



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

