

**Public Notice of Appeal Hearing:
Type III – Planning Commission’s Decision**Case File Nos. **APPEAL-001-26****APPEAL-002-26**Project Names: **Barnes et Al.****Richmond et Al.**

You are provided this notice because the City has received two appeals of a Planning Commission's decision on a site near your property in Hillsboro, Oregon. **A public hearing will be held before the City Council at or shortly after 7:00 pm, at their regular meeting on Tuesday, August 18, 2026. This meeting will be held in person in the Shirley Huffman Auditorium at the Civic Center, 150 E Main Street, Hillsboro, AND remotely via Zoom.** Instructions on how to join the Zoom meeting are listed on the back page of this notice.

Request: The City Council will consider two appeals of the Planning Commission's decision to approve a Development Review (Case File No. DR-044-25) for six aircraft hangars. The two appeals will be combined into a single appeal hearing and pursuant to Community Development Code (CDC) Section 12.70.180.H, the appeal hearing shall be “de novo,” meaning new evidence and arguments can be introduced in writing and/or orally.

Site Address: 2315 NE Brookwood Parkway

Assessor's Tax ID: 1N2280001550

Zoning: I-P Industrial Park

Owner: Port of Portland

Applicant: David Annin, Sky Harbour Group

Applicant's Representative: Emily Sandy,
Strata Land Use Planning, LLC

Location: North of NE Cornell Road, west of
SE Brookwood Parkway, east of NE 25th
Avenue and south of NE Evergreen Parkway.



For additional land use information on the subject site, visit Hillsboro Maps at
www.hillsboro-oregon.gov/hillsboromaps

The procedures for this appeal of a Type III decision are found in Section 12.70.180.H of the Community Development Code (CDC). The CDC may be viewed online at City of Hillsboro, OR Community Development Code or in the Planning Division office.

STAFF REPORTS AND INFORMATION

The complete appeal applications, staff report with responses to all related criteria for the Appeals, and Planning Commission record will be available at <https://hillsboro-oregon.civicweb.net/Portal/> by 5pm on Tuesday, August 11, 2026.

For more information, or to request copies of the staff report ahead of the documents being posted to the City's website, please contact Ruth Klein at 503-681-6153 or Ruth.Klein@hillsboro-oregon.gov.

ADDITIONAL INFORMATION

All interested persons are invited to attend this meeting and will be given an opportunity to be heard concerning the proposal. Members of the public wishing to participate in the meeting through electronic means may **join the meeting by**:

- Navigating to <https://zoom.us/join> and enter the Meeting ID: 851 4863 9488 and Passcode: 932487.
- Calling 1-253-215-8782 or 1-346-248-7799 from a telephone.

Attendees joining the meeting through Zoom may connect or call in before the meeting starts and will be placed in a “waiting room” until the meeting begins. Attendees will have their microphones muted when they enter the meeting and will not be able to share images. Those who have registered to provide testimony, in-person or virtually, will be called upon by the Mayor to speak for three minutes. The following procedures will be used to facilitate public comment:

- **Speaking In Person:** Please fill out a blue card on the table in the back of the room and give it to the City Recorder. You will be asked for your name, address, and email.
- **Speaking Virtually:** Register to speak by contacting the City Recorder's Office before 3pm the day of the hearing. Email Council@Hillsboro-Oregon.gov to provide your name, address, email, and position of support or opposition. Members of the public will not be able to share their screen or turn their camera on during the meeting.
- **Written Testimony:** Email Council@Hillsboro-Oregon.gov by 8am the day of the hearing to provide written testimony.

Oral testimony will be taken in the following order: staff presentation, first appellant, second appellant, applicant, testimony in support of appellants, testimony in opposition to appellants, first appellant rebuttal, second appellant rebuttal and lastly applicant's rebuttal. Oral testimony should avoid repetition of issues and should be based on the appeals or on the approval criteria listed above. Oregon Revised Statutes 197.797 provides that under certain circumstances, the record may remain open, or a continuance may be granted upon the request of a participant. If you are unable to attend the hearing, you may submit a written statement to the Director at the address shown on the first page of this notice, on or before the hearing date. Telephone conversations cannot be accepted as testimony. Please reference the Case File No. on all written testimony.

