

Exhibit F

Supplemental Public Comments

9/4/25 (3:45 pm)
through 9/8/25 (2
pm)

In Favor

From: Austin Hartrampf <austinhartrampf@gmail.com>
Sent: Friday, September 5, 2025 1:54 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



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Dear Tualatin Architectural Review Board,

I would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. The benefits of this project will be felt across this region and the state of Oregon: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in an uncertain time.

This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Austin Hartrampf
Local resident

From: Barry Dillard <cyberb678@gmail.com>
Sent: Friday, September 5, 2025 3:43 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



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Thank you for your consideration.

BarryDillard / Local 740 Glaziers
13313 Ne 49th Way, Vancouver, WA 98682

From: Chris Goodell <chrisg@aks-eng.com>
Sent: Thursday, September 4, 2025 6:57 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



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Thank you for your consideration.

Chris Goodell, resident

From: Krawczuk, Dana L. <dana.krawczuk@stoel.com>
Sent: Friday, September 5, 2025 3:27 PM
To: Kevin McConnell; Aquilla Hurd-Ravich; Keith Leonard
Subject: Lam testimony and evidence re noise: AR 24-0002
Attachments: [2025.09.05 Lt Tualatin Architectural Board re Architectural Review Appl\(150308090.1\).pdf](#)

Hi Keith, Aquilla and Kevin,

Please include the attached into the record for Lam's AR 24-0002 application.

Thank you,
Dana

Dana Krawczuk (she/her/hers) | Partner
STOEL RIVES LLP | 760 SW Ninth Ave, Suite 3000 | Portland, OR 97205
Direct: (503) 294-9218 | Mobile: (503) 504-8081
dana.krawczuk@stoel.com | [Bio](#) | [vCard](#) | www.stoel.com



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September 5, 2025

Dana L. Krawczuk
760 SW Ninth Avenue, Suite 3000
Portland, OR 97205
D. 503.294.9218
dana.krawczuk@stoel.com

VIA EMAIL

Tualatin Architectural Review Board
10699 SW Herman Road
Tualatin, OR 97062-7092

Re: Noise Issues in Lam Research's Architectural Review Application (AR 24-0002)

Dear Architectural Review Board:

Some neighbors have expressed concern about the noise associated with Lam Research's existing facilities, and have alleged violations of Tualatin's Noise Ordinance (Tualatin Municipal Code 6-14), including:

- *Submitting testimony and an acoustic survey to the Tualatin Planning Commission's consideration of Lam's Industrial Master Plan (IMP 24-001):* The Planning Commission concluded that noise issues could not be considered as a part of the IMP because the limited IMP approval criteria do not consider noise impacts.
- *Bringing their concerns to the attention of Tualatin Code Enforcement:* The Planning Commission was advised by the City Attorney at the IMP hearing that the appropriate forum for addressing existing noise concerns is the City's Code Enforcement process, and that Code Enforcement is actively investigating the complaints it has received.
- *Submitting testimony and an acoustic survey to the ARB for consideration as a part of the Tux project (AR 24-0002):* The analysis in this letter and the attached report are intended to clarify the legal and factual context for considering noise issues. As detailed below:
 - The evidence does not support the conclusion that Lam's existing facilities violate the City's Noise Ordinance.
 - The Architectural Review process is not the appropriate forum for adjudicating noise concerns.
 - Compliance with noise performance standards is a matter for Code Enforcement, once a use is operational.
 - The proposed Condition of Approval A25 ensures compliance with noise standards and is legally supportable.

Factual Background

Multiple copies of a form letter have been submitted alleging that Lam's operations currently exceed the City Noise Ordinance limit of 50 dBA from 10 PM to 7 AM, citing an acoustic survey by A Acoustics that reported a measurement of 52 dBA after 10 PM at a home near Lam's campus.

Code Enforcement is reviewing the complaints and is the sole City body responsible for determining whether a violation exists. Nevertheless, we believe it is important to provide the ARB with a balanced analysis of the allegations related to noise.

Attached is a report prepared by Colin Gordon Associates (CGA), dated September 3, 2025, which analyzes the noise survey conducted by A Acoustics. The CGA report is authored by an engineer that specializes in noise measurements for high-technology facilities, HVAC noise analysis, and environmental noise modeling.

CGA's analysis highlights several critical deficiencies in the A Acoustics survey methodology, including:

- The survey does not specify the noise metric used (e.g., L50, L10, L1, Leq), which is essential for interpreting compliance with applicable standards.
- There is no documentation of the measurement duration, location, or integration time.
- The survey lacks frequency analysis and fails to isolate noise sources attributable to Lam Research.
- The measured level of 52 dBA is presented without sufficient context to determine its source or relevance to regulatory thresholds.

