



**SUPPLEMENTAL STAFF REPORT
No. 5**

To: Planning Commission
From: Ruth Klein, Senior Planner
Date: May 27, 2026
Subject: Request for Development Review Approval
Case File No. DR-044-25 Sky Harbour Hangars

Updated Information:

This is an update to the May 20, 2026 Planning Commission staff report. The Planning Division has received additional public testimony after the assembly of the previous staff report. Any additional public testimony that is received prior to the May 27, 2026 meeting will be distributed to the Planning Commission at the meeting.

Public Testimony Topics:

Several new topics arose from the latest batch of testimony submitted:

Goal 2 Coordination

Several commenters argue that Oregon's Statewide Planning Goal 2 requires intergovernmental coordination before this application can be approved, and that the Planning Commission is obligated to pause the proceeding or elevate it to the City Council or Washington County. The testimony cites numerous Oregon Revised Statutes and references LUBA case law including *Columbia Riverkeeper v. Port of St. Helens* and *Neighbors for Livability v. City of Beaverton* in support of these claims.

Staff Response. The legal arguments advanced in this testimony contain significant errors and, in several instances, appear to misstate or misidentify the applicable law.

The testimony correctly states that decisions must be supported by substantial evidence addressing all applicable approval criteria, and that ORS 197.797 (formerly cited as ORS 197.763) and ORS 227.173 establish that standard. Staff's analysis and findings address all applicable CDC approval criteria and are supported by substantial evidence in the record.

The claim that the Commission is required to "elevate" issues to the City Council or Washington County if it cannot act on certain impacts is not supported by Oregon law. Neither ORS 197.175(1) nor Goal 2 contains any such requirement. This appears to be an inaccurate statement of law.

Goal 2 coordination is a requirement applicable to legislative land use actions, such as the adoption or amendment of a comprehensive plan or development code, not to quasi-judicial decisions on individual development applications. This application was submitted as a Type III quasi-judicial Development Review proceeding and with elimination of the Major Adjustment request, is now a Type II quasi-judicial Development Review proceeding. Goal 2 coordination requirements do not apply to it, regardless of the scale of the project or the nature of its potential impacts on other jurisdictions.

The statutory citations offered in support of a broader coordination requirement also do not support the claims made. ORS 197.015 is the definitions section of ORS Chapter 197 and contains no substantive coordination requirements. ORS 197.180 addresses state agency planning responsibilities and is not applicable to this proceeding. These statutes do not establish a requirement for Goal 2 intergovernmental coordination in connection with quasi-judicial development review decisions.

The criterion under CDC 12.80.040.H(7)(e) requires that negative impacts of the development have been sufficiently minimized or mitigated, and staff's findings address that criterion. The Commission's review authority remains limited to the applicable CDC approval criteria. The operational consequences of permitted aviation uses, including aircraft activity levels, are regulated by the FAA and the Port of Portland and are not CDC approval criteria.

Brookwood Library

Several commenters raise the proximity of the Hillsboro Brookwood Library as a distinct compatibility concern, arguing that the proposed hangar development is incompatible with the library as a neighboring use.

Staff Response. The Brookwood Library falls within the Community Services use category, which is a Conditional Use in the I-P Industrial Park zone under CDC Section 12.25.230. The proposed private aircraft hangars are a permitted outright use in the I-P zone under that same section. When the library was approved, it was the library that was required to demonstrate compatibility with the permitted uses of the I-P zone, including aviation uses at the adjacent airport, under the Conditional Use approval criteria of CDC Section 12.80.020. A permitted use in a zone is not required to justify its compatibility with a conditionally approved use that was itself required to demonstrate compatibility with the zone's permitted uses at the time of its approval. The proximity of the library does not constitute a basis for denial of a use that is permitted outright in the zone, and the library's presence does not create an approval standard requiring the applicant to demonstrate compatibility with it.

Oregon 120-Day Rule and Hearing Schedule

Several commenters request that the Planning Commission delay its decision pending additional environmental review, intergovernmental coordination, or further public notice.

Staff Response. A delay in the Commission's decision is not a legally available option. Under ORS 227.178, the City is required to take final action on a complete land use application within 120 days of the application being deemed complete. This includes the time necessary to conduct an appeal. This application was deemed complete on January 29, 2026, establishing a state-mandated deadline of September 13, 2026. The 120-day clock runs regardless of whether the Commission acts, and an applicant may invoke the rule and seek a writ of mandamus compelling the City to act if the deadline is not met. The Commission does not have authority to indefinitely defer a decision pending review by another agency or governing body.

Attachments:

A. Public Testimony

Email from Kazuki Minato, received May 16, 2026
Email from Sue Pelletier, received May 18, 2026
Email from Michelle Holley, received May 19, 2026
Email from Linda Howey, received May 19, 2026
Email from Robyn Biehler, received May 20, 2026
Email from Frank Bubenik (and Valerie Pratt), received May 20, 2026
Email from Rick Cady, received May 20, 2026
Email from Britt Hallquist, received May 20, 2026
Email from Kami Hamilton, received May 20, 2026
Email from Brett Hamilton, received May 20, 2026
Email from Kristy Hewitt, received May 20, 2026
Email from Hazen Hyland, received May 20, 2026
Email from Sarah Richmond, received May 20, 2026
Email from Patrice Dugan, received May 21, 2026
Email from Tom Rymanowicz, received May 21, 2026
Email from Teresa Tse, received May 21, 2026
Email from Brian Craker, received May 22, 2026
Email from Sarah Richmond, received May 22, 2026
Email from Sarah Richmond, received May 22, 2026
Email from Jason Anderson, received May 24, 2026
Email from Sarah Bixel, received May 25, 2026
Email from Nickole Camacho, received May 24, 2026
Email from Anita K. Derry, received May 24, 2026
Email from Anita K. Derry, received May 24, 2026
Email from Jacque Myers, received May 24, 2026
Email from Jacob Roloff, received May 24, 2026
Email from Tina Schuler, received May 24, 2026
Email from Teal Schuler, received May 24, 2026
Email from Kari Woyak, received May 24, 2026
Email from Ulla Dosedal, received May 25, 2026
Email from Amber Herder, received May 25, 2026