OREGON REVISED STATUTES (ORS)

Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing, or by close of the record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Exhibit D



SKY HARBOUR HILLSBORO (HIO)

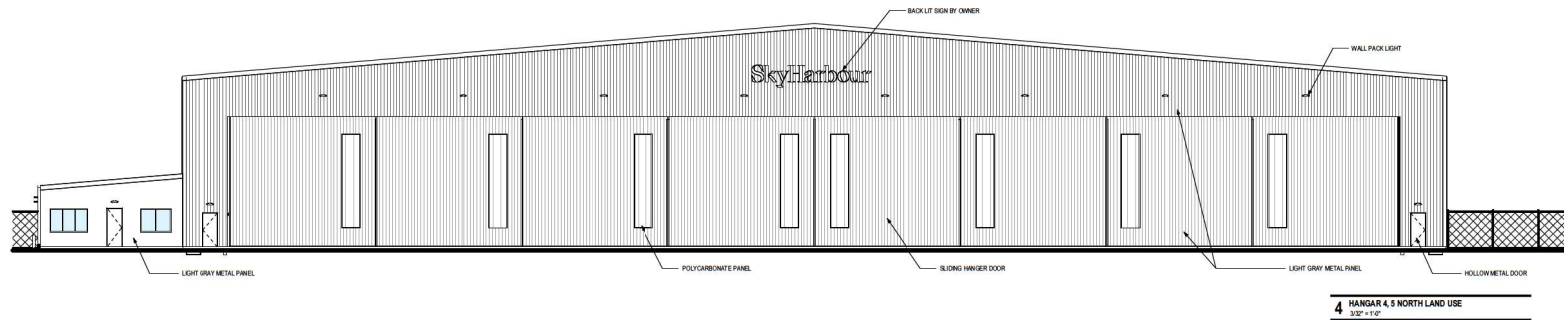
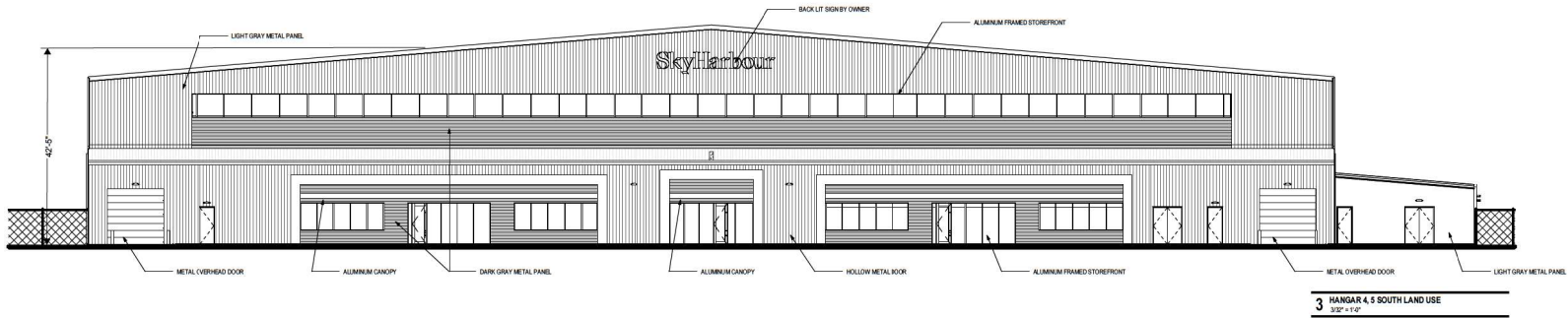
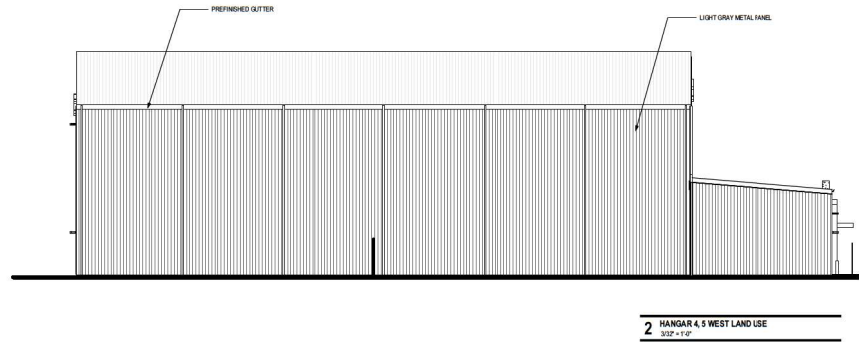
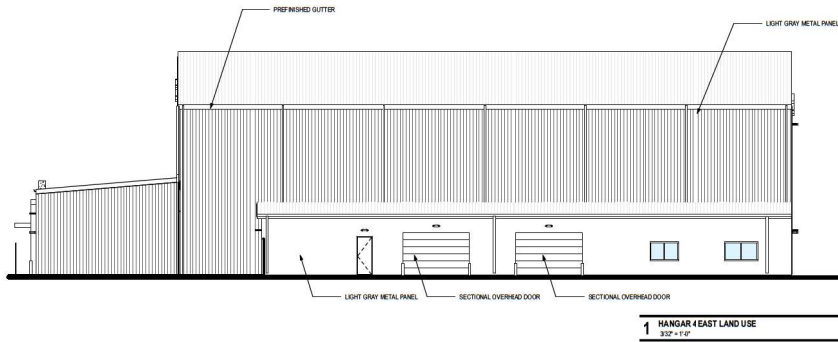
SEAL/SIGNATURE:
PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

