  
Tualatin OR 97062

Sent from my iPhone

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Godfrey: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 6:36:40 PM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)

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| [अनुवाद और व्याख्या](#)

---

**From:** Lisa Godfrey <[ljgodfrey@gmail.com](mailto:ljgodfrey@gmail.com)>  
**Sent:** Wednesday, May 13, 2026 6:22 PM  
**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
**Cc:** [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
**Subject:** Godfrey: Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace,

Hillsboro City Council,

Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th. Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences. Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none

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- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue. This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved. The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Lisa Godfrey

**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Wolf: Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 9:02:31 AM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Tuesday, May 12, 2026 8:46 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Wolf: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4820253  
**IP Address:** 50.39.194.208  
**Submission Date:** 05/12/2026 8:45  
**Survey Time:** 2 minutes, 2 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Celeste Wolf

## Address

Hillsboro,

## Email Address

[cpwolf@gmail.com](mailto:cpwolf@gmail.com)

## Phone Number

(503) 741-9658

## Preferred Contact Method

Please reply by email address

## Please select a category below

Question about our Boards, Commissions, and Committees

## Your message:

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,

**City of Hillsboro, OR**

---

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

**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Wolf: Sky Harbour Hangars  
**Date:** Tuesday, May 12, 2026 9:11:38 AM

---

Resending with correct subject title.

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
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**From:** Amber Rios  
**Sent:** Tuesday, May 12, 2026 9:10 AM  
**To:** Leslie Hamilton <[Leslie.Hamilton@hillsboro-oregon.gov](mailto:Leslie.Hamilton@hillsboro-oregon.gov)>; Ruth Klein <[Ruth.Klein@hillsboro-oregon.gov](mailto:Ruth.Klein@hillsboro-oregon.gov)>  
**Subject:** FW: Wolf: Sky Harbour Hangars

Forwarding.

**Amber Rios, MMC** | *City Recorder*

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**From:** Hillsboro, OR <[noreply@hillsboro-oregon.gov](mailto:noreply@hillsboro-oregon.gov)>  
**Sent:** Tuesday, May 12, 2026 9:06 AM  
**To:** Amber Rios <[Amber.Rios@hillsboro-oregon.gov](mailto:Amber.Rios@hillsboro-oregon.gov)>; Aubrey Minear <[Aubrey.Minear@hillsboro-oregon.gov](mailto:Aubrey.Minear@hillsboro-oregon.gov)>

**Subject:** Wolf: Sky Harbour Homes

## Contact the City Recorder

**Submission #:** 4820330  
**IP Address:** 50.39.194.208  
**Submission Date:** 05/12/2026 9:05  
**Survey Time:** 39 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

### Contact Information

Celeste Wolf

### Address

Hillsboro,

### Email Address

[cpwolf@gmail.com](mailto:cpwolf@gmail.com)

### Phone Number

(503) 741-9658

### Preferred Contact Method

Please reply by email address

### Please select a category below

Question about our Boards, Commissions, and Committees

### Your message:

Dear City Recorder This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public

hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27th will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents.

Thank you,

**City of Hillsboro, OR**

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

**From:** [Council](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: K2: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:30:47 PM

---

Forwarding.

Amber Rios, MMC | City Recorder  
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-----Original Message-----

From: K 2 <k2xtc1@me.com>  
Sent: Wednesday, May 13, 2026 2:28 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: K2: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from k2xtc1@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for

each phase to the County, City and the public.

- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:17:59 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
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**From:** J Moore <[bjmzaluk@gmail.com](mailto:bjmzaluk@gmail.com)>  
**Sent:** Wednesday, May 13, 2026 9:28 PM  
**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
**Cc:** [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or

noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Regards,  
June Moore

Flight path would endanger the migratory eagles in the Tualatin Sherwood area (wildlife bird sanctuary).

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Olivares: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 6:11:02 PM

---

Forwarding.

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

From: Louie Olivares <[louieolivares@gmail.com](mailto:louieolivares@gmail.com)>  
Sent: Wednesday, May 13, 2026 5:03 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Olivares: Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for

each phase to the County, City and the public.

- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Louie Olivares

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 3:59:55 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
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**From:** Tom Rymanowicz <tom@advantagetaxservices.com>  
**Sent:** Wednesday, May 13, 2026 3:41 PM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Thomas Rymanowicz

**From:** [Council](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Hamilton: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:25:47 PM

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

From: Kami Hamilton <kami@simple.be>  
Sent: Wednesday, May 13, 2026 2:16 PM  
To: Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Hamilton: Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for

each phase to the County, City and the public.

- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
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Thank you for your attention to this matter.

Sent from my iPhone

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Hamilton: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:29:31 PM

---

Forwarding.

Amber Rios, MMC | City Recorder  
City of Hillsboro | City Manager's Office  
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-----Original Message-----

From: Brett Hamilton <[brett@simple.be](mailto:brett@simple.be)>  
Sent: Wednesday, May 13, 2026 2:10 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Hamilton: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from [brett@simple.be](mailto:brett@simple.be). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

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Flight Path: <http://oregonair.org/jets>

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Brett Hamilton  
Tualatin Oregon

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Hewitt: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:26:50 PM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

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**From:** Kristy Hewitt <kristykhewitt@gmail.com>  
**Sent:** Wednesday, May 13, 2026 1:55 PM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Hewitt: Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

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Thank you for your attention to this matter.

Kristy Hewitt

17815 SW 111th Ave, Tualatin, OR 97062

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 3:01:40 PM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Sally Hildebran <[sallyhildebran@gmail.com](mailto:sallyhildebran@gmail.com)>  
Sent: Wednesday, May 13, 2026 2:45 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

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

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Thank you for your attention to this matter.

Sent from my iPhone

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 3:05:24 PM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Grant Zadow <[gzadow46@icloud.com](mailto:gzadow46@icloud.com)>  
Sent: Wednesday, May 13, 2026 3:03 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from [gzadow46@icloud.com](mailto:gzadow46@icloud.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Grant Zadow

Sent from my iPad

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 4:05:57 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
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**From:** Kathy Carlson <kathryncarlson1957@gmail.com>  
**Sent:** Thursday, May 14, 2026 3:54 PM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

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Thank you for your attention to this matter.

Sincerely,

Kathryn Carlson  
2187 NE 50th Way  
Hillsboro, OR 97124

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:17:47 PM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Sheri Esser <[Sheri\\_Esser@outlook.com](mailto:Sheri_Esser@outlook.com)>  
Sent: Thursday, May 14, 2026 2:26 AM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

[Some people who received this message don't often get email from [sheri\\_esser@outlook.com](mailto:sheri_esser@outlook.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Sheri Esser

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 8:50:34 AM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Stephanie Hamington <[stephaniehamington@gmail.com](mailto:stephaniehamington@gmail.com)>  
Sent: Friday, May 15, 2026 8:47 AM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

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

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- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Southard: Sky Harbour Hangar  
**Date:** Wednesday, May 13, 2026 11:22:37 AM

---

Forwarding.

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Wednesday, May 13, 2026 11:18 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Southard: Sky Harbour Hangar

## Contact the City Recorder

**Submission #:** 4823386  
**IP Address:** 50.39.165.252  
**Submission Date:** 05/13/2026 11:17  
**Survey Time:** 1 minute

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Trevor Southard

## Address

5718 NE Lisbon Way  
Hillsboro,

## Email Address

[tpsouthard@gmail.com](mailto:tpsouthard@gmail.com)

## Phone Number

(408) 799-5642

## Preferred Contact Method

Please reply by phone

## Please select a category below

### Your message:

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,

**City of Hillsboro, OR**

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

**From:** [Council](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Tritt: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Wednesday, May 13, 2026 2:26:27 PM

---

Forwarding.

Amber Rios, MMC | City Recorder  
City of Hillsboro | City Manager's Office  
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-----Original Message-----

From: Carrie Tritt <[carrie.tritt@gmail.com](mailto:carrie.tritt@gmail.com)>  
Sent: Wednesday, May 13, 2026 2:01 PM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Tritt: Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for

each phase to the County, City and the public.

- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:20:30 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
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**From:** Alyssa Howard <[feagans.alyssa@gmail.com](mailto:feagans.alyssa@gmail.com)>  
**Sent:** Thursday, May 14, 2026 12:09 PM  
**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
**Cc:** [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal (Case File DR-044-25), scheduled for a Planning Commission decision on May 27.

Although this is being processed as a land-use-only matter, the project's real-world impacts extend far beyond land use. Approval of these hangars would lead to a major increase in private-jet activity directly over residential neighborhoods. This would significantly disrupt the quiet character of our community and affect thousands of families who live under the proposed flight paths.