Email from Mary Hewitt, received May 25, 2026
Email from DeAnn Jeremy, received May 25, 2026
Email from Dan Logan, received May 25, 2026
Email from Michelle Mueller, received May 25, 2026
Email from Avery Schuler, received May 25, 2026

Cc: Beverly Pearman, Port of Portland
David Annin, Sky Harbour Group
Emily Sandy, Strata Land Use Planning, LLC
kminato4sin@gmail.com
slp59@protonmail.com
michelle.holley@gmail.com
lindashowey@gmail.com
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kami@simple.be
brett@simple.be
kristykhewitt@gmail.com
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sarahrichmond03@gmail.com
duganfamily4@gmail.com
tom@advantagetaxservices.com
queentse@gmail.com
crakerb@yahoo.com
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sarahrichmond03@gmail.com
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pdxschulers@gmail.com
turquoisescholar@proton.me
kari.woyak@gmail.com
udosedal@gmail.com
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marylouisehewitt540@gmail.com
deann.jeremy@gmail.com
dmlogs@gmail.com
mimm50@gmail.com
averyrayschuler@gmail.com

File

ATTACHMENT A

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Opposition to DR-044-25 (Sky Harbour Hangars)
Date: Monday, May 18, 2026 7:48:03 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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From: kminato4sin@gmail.com <kminato4sin@gmail.com>
Sent: Saturday, May 16, 2026 12:36 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)

[kminato4sin@gmail.com](#) からメールを受け取る頻度は高くありません。 [これが重要である理由](#)

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.

Kazuki Minato

City of Tualatin Resident

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Opposition to DR-044-25 (Sky Harbour Hangars)
Date: Monday, May 18, 2026 7:48:08 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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From: slp59 <slp59@protonmail.com>
Sent: Monday, May 18, 2026 6:26 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.

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.

Sue Pelletier
10285 SW Sedlak Ct.
Tualatin, OR 97062

Sent with [Proton Mail](#) secure email.

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Opposition to DR-044-25 (Sky Harbour Hangars)
Date: Tuesday, May 19, 2026 12:57:16 PM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
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From: Michelle Holley <michelle.holley@gmail.com>
Sent: Tuesday, May 19, 2026 12:51 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.

Why didn't the more than 20,000 residents who live in the approach, takeoff, and downwind corridors receive mailed notices? Mayor Pace and Hillsboro City Council, this is the 2nd time (that I'm aware) that you have tried to steamroll something that has a huge negative impact on our city and the residents therein. Your lack of transparency is appalling. Turning our farm land into data centers and this expansion of the airport has me wondering how you are personally benefiting. If it were for the good of our community, you'd be more open and honest. The fact that you aren't, speaks volumes.

Why do we need this expansion? As of March 2025, there were approximately 260 privately-owned aircraft out of a total of 721 total aircraft registrations - meaning the majority of the jets are owned by corporations. Meanwhile, Intel has laid off over 3,000+ employees in Washington County and Nike has been following suit. As with the data centers, this action will have a negative impact on the lives and environment of those of us who live here, and the citizens end up with nothing. Nada. Zilch. They get tax breaks while our water and electric bills go up.

It's time for Mayor Pace and the Hillsboro City Council to STOP trying to destroy our city.

Given the broader implications, I 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.

Regards,

Michelle Holley

835 SE 40th Av
Hillsboro

From: [Amber Rios](#)
To: [Leslie Hamilton](#); [Ruth Klein](#)
Subject: FW: Howey: Sky Harbour Hangars
Date: Tuesday, May 19, 2026 9:22:56 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 19, 2026 8:13 AM
To: Amber Rios <Amber.Rios@hillsboro-oregon.gov>; Aubrey Minear <Aubrey.Minear@hillsboro-oregon.gov>
Subject: Howey: Sky Harbour Hangars

Contact the City Recorder

Submission #: 4834555
IP Address: 50.47.136.101
Submission Date: 05/19/2026 8:12
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

Linda HOWEY

Address

17710 NW Fieldstone Drive
Beaverton,

Email Address

lindashowey@gmail.com

Phone Number

(240) 620-5517

Preferred Contact Method

Please reply by email address

Please select a category below

Public Meetings Law Grievances

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.

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: Sky Harbour Approval Criteria
Date: Wednesday, May 20, 2026 4:16:20 PM

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

From: Robyn Biehler <bthkfl46@gmail.com>
Sent: Wednesday, May 20, 2026 4:15 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.
Robyn Biehler
Tualatin

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Development Review-044-25 (Sky Harbour Hangars)
Date: Thursday, May 21, 2026 7:35:12 AM
Attachments: [Outlook-pikzf2iu.png](#)
[HillsboroPlanningCommission_05272026.pdf](#)

Brie Ross | [she/her](#) | *Administrative Support Specialist*
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From: Frank Bubenik <fbubenik@tualatin.gov>
Sent: Wednesday, May 20, 2026 9:08 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>
Cc: Council <council@tualatin.gov>
Subject: Development Review-044-25 (Sky Harbour Hangars)

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City of Hillsboro Planning Division,

Attached please find a letter of testimony from Council President Pratt and myself regarding Development Review-044-25 (Sky Harbour Hangars) on the Hillsboro Planning Commission's 5/27/2026 meeting agenda. Please note this testimony is solely Council President Pratt's and mine and not the entire Tualatin City Council's.

Thank you for your consideration.



Mayor of Tualatin
fbubenik@tualatin.gov
Cell: 971.420.7443

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May 20, 2026

RE: Sky Harbour Hangar Proposal (Case File No. DR-044-25)

Hillsboro Planning Commission,

We are writing in opposition to the Sky Harbour Hangar Proposal (Case File No. DR-044-25), scheduled for a Planning Commission review on May 27th.

