STAFF REPORT No. 9

To: Robby Hammond, City Manager

From: Ruth Klein, Senior Planner

Date: September 9, 2026

Subject: Two Appeals of Development Review Approval for Aircraft Hangars
Case File No. APPEAL-001-26 Sky Harbour Barnes et. al.
Case File No. APPEAL-002-26 Sky Harbour Richmond et. al.
Underlying Case File No. DR-044-25 Sky Harbour Hangars

THIS ITEM HAS BEEN REMOVED FROM THE OCTOBER 6, 2026 CITY COUNCIL AGENDA.

Requested Action:
No action is required. This report is informational.

Withdrawal:
On September 9, 2026, the applicant, Sky Harbour Group, withdrew Case File No. DR-044-25. The property owner, the Port of Portland, consented by letter dated September 3, 2026. Both letters are attached.

Effect of the Withdrawal:
The withdrawal ends the City's review of Case File No. DR-044-25. With no application remaining, there is no decision for the Council to review in Case File Nos. APPEAL-001-26 and APPEAL-002-26. The 120 day deadline of October 7, 2026 no longer applies. The third open record period closes September 9, 2026, and this is the final staff report in this matter.

With the appeal proceedings concluded, the Council no longer sits in a quasi-judicial capacity on this matter and is no longer confined to the CDC approval criteria. Much of the testimony in this record came from Hillsboro residents and residents of neighboring communities who described concerns about airport operations which staff was required to treat as outside the scope of Development Review.

Authority over aircraft operations and emissions rests largely with the Federal Aviation Administration and federal law limits what a city may regulate. Some avenues may remain within those limits. Staff makes no recommendation on whether to investigate and pursue available options unless given Council's direction through the City Manager.

Applicant's Stated Next Steps:
The applicant states they need additional time to address comments raised by the community and the Council at the August 18, 2026 hearing, and intends to resubmit. No new application has been filed and no resubmittal date has been identified.

Procedure on Resubmittal:
A resubmittal would be a new application with a new case file number, new completeness review, new public notice, and a new record. Neighborhood meeting documentation, if applicable to the new application, must be current at submittal under CDC 12.70.100.E. The approval criteria in CDC 12.80.040.H apply under either path below, and the election between them is the applicant's choice.

> **Type II, Staff review.** The applicant does not request Major Adjustment(s) to code requirements. Staff is the Review Authority and the decision is administrative, appealable to the Planning Commission.
>
> **Type III, Planning Commission review.** The applicant requests Major Adjustment(s) to code requirements. The Planning Commission is the Review Authority and holds a public hearing, and its decision is appealable to the City Council.

Attachment:
Letter from David Annin, Sky Harbour Group, received September 9, 2026, with attachment

cc:

Sarah Radelet, Strata Land Use Planning
Emily Sandy, Strata Land Use Planning
David Annin, Sky Harbour
Steven P. Hultberg, Radler White Parks & Alexander LLP
Dan Pippenger, Port of Portland
Miki Barnes
Trevor Southard
Linda Howey
Karna Sheth
Blaine Ackley
Helen Krieger
Greg Driscoll
David Barnes
Christopher Bockstahler

Sarah Richmond
Brett Hamilton
Valerie Pratt
Joseph Auth
Andrew Mulkey
Carrie Richter
Cindy Cosenzo
DD Curtis
James Lubischer
Debbie Thrall
Kelsey Bennett
Katherine Shields
Ben Berry
Rob Cook
Scott Hewitt
Britt Holloway Hallquist
Jake Speed
Sharon Williams
Andy Schmitz
Theresa Baird
Denise Caire
Scott and Mary Hewitt
Betty Jiang
Tammy Lefever
Cynthia Westby
Julie Appelhans
Dana and Mark Ewert
Amanda Miles
Renee and Jay Swiglo
Ron Kopald
Lothar Kress
Cyrilla Jane Menon
Andi O'Rourke
Jackie Shannon Hollis
Robert Bailey
Randy Kozar
James Martin
Babette Reeves
Christian Robertson
Flemming Andersen
Larry Ehl
Joe Liebezeit, Bird Alliance of Oregon
Sachiko Matsunaga and Geoffrey Middlebrook
Glenn Fee, Tualatin Riverkeepers

Debra Higbee, Sierra Club Oregon Chapter
Deb Nystrom
Teresa Tse
Lou Driessen
Jeff Evans
Justin Crocker
Reagan Workman
Israel Jacquez
Tracy Schulz
Chris Armstrong
Heather Long
Suzanne Kailasam
Chris Pinkham
Adam Bower
Matthew Van Horn
Amta Derry
Leslie Logan
Gemma Fleenor
Tracy Schlanser
Michael Fredericks
Danielle Kolp
Joe Gruis
Roxanne Gack
Pat VO Connor
Devon Pena
George Jimenez
Yousef Allouzi
Carl Calkins
Daniela Gregorio
Rick Collins
Sophia Deklerk
HD Lewis
Pat Jacquez
JoDee Clark Lompy
Janna Nelson
Nate Smith
Marilyn Arp
Sherry Kimball
Sam Reynolds
Dale Feik
Nancy Hawk
Wayne Ragas
Therese Gorman
Peter Stuart Ward

Greg Hartman
Barbara Haines
Matt Schlanser
Bruce Klein
Duncan McCaig
Robert Combs
Brian Newton
File

SkyHarbour

136 Tower Road, Suite 205
Westchester County Airport
White Plains, NY 10604

Attachment A

September 9, 2026

Via Email
Ruth Klein, Senior Planner
City of Hillsboro
Planning Division
150 E Main Street, 4th Floor
Hillsboro, OR 97123
Ruth.Klein@hillsboro-oregon.gov

RE: Application Withdrawal – Case File No. DR-044-25 Sky Harbour Hangars

Dear Ms. Klein:

Through this letter the Applicant in the above-referenced Development Review case, Sky Harbour Group, withdraws the application as permitted by Hillsboro Development Code Section 12.70.080.

The Applicant heard and takes seriously the comments raised by the community and the City Council at the August 18,2026 hearing and needs additional time to look into and address those comments. The period available for submitting materials addressing those issues, however, was not sufficient time to obtain and assemble the necessary information. The Applicant did not submit materials during the comment period because it was evaluating its options, knowing the requested information could not be produced within that time frame. The Applicant has therefore decided to withdraw the application and resubmit.

As confirmed through the attached letter, the property owner, the Port of Portland, consents to withdrawal of the application.

Sincerely,

David Annin on behalf of Sky Harbour Group (Applicant)

Port of Portland

September 3, 2026

David Annin
Director of Development
Sky Harbour Group
136 Tower Road, Suite 205
White Plains, NY 10604
DAnnin@skyharbour.group

Sent Via Email

Re: **Consent to Withdrawal of Sky Harbour Development Review Application**

Dear Mr. Annin:

The Port of Portland owns the property located at 2315 NE Brookwood Parkway in Hillsboro, Oregon, and consents to the withdrawal of the Development Review application filed by Sky Harbour Group identified as Hillsboro Case File No. DR-044-25.

Sincerely,

Dan Pippenger on behalf of the Port of Portland (Property Owner)
Chief Aviation Officer