Because the review is narrowly focused, key issues are not being evaluated — including accurate jet-activity projections, noise and air-quality impacts, and potential reductions in property values and County tax revenue. More than 20,000 residents in the affected flight corridors received no notice of this project and are largely unaware it is moving forward.

Flight Path Reference: <http://oregonair.org/jets>

Given these impacts, I respectfully request that the project be paused until:

- The Port's flight-activity assumptions are reevaluated and transparent projections are shared.
- Independent noise and air-quality assessments are completed, funded by Sky Harbour.
- Residents in affected corridors are notified and given an opportunity to participate.
- Property-value and County tax-revenue impacts are analyzed.
- A determination is made on whether this exceeds the scope of a land-use-only decision.

This project includes both land-use and air-use impacts, yet only the first is being reviewed. The community deserves clarity and a complete evaluation before any approval is granted.

Thank you for your attention to this important matter.

**Alyssa L. Howard**

[feagans.alyssa@gmail.com](mailto:feagans.alyssa@gmail.com)

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:17:41 PM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Sharon Roberts <[sharon.roberts53@icloud.com](mailto:sharon.roberts53@icloud.com)>  
Sent: Thursday, May 14, 2026 7:30 AM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars)

[You don't often get email from [sharon.roberts53@icloud.com](mailto:sharon.roberts53@icloud.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Pace, Hillsboro City Council, Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for

each phase to the County, City and the public.

- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Sent from my iPhone

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 10:05:39 AM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
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**From:** Maurice Hamington <hamington@icloud.com>  
**Sent:** Friday, May 15, 2026 10:05 AM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

**Also please note that I am politically active and I vote and I am willing to go to bat on this issue.**

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the

County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** Fw: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 8:19:51 AM

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**From:** Lynne Marchione <lmarchione@comcast.net>  
**Sent:** Thursday, May 14, 2026 8:23 PM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov <bcc@washingtoncountyor.gov>; action@oregonair.org <action@oregonair.org>  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Lynne Marchione  
Resident of North Plains, Or

Sent from my iPhone

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 11:55:09 AM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
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**From:** Bruce Klein <funmail1@frontier.com>  
**Sent:** Friday, May 15, 2026 11:43 AM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

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

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Sky Harbour already believes the new (- not yet built) Hillsboro site is a done deal and is advertising for customers - <https://skyharbour.group/locations/portland/>. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact

assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

Sincerely,

Bruce Klein  
1481 NE Evening Star Dr.

Hillsboro, OR 97124  
971-645-7304

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars) - from Helen Krieger  
**Date:** Friday, May 15, 2026 11:32:38 AM

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Brie Ross | she/her | Administrative Support Specialist  
City of Hillsboro | Economic & Community Development Department  
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-----Original Message-----

From: Helen Krieger <[helenjk49@gmail.com](mailto:helenjk49@gmail.com)>  
Sent: Friday, May 15, 2026 11:15 AM  
To: Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
Cc: [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
Subject: Opposition to DR-044-25 (Sky Harbour Hangars) - from Helen Krieger

You don't often get email from [helenjk49@gmail.com](mailto:helenjk49@gmail.com). Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

Dear Mayor Pace, Hillsboro City Council,

Hillsboro Planning Commission, and Washington County Board of Commissioners,

I am deliberately sending information from another Oregon resident as the coming deadline for feedback is very short and I want to make sure my voice is heard. I concur completely of the information below the dotted line. I'd also like to emphasize that notification to residents in the area has been almost undetectable in a timely manner, at least by me. So I feel behind the proverbial 8 Ball to respond quickly. I was able to find information that led me to submitting earlier testimony to the City Planning Commission so I am grateful for that.

Again, I totally agree with the comments below and respectfully request that all the points be addressed and communicated to the residents in affected areas.

Thank you

Helen Krieger [helenhk49@gmail.com](mailto:helenhk49@gmail.com) <<mailto:helenhk49@gmail.com>>

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Dear Mayor Pace, Hillsboro City Council,

Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning

Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

More than 20,000 residents live in the approach, takeoff, and downwind corridors yet none received mailed notices. These residents are unaware of this project and effectively have no voice in the process, despite being among the most heavily impacted. See flight path link below. Expecting county residents to monitor City or Airport websites is unreasonable, especially for those who live far from Hillsboro.

Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
- Conduct an air and noise-pollution impact assessment, using an independent firm funded by Sky Harbour.
- Notify residents in the impacted corridors and give them an opportunity to participate.
- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

This project has two distinct components — land-use impacts and air-use impacts — and only the first is being reviewed. The community deserves clarity on which governing body is responsible for evaluating the second, especially given the wide financial impacts involved.

The County, City, and Planning Commission all share a vested interest in ensuring this project is fully evaluated. The substantial impacts to residents and the loss of property-tax revenue affect the State, County, and City. If only the land-use portion is considered, it reflects poorly on the Planning Commission. A complete evaluation protects the public, safeguards the County's revenue base, and ensures the Planning Commission is not placed in the position of approving a project whose broader impacts were never assessed.

Thank you for your attention to this matter.

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Friday, May 15, 2026 9:26:12 AM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
[Hillsboro-Oregon.gov](#) | [Engage with Us](#)

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**From:** John Phillips <jphillips4994@gmail.com>  
**Sent:** Friday, May 15, 2026 9:04 AM  
**To:** Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>  
**Cc:** bcc@washingtoncountyor.gov; action@oregonair.org  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

You don't often get email from [jphillips4994@gmail.com](mailto:jphillips4994@gmail.com). [Learn why this is important](#)

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

Because the project is being reviewed through a narrow land-use lens, several critical issues are not being evaluated: the Port selected a flight-activity multiplier based on Sky Harbour's slowest airports, even though Hillsboro is likely to be among the busiest; no air-quality or

noise-impact assessments have been required; and potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered.

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Flight Path: <http://oregonair.org/jets>

Given these broader implications, I respectfully request that this project be paused until the following occurs:

- Evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before moving forward.
- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
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- Notify residents in the impacted corridors and give them an opportunity to participate.
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Thank you for your attention to this matter.

John C Phillips

**From:** [ECD Admin Support](#)  
**To:** [Ruth Klein](#)  
**Subject:** FW: Opposition to DR-044-25 (Sky Harbour Hangars)  
**Date:** Thursday, May 14, 2026 2:18:07 PM

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**Brie Ross** | [she/her](#) | *Administrative Support Specialist*  
City of Hillsboro | Economic & Community Development Department  
503-681-6150 (office)  
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**From:** Martin Bilitz <[mebilitz@hotmail.com](mailto:mebilitz@hotmail.com)>  
**Sent:** Wednesday, May 13, 2026 8:50 PM  
**To:** Council <[Council@hillsboro-oregon.gov](mailto:Council@hillsboro-oregon.gov)>; ECD Admin Support <[communitydevelopment@hillsboro-oregon.gov](mailto:communitydevelopment@hillsboro-oregon.gov)>  
**Cc:** [bcc@washingtoncountyor.gov](mailto:bcc@washingtoncountyor.gov); [action@oregonair.org](mailto:action@oregonair.org)  
**Subject:** Opposition to DR-044-25 (Sky Harbour Hangars)

Some people who received this message don't often get email from [mebilitz@hotmail.com](mailto:mebilitz@hotmail.com). [Learn why this is important](#)

Dear Mayor Pace, Hillsboro City Council,  
Hillsboro Planning Commission, and  
Washington County Board of Commissioners,

I am writing in opposition to the Sky Harbour Hangar Proposal, Case File No. DR-044-25, scheduled for a Planning Commission decision on May 27th.

Although this application is being processed as a land-use-only matter, the practical impacts extend far beyond a typical land-use case. Approval of these hangars will enable a substantial increase in private-jet activity not only in Hillsboro but across Washington County, with significant environmental, social, and economic consequences.

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- Reevaluate the multiplier, in partnership with the Port, and provide clear and accurate jet-activity projections for each phase to the County, City and the public.
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- Assess the County's property-value and tax-revenue risk. We estimate \$700,000 to \$3.6 million per year in lost County revenue.

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Thank you for your attention to this matter.

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**From:** [Amber Rios](#)  
**To:** [Leslie Hamilton](#); [Ruth Klein](#)  
**Subject:** FW: Helms: Sky Harbour Hangars  
**Date:** Thursday, May 14, 2026 10:38:56 AM

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Forwarding.