This application is being reviewed as a routine land-use matter. It is not. Approving these hangars will enable a significant increase in private-jet activity across Washington County, with real consequences for air quality, noise, property values, and County tax revenue that are simply not being evaluated under the current review process.

The review is incomplete in three critical ways:

- The Port selected a flight-activity multiplier based on Sky Harbour's slowest locations – not a realistic projection for Hillsboro's market.
- No independent air-quality or noise assessment has been required.
- The financial impact on surrounding residents and County tax revenue – a possible \$700,000 to \$3.6 million in lost revenue annually – has not been considered at all.

More than 20,000 residents have received no notice. Those living in the approach, takeoff, and downwind corridors are among the most directly affected, yet none received mailed notification. Expecting county residents to monitor city or airport websites is not adequate notice.

We ask that this project be paused until the following steps are taken:

- Determine whether this project exceeds the scope of a land-use decision and whether additional oversight is required
- Reevaluate the flight-activity multiplier and publish accurate jet-operation projections for each phase
- Commission an independent air and noise pollution assessment, funded by Sky Harbour
- Directly notify impacted corridor residents and give them a meaningful opportunity to participate
- Assess the property-value and tax-revenue risk to the County, City, and State

This project has two distinct components – land use and air use – and only one is being reviewed. The community deserves to know which governing body is responsible for the other.

A complete evaluation protects the public and the County's revenue base. Approving this project without it places the Planning Commission in the position of blessing impacts it never actually examined. We urge you not to let that happen.

Thank you for your attention to this matter.



Frank Bubenik
Mayor



Valerie Pratt
City Council President



From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Wednesday, May 20, 2026 2:44:52 PM

Brie Ross | she/her | Administrative Support Specialist
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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-----Original Message-----

From: Rick Cady <rcadycvelo@gmail.com>
Sent: Wednesday, May 20, 2026 2:44 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

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: Sky Harbour Approval Criteria
Date: Thursday, May 21, 2026 7:35:13 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
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From: Britt Hallquist <britt.hallquist.pnw@gmail.com>
Sent: Wednesday, May 20, 2026 9:38 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Subject: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

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Thank you for your attention to this matter.

Britt (Holloway) Hallquist

From: [Amber Rios](#)
To: [Leslie Hamilton](#); [Ruth Klein](#)
Subject: FW: Hamilton: Sky Harbour Approval Criteria
Date: Friday, May 22, 2026 10:50:49 AM

Forwarding.

Amber Rios, MMC | City Recorder
City of Hillsboro | City Manager's Office
503-407-6875 (cell) | 503-681-6117 (office)
[Hillsboro-Oregon.gov](#) | [Engage with Us](#) | [News & Announcements](#)

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

From: Kami Hamilton <kami@simple.be>
Sent: Wednesday, May 20, 2026 2:27 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Hamilton: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

Sincerely,
Kami Hamilton

Sent from my iPhone

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria (DR-044-25)
Date: Wednesday, May 20, 2026 3:58:30 PM
Attachments: [HamiltonComment.pdf](#)

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](#)

From: Brett Hamilton <brett@simple.be>
Sent: Wednesday, May 20, 2026 3:56 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>
Cc: Council <Council@hillsboro-oregon.gov>
Subject: Sky Harbour Approval Criteria (DR-044-25)

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

Dear Hillsboro Planning Commission,

Please find attached my written testimony for the public hearing on May 27, 2026.

Thank you for your consideration,
Brett Hamilton

Brett Hamilton

11430 SW Kalispell Street
Tualatin Oregon 97062

May 20, 2026

City of Hillsboro
Hillsboro Planning Commission
Community Development Planning Division
150 E Main Street, 4th Floor
Hillsboro, Oregon 97123-4028

Sky Harbour Approval Criteria (DR-044-25)

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: **"(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."**

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

Sincerely,



Brett Hamilton

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Wednesday, May 20, 2026 3:43:15 PM

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](#)

From: Kristy Hewitt <kristykhewitt@gmail.com>
Sent: Wednesday, May 20, 2026 3:25 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the

development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

Kristy and Marshall Hewitt
17815 SW 111th Ave, Tualatin, OR 97062

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Wednesday, May 20, 2026 2:24:30 PM

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

From: Hazen Hyland <hazenh@westernwoodstructures.com>
Sent: Wednesday, May 20, 2026 2:22 PM
To: Council <Council@hillsboro-oregon.gov>; ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

Wire fraud is real. Please contact Western Wood Structures directly via phone to confirm any payment method changes requested by any employee.

From: [Sarah Richmond](#)
To: [Ruth Klein](#)
Cc: [Brett Hamilton](#); [Miki Barnes](#)
Subject: DR-044-25 — Sky Harbour Application Does Not Meet CDC 12.80.040.H(d) or (e)
Date: Wednesday, May 20, 2026 10:53:44 AM

Hi Ruth

Would you please ensure the below reaches the planning commission - ideally prior to the May 27 decision deadline for [Case DR-044-25 \(Sky Harbour Hangars\)](#) so they have time to review it.

Thank you for your help here!
Sarah

Dear Hillsboro Planning Commission,

I am writing to respectfully request denial of [Case DR-044-25 \(Sky Harbour Hangars\)](#). After reviewing the submitted materials, it is clear that the proposal fails to meet the required Approval Criteria under CDC 12.80.040.H(d) and (e). The application contains significant omissions, inconsistencies, and unsupported claims that prevent the Commission from making the findings required for approval.

1) The applicant claims “no major impacts” without providing any evidence, and the FAA review process was delayed in a way that prevented timely public input

The application asserts that “There are no major impacts on traffic, noise, glare, or air pollution to warrant any mitigation measures.” However, the applicant provides no studies, no data, and no analysis to support this conclusion. There is no noise study, no air-quality analysis, no traffic analysis, no cumulative-impact review, and no operational projections for the 38–42 aircraft the facility is designed to accommodate. A bare assertion cannot satisfy CDC 12.80.040.H(e), which requires that negative impacts be identified and sufficiently minimized or mitigated.