REVISIONS:

EXHIBIT D

PROJECT NUMBER:
ISSUE DATE: 05/01/2026
SHEET NAME:
OVERALL SITE PLAN
SHEET:

PT001



PROJECT:
SKY HARBOUR
HILLSBORO - PHASE 1

PROJECT ADDRESS:
3355 NE CORNELL RD
HILLSBORO, OR 97124

SEAL/SIGNATURE:



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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PROJECT NUMBER: LA2500

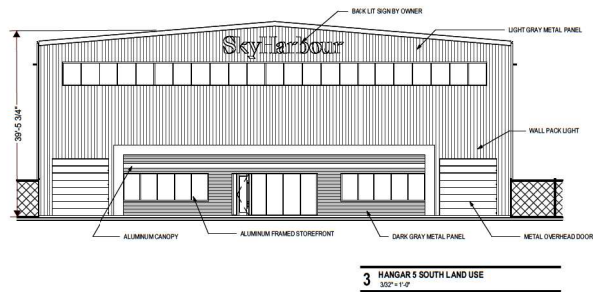
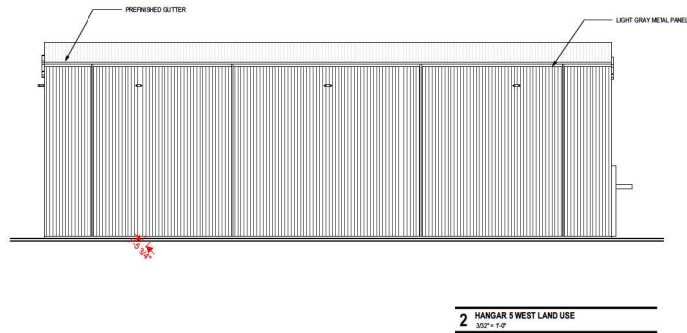
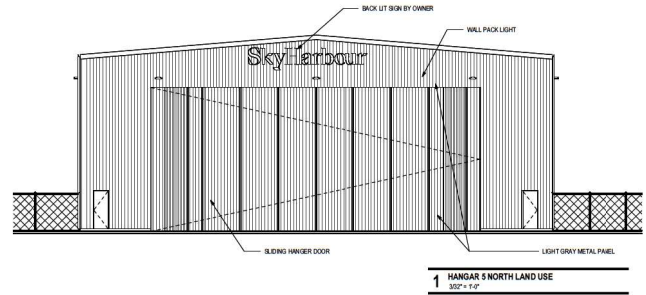
ISSUE DATE: 01.08.2026

SHEET NAME:

EXTERIOR BUILDING
ELEVATIONS - HANGAR 4

SHEET:

A200



PROJECT:
SKY HARBOUR
HILLSBORO - PHASE 1

PROJECT ADDRESS:
3355 NE CORNELL RD
HILLSBORO, OR 97124

SEAL/SIGNATURE:



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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PROJECT NUMBER: LA2500

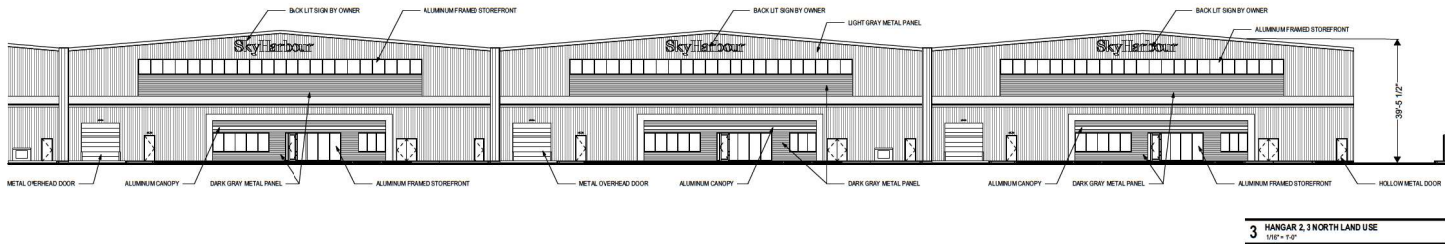
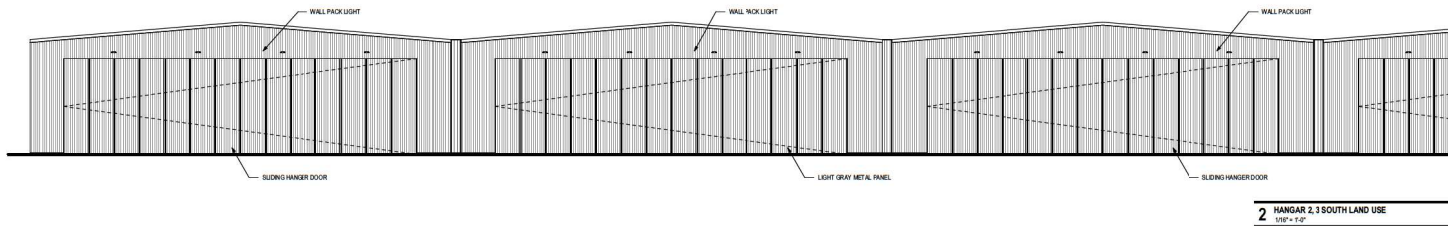
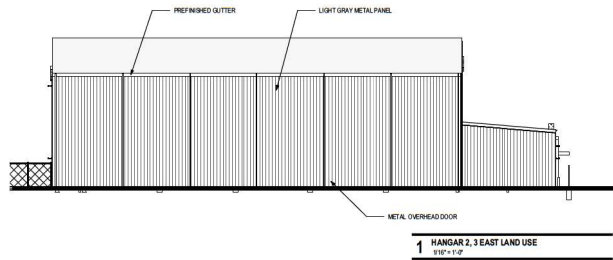
ISSUE DATE: 01.08.2026