**Amber Rios, MMC** | *City Recorder*

City of Hillsboro | City Manager's Office  
503-407-6875 (cell) | 503-681-6117 (office)

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Thursday, May 14, 2026 7:21 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Helms: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4825216  
**IP Address:** 50.38.53.205  
**Submission Date:** 05/14/2026 7:20  
**Survey Time:** 52 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Katie Helms

## Address

17520 SW CHeyenne Way  
Tualatin,

## Email Address

[pearson.katie.41@gmail.com](mailto:pearson.katie.41@gmail.com)

## Phone Number

(503) 720-1713

## Preferred Contact Method

Please reply by email address

## Please select a category below

Public Meetings Law Grievances

## Your message:

Dear City Recorder, This is in regard to Case File No. DR-044-25 (Sky Harbour Hangars) I am submitting this comment for the public record regarding the Sky Harbour application and the upcoming Planning Commission hearings. I am concerned that the current schedule does not provide a meaningful opportunity for public participation. The public hearing is set to open on May 13th, during which the applicant is expected to request a continuance to May 27th. However, the deadline for public comment is also May 27th, and the decision is scheduled for that very same day as well. This structure creates the appearance that the outcome has already been determined. It does not allow adequate time for Commissioners to review and consider public testimony submitted on the final day of the comment period. For a project with significant impacts on thousands of residents, this raises serious concerns about transparency, fairness, and the integrity of the public process. I respectfully request that the City either extend the public comment period or schedule deliberations for a later date to ensure that public input can be meaningfully reviewed prior to a decision. I also request clarification on how testimony submitted on May 27th will be evaluated before a same-day vote. Thank you for ensuring that the public has a genuine opportunity to participate in this important decision, which goes far beyond a simple land-use action and has major environmental, public-health, and community impacts that will shape the daily lives and property values of thousands of residents.

Thank you,

**City of Hillsboro, OR**

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**From:** [Amber Rios](#)  
**To:** [Ruth Klein](#); [Leslie Hamilton](#)  
**Subject:** FW: Helms: Sky Harbour Hangars  
**Date:** Thursday, May 14, 2026 10:39:30 AM

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Forwarding.

**Amber Rios, MMC** | *City Recorder*

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503-407-6875 (cell) | 503-681-6117 (office)

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**From:** Hillsboro, OR <noreply@hillsboro-oregon.gov>  
**Sent:** Thursday, May 14, 2026 7:15 AM  
**To:** Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>  
**Subject:** Helms: Sky Harbour Hangars

## Contact the City Recorder

**Submission #:** 4825201  
**IP Address:** 50.38.53.205  
**Submission Date:** 05/14/2026 7:14  
**Survey Time:** 1 minute, 8 seconds

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Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Contact the City Recorder

**Please fill out the following form to submit your comments or question to the City Recorder's Office.**

## Contact Information

Katie Helms

## Address

17520 SW Cheyenne Way  
Tualatin,

## Email Address

[pearson.katie.41@gmail.com](mailto:pearson.katie.41@gmail.com)

## Phone Number

(503) 720-1713

## Preferred Contact Method

Please reply by email address

## Please select a category below

Public Meetings Law Grievances

## Your message:

Dear Planning Commission, I am writing to express concerns regarding the scope of authority being exercised in the review of Case File No. DR-044-25 (Sky Harbour Hangars), with a decision scheduled for May 27. Although this application is presented as a land-use-only matter, the practical impacts extend far beyond building placement. Approval of these hangars will enable a substantial increase in private-jet activity over both Hillsboro and Washington County, with significant environmental and economic consequences. Because the review is limited to land-use criteria, several critical issues are not being evaluated: No air-quality or noise-impact assessments have been required for any phase, despite the proximity of residential neighborhoods. Approximately 15,000–20,000 residents in the approach, takeoff, and downwind corridors received no mailed notice, including many outside city limits who will be heavily affected. Potential impacts to property values — and the resulting reduction in County tax revenue — have not been considered. The Port selected a flight-activity multiplier based on the slowest Sky Harbour airports, even though Hillsboro is likely to be among the busiest. A realistic multiplier would dramatically change projected daily jet operations. Given these broader implications, I respectfully request that the Commission evaluate whether this project exceeds the scope of a land-use-only decision and whether additional authority or oversight is required before approval. Approving the hangars without addressing these impacts effectively authorizes the infrastructure that will drive a substantial increase in jet operations — an outcome that extends beyond the Commission's traditional jurisdiction. I also request that approval be delayed until realistic jet-activity estimates are established, environmental and economic impacts are evaluated, and affected residents are properly notified and given an opportunity to participate. Thank you for your consideration.

Thank you,

**City of Hillsboro, OR**

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