Compounding this issue, the FAA’s environmental determination for this project was not provided to the public or the Planning Commission in a timely manner. The FAA’s letter was issued on March 6, yet was not disclosed locally until April 8—after the federal 20-day appeal window had already expired. This delay prevented residents from exercising their right to file a Notice of Presumed Hazard (NPH) and prevented the Planning Commission from receiving timely federal input relevant to safety and operational characteristics.

This procedural lapse further undermines the applicant’s unsupported claim of “no major impacts,” because neither the public nor the Commission had access to the FAA’s findings during the period when federal review could have been challenged or supplemented.

2) The applicant misclassified the use to avoid required disclosures

The narrative repeatedly claims that aviation uses fall under “Infrastructure and Utilities,” and therefore operational details are not required. This is incorrect. The proposal is a private luxury jet-hangar campus with 24/7 access, fuel storage, and aircraft servicing. Misclassification allows the applicant to avoid providing: shift information, employee counts, waste-handling details, operational characteristics, noise, air-quality, and traffic impacts

This is a procedural defect and prevents the Commission from evaluating compatibility under CDC 12.80.040.H(d).

3) The applicant argues that NW Airport Road is “not a street” to avoid compliance.

The application claims NW Airport Road does not meet the definition of a street, and therefore the site is not a corner lot. This interpretation is inconsistent with the CDC and appears designed to avoid: frontage requirements, pedestrian-connectivity requirements, and landscaping and setback standards

This is a strategic attempt to bypass development standards, and it undermines the integrity of the review process.

4) The number and scale of major adjustments requested indicate incompatibility

The applicant requests multiple major adjustments, including: reduced front-yard setbacks, parking and drive aisles in the front yard, replacement of required landscaping with vehicle areas, and reduced tree canopy.

These adjustments are not minor. They fundamentally alter the purpose of the front-yard standard, which is intended to provide buffering, visual quality, and pedestrian orientation. A project requiring this many exceptions is not compatible with surrounding development, as required by CDC 12.80.040.H(d).

5) The application contains internal contradictions regarding landscaping and wildlife hazards

The applicant cites the Wildlife Hazard Management Plan to justify reduced tree canopy, yet simultaneously claims to meet the 30% canopy requirement. These positions are contradictory and unsupported. Selectively invoking the WHMP to avoid landscaping obligations is not consistent with CDC requirements.

6) The application omits operational impacts despite enabling storage for 38–42 aircraft

The proposal accommodates 38–42 aircraft, yet provides: no operational projections, no flight-frequency estimates, no noise analysis, no air-quality analysis, no cumulative-impact review

Without this information, the Commission cannot determine whether the design and operating characteristics are “reasonably compatible” with surrounding development, as required by CDC 12.80.040.H(d).

Conclusion: The Sky Harbour application contains significant omissions, unsupported assertions, and multiple major adjustments that collectively prevent the Commission from making the findings required under CDC 12.80.040.H(d) and (e). The applicant has not demonstrated compatibility with surrounding development, nor have they identified or mitigated the negative impacts of the proposed use.

For these reasons, I respectfully request that the Planning Commission deny the application.

Thank you for your consideration.

Sincerely,
Sarah Richmond

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Thursday, May 21, 2026 2:58:19 PM

Brie Ross | she/her | Administrative Support Specialist
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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-----Original Message-----

From: Patrice Dugan <duganfamily4@gmail.com>
Sent: Thursday, May 21, 2026 2:38 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

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Thank you for your attention to this matter.

Patrice Dugan
10365 SW Tawasa Ct
Tualatin 97062

Sent from my iPhone

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Thursday, May 21, 2026 8:43:33 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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From: Tom Rymanowicz <tom@advantagetaxservices.com>
Sent: Thursday, May 21, 2026 8:41 AM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

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Thank you for your attention to this matter.

Thomas Rymanowicz
17500 SW Cheyenne Way
Tualatin

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Thursday, May 21, 2026 2:28:41 PM

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](#)

From: Teresa Tse <queentse@gmail.com>
Sent: Thursday, May 21, 2026 2:27 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org; Teresa Tse <queentse@gmail.com>
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

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Thank you for your attention to this matter.

Sincerely,
Teresa Tse

Citizen of Hillsboro, OR

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:31:31 AM

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](#)

From: Brian Craker <crakerb@yahoo.com>
Sent: Friday, May 22, 2026 3:43 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: **"(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."**

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread.

In addition, no air-quality or noise impact assessments have been required, and potential impacts to our quality of life in Washington County have not been considered.

Therefore, my wife and I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

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

From: [Sarah Richmond](#)
To: [Ruth Klein](#)
Subject: Re: Following up on our Talk - Circled back with Co-Pilot on the three points we discussed
Date: Friday, May 22, 2026 1:13:15 PM

Yes please if you would
Thank you Ruth!!
Also here is Goal 2 with the laws supporting it referenced in

Goal 2 coordination is triggered by cross-jurisdictional impacts, not by project size or project type. Goal 2 (OAR 660-015-0000(2)) requires that land-use decisions be coordinated with the plans of affected governmental units. ORS 197.175(1) requires cities to carry out the Statewide Planning Goals, and ORS 197.015 and ORS 197.180 require coordination when a land-use decision in one jurisdiction creates impacts in another. These statutes and rules do not limit Goal 2 to large master-planned communities; they apply to any development that produces cross-jurisdictional impacts. Goal 2 contains no exclusions for aircraft, noise, pollution, or other non-land physical intrusions. If a development in Hillsboro creates impacts in unincorporated Washington County, Goal 2 coordination is required regardless of the project's scale, category, or whether it is a private-jet hangar development rather than a master-planned community.

On Fri, May 22, 2026 at 12:48 PM Ruth Klein <Ruth.Klein@hillsboro-oregon.gov> wrote:

Hi Sarah,

Thank you for following up and for sharing these points. I want to make sure you receive an accurate response, and because your message raises questions of legal interpretation, I am forwarding it to the City Attorney's office to request review.