SHEET NAME:

EXTERIOR BUILDING
ELEVATIONS - HANGAR 5

SHEET:

A201



PROJECT:
SKY HARBOUR
HILLSBORO - PHASE 1

PROJECT ADDRESS:
3355 NE CORNELL RD
HILLSBORO, OR 97124

SEAL/SIGNATURE:



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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PROJECT NUMBER: LA2500

ISSUE DATE: 01.08.2026

SHEET NAME:

EXTERIOR BUILDING
ELEVATIONS - HANGAR 3A
& 3B

SHEET:

A202

PHASE 2

PROJECT:
SKY HARBOUR
HILLSBORO HIO

PROJECT ADDRESS:
3355 NE CORNELL RD
HILLSBORO, OR 97124

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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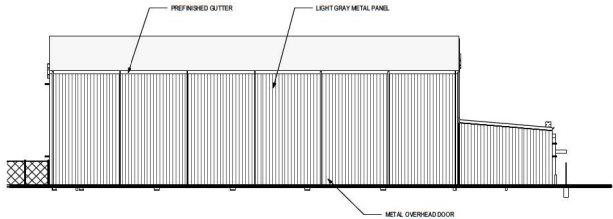
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SHEET NAME:

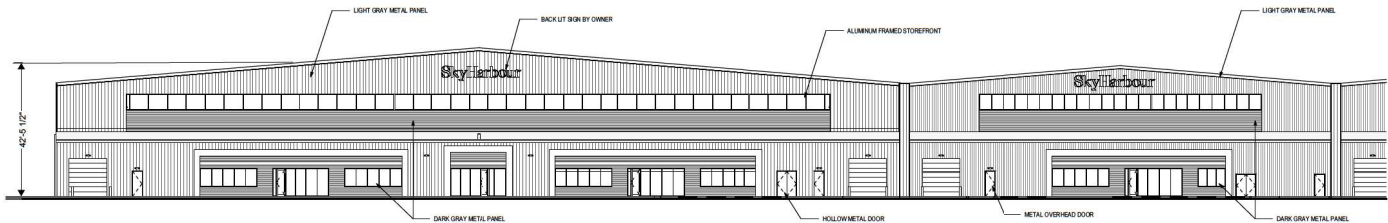
EXTERIOR BUILDING
ELEVATIONS

SHEET:

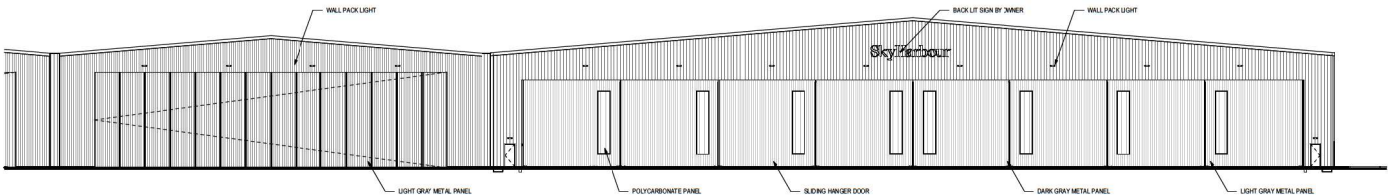
A200



1 HANGAR 1, 2 EAST LAND USE PHASE 2
1/16" = 1'-0"



2 HANGAR 1, 2 NORTH LAND USE PHASE 2
1/16" = 1'-0"



3 HANGAR 1, 2 SOUTH LAND USE PHASE 2
1/16" = 1'-0"