Would you like to make this email part of the public record for Case File No. DR-044-25 and thank you again for engaging with this process.

Ruth Klein

Senior Planner

Ruth Klein | *Senior Planner*

City of Hillsboro | Community Development: Planning Division

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

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From: Sarah Richmond <sarahrichmond03@gmail.com>

Sent: Friday, May 22, 2026 12:30 PM

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

Subject: Following up on our Talk - Circled back with Co-Pilot on the three points we discussed

Hi Ruth,

It was great talking with you just now — thank you again for taking the time to walk me through how the City approaches these reviews and I'm excited for you on your upcoming vacation!

So you have it below is what Copilot is telling me, and I wanted to share it so we're aligned - as this is what I was given after asking clarifying questions from our discussion just now.

It sounds like you are applying these areas differently and I would appreciate a better understanding as to how the current practice you shared of ignoring/dismissing some of the below was determined? Maybe there are more laws I am unaware of?

1. The Planning Commission must collect environmental information when the impacts arise from the development, and if the Commission cannot legally act on those impacts, it must request assistance from the City and Washington County.

Oregon land-use law requires a complete evidentiary record before a quasi-judicial decision is made. ORS 197.763 and ORS 227.173 require that decisions be supported by substantial evidence addressing all applicable approval criteria. LUBA case law (including *Columbia Riverkeeper v. Port of St. Helens* and *Neighbors for Livability v. City of Beaverton*) holds that when a development enables an impact, the local government must consider that impact when applying its criteria. If the Commission lacks authority to address those impacts, ORS 197.175(1) and Goal 2 require the Commission to elevate the issue to the City Council or to Washington County so the record is complete before a decision is made.

2. Goal 2 coordination is triggered by cross-jurisdictional impacts, not by project size or project type. Goal 2 applies whenever a land-use decision in one jurisdiction has impacts in another. It is not limited to large master-planned communities like South Hillsboro. The rule does not contain exclusions for aircraft, noise, pollution, or other

non-land physical intrusions. If a development in Hillsboro creates impacts in unincorporated Washington County, Goal 2 coordination is required regardless of the project's scale or category.

3. CDC 12.80.040.H(e) does not contain an exclusion that allows the Commission to dismiss environmental impacts when those impacts are caused by the

development. CDC 12.80.040.H(e) is part of the Hillsboro Community Development Code, adopted under the authority of the Hillsboro Municipal Code Title 12, ORS Chapter 227, the Statewide Planning Goals, and OAR Chapter 660. None of these laws contain any provision that allows the City to exclude environmental, noise, or public-health impacts when those impacts are caused by the development. The criterion requires that “negative impacts of the development have been sufficiently minimized or mitigated,” and there is no exception for aircraft-related impacts. If the hangars are what enable the increased jet activity, then the resulting impacts are development impacts, and the Commission is required to evaluate and address them under this criterion.

I would really appreciate your take on each of these — is Copilot missing something, and how do you understand these requirements in the context of DR-044-25 and other applications

Let me know what you think and talk to you soon,

Sarah

From: [Sarah Richmond](#)
To: [Ruth Klein](#)
Subject: Re: Letter to County on Procedural Concerns Requiring County Attention – Case DR-044-25 (Sky Harbour Hangars)
Date: Friday, May 22, 2026 9:41:19 AM

H Ruth

Would you please ensure the below letter is in the official record for case Case DR-044-25 if not already

Thank you,
Sarah

On Fri, May 15, 2026 at 3:37 PM Sarah Richmond <sarahrichmond03@gmail.com> wrote:

Below is my letter to the County so you have it.

Since this is a letter on procedural concerns our other requests, such as environmental impact reviews funded by Sky Harbour, are not included in this letter specifically but we have requested those and will continue to do so.

Thank you,
Sarah

----- Forwarded message -----

From: **Sarah Richmond** <sarahrichmond03@gmail.com>

Date: Fri, May 15, 2026 at 3:33 PM

Subject: Procedural Concerns Requiring County Attention – Case DR-044-25 (Sky Harbour Hangars)

To: <bcc@washingtoncountyor.gov>

Dear Chair Harrington and Washington County Commissioners,

I am writing to raise significant procedural concerns regarding [Case DR-044-25 \(Sky Harbour Hangars\)](#) and to respectfully request Washington County's involvement in ensuring that the regional impacts of this project are evaluated through a transparent and procedurally sound process.

Although Hillsboro is the land-use decision maker, Washington County has a critical role in safeguarding countywide public health, air quality, and the interests of residents in both incorporated and unincorporated areas. The County is also responsible for ensuring that regional impacts are properly assessed when a project in one jurisdiction may affect communities across the county. For these reasons, the procedural issues described below directly affect Washington County's ability to evaluate and respond to the broader implications of this project.

A clear pattern has emerged in how key information has been presented throughout this process. The FAA issued its environmental determination for the Sky Harbour project on March 6, 2026, yet the document was not provided to the Hillsboro Planning Commission until the April 8 hearing—more than a month later, after most of the 60-day NEPA appeal window had already elapsed. Because NEPA determinations may be appealed within 60 days, the delay meant the effective deadline to appeal was around May 10, leaving cities, the County, and the public with barely 30 days instead of 60 to obtain the document, seek legal counsel, and prepare any challenge. This compressed timeline materially limited the ability

of affected jurisdictions to exercise their procedural rights. See [FAA NEPA Determination – Sky Harbour \(HIO\)](#)

Additional issues reinforce this pattern. The Port continues to use an activity multiplier of 1.26 based on Sky Harbour's slowest airports, even though Hillsboro is expected to be among the busiest; a more appropriate multiplier would be 3 or 4 dramatically increasing jet activity. Jet growth is described as a 40% increase in "overall operations," a term that obscures the fact that today 90% of airport activity is small-plane related and only 10% is jets. The Port also uses the term "flight" to represent both a takeoff and a landing, even though residents experience these as separate noise and pollution events. These terminology choices obscure the true scale of jet activity and its potential impacts on communities throughout Washington County.

Taken together, these issues indicate that the information provided to decision-makers may not present a clear or complete picture of the project's true impacts or the procedural rights available to the public and affected jurisdictions. Because Washington County is responsible for regional air quality, public health, emergency services, and the well-being of residents in unincorporated areas directly under flight paths, these procedural deficiencies directly affect the County's ability to evaluate and respond to the project's broader implications.

Given these concerns, I respectfully request that Washington County:

- Formally request that Hillsboro pause Case DR-044-25 until the full procedural record is reviewed and all affected jurisdictions have had a meaningful opportunity to evaluate the FAA determination.
- Clarify how NEPA-related documents will be disclosed to the County in the future to ensure the full 60-day appeal window is preserved.
- Request corrected and complete information from the Port and applicant regarding projected jet activity, multipliers, and terminology to ensure that regional impacts are accurately represented.

These actions do not require the County to assume land-use jurisdiction. Rather, they reflect the County's responsibility to ensure that regional impacts are fully understood and that affected communities have access to a fair and transparent process.

Thank you for your attention to these concerns and for your continued service to Washington County residents.

Sincerely,
Sarah Richmond
Washington County Resident

From: [JASON J ANDERSON](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Sunday, May 24, 2026 2:48:06 PM

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

Dear Hillsboro 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, economic, and public-health consequences.

Although the Planning Commission cannot regulate aircraft operations directly, it must evaluate environmental, noise, and public-health impacts when those impacts arise from the development itself. The proposed hangars are the enabling infrastructure for a substantial increase in private-jet activity, which means the resulting noise, pollution, and property-value impacts are development-caused impacts, not aviation-regulation issues.

Under Oregon’s Statewide Planning Goal 2, cities and counties are required to coordinate land-use decisions when a proposal in one jurisdiction has impacts on another — and Goal 2 contains no exclusions for impacts caused by aircraft, airspace use, noise, pollution, water, utilities, or other non-land physical intrusions. The legal trigger is the

land-use decision, not the mechanism of the impact.

Likewise, the City's approval criteria require that "negative impacts of the development have been sufficiently minimized or mitigated" (CDC 12.80.040.H(e)). While the Commission's authority is limited to land-use criteria, it is still legally obligated to collect and consider these development-caused environmental impacts and to ensure that affected cities and Washington County are included in the decision-making process given the scope of these impacts.

Because the review has been limited to a narrow land-use lens, several critical issues remain unaddressed:

- **FAA procedural concern:** The Port allowed more than 30 days to pass before informing the City of the FAA's 60-day window to request an environmental assessment. As a result, the opportunity for the City or affected jurisdictions to request an EA effectively lapsed before they were aware it existed.
- **No air-quality or noise-impact assessments** have been required for any phase, despite the proximity of residential neighborhoods.
- **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.
- **Property-value impacts** — and the resulting reduction in County tax revenue — have not been 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.

Given these broader implications, I respectfully request that the Commission determine whether this project exceeds the scope of a land-use-only decision and whether additional authority, coordination, 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 and beyond what Goal 2 allows without intergovernmental coordination.

Because the public record closes on May 27, I also request that approval be delayed until:

- Realistic jet-activity estimates are established;
- Environmental, economic, and public-health impacts are evaluated;
- Given that the FAA opportunity has lapsed, the applicant funds an independent environmental assessment;
- Required Goal 2 coordination with Washington County occurs; and
- Affected residents are properly notified and given an opportunity to participate.

Thank you for your consideration.

Sincerely,

Jason Anderson

From: [JASON J ANDERSON](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Sunday, May 24, 2026 5:20:50 PM

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Dear Hillsboro 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, economic, and public-health consequences.

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- Given that the FAA opportunity has lapsed, the applicant funds an independent environmental assessment;
- Required Goal 2 coordination with Washington County occurs; and
- Affected residents are properly notified and given an opportunity to participate.

Thank you for your consideration.

Sincerely,

Jason Anderson

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:32:17 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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From: Sarah Bixel <sarahbixel@gmail.com>
Sent: Monday, May 25, 2026 5:39 AM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the

development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

From: [Nickole Camacho](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Sunday, May 24, 2026 5:12:18 PM

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

Dear Hillsboro Planning Commissioners,

In regards to reference Case File No. DR-044-25 (Sky Harbour Hangars) I want to request an immediate environmental, economic, and public-health study on the impact of increased planes at the Hillsboro Airport.

As a constituent and resident right near the airport, I am asking the city take any and all measures to ensure the safety of our air, noise and public health when taking on land use decisions of such a grave impact. Hillsboro already has poor air quality because of all the data centers, please don't make it worse. We will know who to blame.

Thanks, your fellow constituent that pays you to do your job and listen.

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Hangar Approval Criteria (Sky Harbour Hangars Case File No. DR-044-25)
Date: Tuesday, May 26, 2026 7:32:04 AM

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

From: ak derry <akderry@yahoo.com>
Sent: Sunday, May 24, 2026 4:58 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>; Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>
Cc: action@oregonair.org; CongresswomanSalinas@mail.house.gov
Subject: Sky Harbour Hangar Approval Criteria (Sky Harbour Hangars Case File No. DR-044-25)

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Dear Hillsboro Planning Commission::
Ms. Anne Thrail-Nash
Mr. Gabriel Jones-Gallardo
Mr. Stephen Davis
Ms. Mujidat Saaka
Mr. Joe Grillo
Ms Diana Jackson
Mr. Justin Low
And Ruth Klein Senior Planner

I currently live in Washington County specifically Summerfield Neighborhood/community (55 yo and over) in Tigard, and have the noxious experience daily of multiple (much greater than 20 on some days) of many low flying planes that continue into late evening (EX: last night May23/2026 three planes between 9-9:30 PM). The aircraft are easily heard inside my home. This is in addition to large aircraft flying to PDX (which are less audible).

The scientific and medical research of the harmful human effects of air pollution from fossil fuel emissions from leaded and unleaded fuels is well established, especially upon the respiratory system leading to disease. This in turns effects the cardiovascular system. Scientific research has also established noxious sounds from aircraft (and other sources) as having significant adverse health impact on physiological systems -cardio vascular disease, neurological effects, and the Immune system -increased inflammatory response-; along with adverse psychological impact on human health, especially vulnerable populations: elders, neurodivergent, history of psychiatric illness - PTSD, depression. This is in addition to impacting negatively natural habitat for birds and other creatures. The latter -bird sounds within natural areas have a significant beneficial effect for human health, both physical and psychological wellbeing.

A SYMPOSIUM on 4/9/2026 entitled Coming Soon to a Neighborhood Near You: The Harmful Effects of Noise Pollution on People and Animals sponsored by <https://www.quietcommunities.org> is an excellent source for some

of the more recent scientific data r/t to the aforementioned.

For those interested in expanding their understanding of this major health issue related to harmful sounds to human health, and the surrounding ecosystem, I encourage viewing of the 3.5 hr teleconference.

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

In closing I would like to emphasize my hope that as the protectors of community you will keep in close mindfulness the lasting impacts this facility of Sky Harbour Hangars will have on the health, and wellbeing and quality of life for so many people for many many years to come, and the fact that most were never given a chance to weigh in on this life impacting facility, despite Sky Harbor's statement of having met community involvement criteria. I will give Sky Harbour's representative credit for their transparency in whom Sky Harbour does wish to serve ("top 100 of the The Fortune 500").

As we have learned from vast experience in not addressing health hazards, the significance of prevention of adding to the burden born by the average person becomes paramount in all of our decision making.

Thank you for your attention to this matter.

Anita K. Derry
10580 SW Highland Dr.
Tigard, OR 97224
503-799 9335

From: [ak derry](mailto:akderry@yahoo.com)
To: [ECD Admin Support](#); [Council](#); [Ruth Klein](#)
Cc: action@oregonair.org; CongresswomanSalinas@mail.house.gov
Subject: Sky Harbour Hangar Approval Criteria (Sky Harbour Hangars Case File No. DR-044-25)
Date: Sunday, May 24, 2026 4:58:04 PM

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Dear Hillsboro Planning Commission::

Ms. Anne Thrail-Nash
Mr. Gabriel Jones-Gallardo
Mr. Stephen Davis
Ms. Mujidat Saaka
Mr. Joe Grillo
Ms Diana Jackson
Mr. Justin Low
And Ruth Klein Senior Planner

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Anita K. Derry
10580 SW Highland Dr.
Tigard, OR 97224
503-799 9335

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:31:50 AM

Brie Ross | she/her | Administrative Support Specialist
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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-----Original Message-----

From: Jacque Myers <kueenbee@aol.com>
Sent: Sunday, May 24, 2026 12:36 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

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Thank you for your attention to this matter.

From: [Jacob Roloff](#)
To: [Ruth Klein](#)
Cc: [Dirk Knudsen](#)
Subject: Req for Denial of DR-044-25 Sky Harbor project
Date: Sunday, May 24, 2026 9:48:45 PM

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

To the Hillsboro Planning Commission,

I live in Helvetia and am very concerned with the expected quadrupling of private jet traffic by 2030 that would come with this project. As I understand it, it is considered a land-use only project, even though it would produce incredible amounts of noise and particulate pollution in the surrounding areas, including above my farm, where helicopters already hover daily during their training.

Although you are not the governmental body that regulates aircrafts directly, you have the ability, and you must, evaluate environmental, noise, and public-health impacts that would arise with the increased traffic that is secondary but directly attached to the buildings construction itself.

As I understand it, the Port allowed more than 30 days to pass before even letting the city know about this, cutting hugely into the 60-day window that the city can use to request environmental assessment. Functionally, the timeframe lapsed before the city could do so.

Apparently, also, 15,000-20,000 residents who are in immediate proximity of takeoff/landing and downwind corridors were not notified of this project (including myself, who already experiences frequent jet / helicopter and plane activity above my farm.

Respectfully, this project is not land-use-only, and will impact many other residents and the broader surrounding area than is represented in this project application.

All affected residents should be contacted, environmental reviews should be conducted, and an accurate accounting of increased jet activity should be projected, among other things, before this application moves forward.

I hope you will listen to the few residents who are even aware of this happening, and require that "negative impacts of the development have been sufficiently minimized or mitigated" (CDC 12.80.040.H(e))

Resident of Hillsboro/Helvetia,
Jacob Roloff

--

Helvetia Gardens
(503) 758-7657

From: [Tina Schuler](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Sunday, May 24, 2026 3:24:24 PM

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Dear Hillsboro 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, economic, and public-health consequences.

Although the Planning Commission cannot regulate aircraft operations directly, it must evaluate environmental, noise, and public-health impacts when those impacts arise from the development itself. The proposed hangars are the enabling infrastructure for a substantial increase in private-jet activity, which means the resulting noise, pollution, and property-value impacts are development-caused impacts, not aviation-regulation issues.

Under Oregon's Statewide Planning Goal 2, cities and counties are required to coordinate land-use decisions when a proposal in one jurisdiction has impacts on another — and Goal 2 contains no exclusions for impacts caused by aircraft, airspace use, noise, pollution, water, utilities, or other non-land physical intrusions. The legal trigger is the land-use decision, not the mechanism of the impact.

Likewise, the City's approval criteria require that "negative impacts of the development have been sufficiently minimized or mitigated" (CDC 12.80.040.H(e)). While the Commission's authority is limited to land-use criteria, it is still legally obligated to collect and consider these development-caused environmental impacts and to ensure that affected cities and Washington County are included in the decision-making process given the scope of these impacts.

Because the review has been limited to a narrow land-use lens, several critical issues remain unaddressed:

FAA procedural concern: The Port allowed more than 30 days to pass before informing the City of the FAA's 60-day window to request an environmental assessment. As a result, the opportunity for the City or affected jurisdictions to request an EA effectively lapsed before they were aware it existed.

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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.

Property-value impacts — and the resulting reduction in County tax revenue — have not been 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.

Given these broader implications, I respectfully request that the Commission determine whether this project exceeds the scope of a land-use-only decision and whether additional authority, coordination, 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 and beyond what Goal 2 allows without intergovernmental coordination.

Because the public record closes on May 27, I also request that approval be delayed until:

Realistic jet-activity estimates are established;

Environmental, economic, and public-health impacts are evaluated;

Given that the FAA opportunity has lapsed, the applicant funds an independent environmental assessment;

Required Goal 2 coordination with Washington County occurs; and

Affected residents are properly notified and given an opportunity to participate.

Thank you for your consideration.

Sincerely,
Tina Schuler

From: turquoisescholar@proton.me
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Sunday, May 24, 2026 2:36:51 PM

You don't often get email from turquoisescholar@proton.me. [Learn why this is important](#)

Dear Hillsboro 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, economic, and public-health consequences.

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Thank you for your consideration.

Sincerely,

Teal Schuler
turquoisescholar@proton.me

Sent from [Proton Mail](#) for iOS.

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:31:35 AM

Brie Ross | she/her | Administrative Support Specialist
City of Hillsboro | Economic & Community Development Department
503-681-6150 (office)
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-----Original Message-----

From: Kari Woyak <kari.woyak@gmail.com>
Sent: Sunday, May 24, 2026 7:03 AM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

Thank you for your attention to this matter.

Sent from my iPad

From: [Ulla Dosedal](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Monday, May 25, 2026 7:31:19 PM

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

Dear Hillsboro 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, economic, and public-health consequences.

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- **15,000–20,000 residents**
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- Required Goal 2 coordination with Washington County occurs; and
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- Affected residents are properly notified and given an opportunity to participate.
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Thank you for your consideration.

Sincerely,

Ulla Dosedal

From: [Amber](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Monday, May 25, 2026 8:47:46 AM

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

Dear Hillsboro 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, economic, and public-health consequences.

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- Affected residents are properly notified and given an opportunity to participate.

Thank you for your consideration.

Sincerely,

Amber Herder
Washington County Resident

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:32:26 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
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From: Mary Hewitt <marylouisehewitt540@gmail.com>
Sent: Monday, May 25, 2026 3:11 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

You don't often get email from marylouisehewitt540@gmail.com. [Learn why this is important](#)

Dear Hillsboro Planning Commission,

The community has raised many objections to Sky Harbour's proposal, including deficiencies in public notice and due process. If approved, this luxury jet hangar development would have negative impacts on many levels: locally, regionally, environmentally, economically, and socially. Thankfully, the Hillsboro Community Development Code allows you to consider these negative impacts when making your land use decision.

Specifically, section 12.80.040.H of the CDC includes two Approval Criteria that Sky Harbour's proposal has failed to meet: "(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."

The design and operating characteristics of the proposed development are NOT reasonably

compatible with surrounding development and land uses. The negative impacts of the development have NOT been sufficiently minimized or mitigated. These negative impacts would be perpetual and widespread. Therefore, I respectfully request that DR-044-25 be denied.

- I also object to approval of this project because: There has been no Environmental review by the Port of Portland.
- There will be an increase in ultrafine particle pollution.
- There will be a loss of County tax dollars due to decreased valuation of private homes.
- Residents were not notified of this proposal.
- It will be located across the street from the Brookwood Library, a regional library.
- The Jet Hanger Expansion proposal by Sky Harbor, a New York company will decrease quality of life- air pollution, excessive noise, loss of visual aesthetic space important to residents' mental health. The purpose is to solely benefit private owners of expensive jets with a decrease of quality of life for area residents who were not consulted. There also is land involved that recently had agricultural use.

Thank you for your attention to this matter. It is impossible to understand why there is consideration for such a project that will bring harm to the community. It is impossible to understand why the Hillsboro Planning Commission would consider review of such a proposal.

Sincerely,
Mary Hewitt
Hillsboro Resident
637 SE 28th Place

From: [D.J.](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Monday, May 25, 2026 1:18:54 PM

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

Dear Hillsboro 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, economic, and public-health consequences.

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Thank you for your consideration.

Sincerely,

DeAnn Jeremy

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:32:45 AM

Brie Ross | [she/her](#) | *Administrative Support Specialist*
City of Hillsboro | Economic & Community Development Department
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From: Dan Logan <dmlogs@gmail.com>
Sent: Monday, May 25, 2026 8:08 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

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Dear Hillsboro Planning Commission,

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Thank you for your attention to this matter.

Regards,
Dan Logan
Tigard, OR

From: [ECD Admin Support](#)
To: [Ruth Klein](#)
Subject: FW: Sky Harbour Approval Criteria
Date: Tuesday, May 26, 2026 7:32:34 AM

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](#)

From: michelle mueller <mlmm50@gmail.com>
Sent: Monday, May 25, 2026 3:21 PM
To: ECD Admin Support <communitydevelopment@hillsboro-oregon.gov>; Council <Council@hillsboro-oregon.gov>
Cc: action@oregonair.org
Subject: Sky Harbour Approval Criteria

You don't often get email from mlmm50@gmail.com. [Learn why this is important](#)

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Please hear us!

Michelle Mueller, south Tualatin resident (who already has multiple jets going over my (our) head(s) daily!)

From: [Avery Schuler](#)
To: [Ruth Klein](#)
Subject: Request for Delay/Denial of DR-044-25 Sky Harbour Hangars (Private Jet Hub)
Date: Monday, May 25, 2026 1:38:19 PM

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

Dear Hillsboro Planning Commission,

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- Affected residents are properly notified and given an opportunity to participate.

Thank you for your consideration. **Our public health is a concern that should not be taken lightly.**

Sincerely,

Avery Schuler