The A Acoustics survey does not establish a violation of the City of Tualatin's Noise Ordinance. Without a clear and reliable attribution of the measured sound to Lam Research operations, the alleged violation is unsubstantiated.

Legal Considerations

The Architectural Review process considers noise from *proposed development* (not existing uses) in a very limited manner, and the City's Noise Ordinance (TMC 6-14), does **not** apply to Architectural Review. The Noise Ordinance is a performance standard in the Tualatin Municipal Code, not a development standard in the Tualatin Development Code. As a result:

- Compliance with the City Noise Ordinance is required once a use is operational, and if compliance is not achieved, the exclusive forum for resolving noise concerns is Code Enforcement; and

- The proposed AR condition of approval A25 appropriately requires the proposed development to comply with the Environmental Regulations of TDC 63.

Architectural Review Approval Criteria

Architectural Review focuses on the exterior appearance and design quality of proposed development, and there is only one approval criterion, which incorporates by reference just a few other specific code standards:

TDC 33.020(5)(d) *Large Commercial, Industrial, and Multifamily Development*. Applications for Large Commercial, Industrial, and Multifamily Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.

TDC Chapter 73A through 73G do not include any noise standards.

Some testimony has alleged that the purpose statement of the Manufacturing Park zone imposes an additional subjective standard, and that uses “must not cause objectionable noise...emanating from the property.” TDC 62.100. TDC Chapter 62 is not included in the AR approval criteria, so it is not relevant to the proposed application. Additionally, purpose statements are aspirational statements about use characteristics, are not binding, and do not apply to the AR application. Accordingly, TDC Chapter 62 does not impose a noise standard on the proposed Tux project.

Legally Supportable Proposed Condition of Approval Related to Noise

The Architectural Review Board is authorized to impose conditions of approval that implement the Tualatin Development Code (TDC), per TDC 33.020(6)(a)(iii). The Tualatin Noise Ordinance, however, resides in the Tualatin Municipal Code, not the Tualatin Development Code, and thus falls outside the scope of allowable AR conditions.

TDC Chapter 63 (Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations) is a requirement of the Tualatin Development Code, so TDC 33.020(6)(a)(iii) authorizes conditions of approval that require compliance with TDC Chapter 63. Accordingly, proposed condition of approval A25 appropriately requires the proposed development to comply with TDC Chapter 63.

Compliance with the Performance Standards in TDC Chapter 63

The proposed condition of approval A25 correctly requires compliance with TDC Chapter 63, which incorporates relevant environmental performance standards, and appropriately implements how TDC Chapter 63 is intended to apply.

The purpose statement in TDC 63.010 is not an approval criterion, but provides context for interpreting TDC Chapter 63, and explains, "...It is intended that the following standards provide statutory authority for the **enforcement** of regulations relating to noise..." Emphasis added. This means that the standards in TDC Chapter 63 are performance standards that are applied once a use is operational. It is not a development standard, such as setback or height regulations.

The noise performance standard in TDC Chapter 63 is TDC 63.051, which provides, "all uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in TMC 6-14." Accordingly, Lam's operations must comply with the Noise Ordinance, and if there are concerns about compliance, the exclusive forum for addressing a violation is the enforcement procedures in TMC 7-1.

We respectfully urge the ARB to defer to Code Enforcement to resolve the pending noise complaints and to approve AR 24-0002 with condition A25 as a means to address potential noise impacts. We welcome the opportunity to discuss these issues at the September 10 ARB hearing.

Very truly yours,



Dana L. Krawczuk

Attachments:

Colin Gordon Associates Memorandum, "Lam Research Tualatin Site – Comments on A Acoustics Noise Survey Report," dated September 3, 2025, CGA Firm Description and Steven Lank Resume.

cc: Keith Leonard, Associate Planner
Aquilla Hurd-Ravich, Community Development Director
Kevin McConnell, City Attorney



MEMORANDUM

PAGE 1 OF 3

TO: Bill Bezio
Mackenzie
WBezio@mcknze.com
+1-971-346-3764

FROM: Steven Lank
slank@colingordon.com
+1-415-570-0350

DATE: 3 September 2025

SUBJECT: Lam Research Tualatin Site – Comments on A Acoustics Noise Survey Report
CGA Proposal No. P25171

You have requested that Colin Gordon Associates (CGA) review and provide comments on a noise survey report prepared by A Acoustics,¹ as it relates to potential noise generated by the Lam Research campus in Tualatin, OR. The report, dated August 13, 2025, summarizes the results of noise measurements conducted on March 30, 2025 at a residence along SW Tualatin Rd., immediately to the north of the Lam Research campus.

The following is a summary of our comments on this report:

- The report indicates that A Acoustics visited the Deborah Anderson home at 10:00pm on March 30. Per the City of Tualatin Noise Ordinance requirements,² noise sources are permitted to generate no more than 50 dBA at the property line of properties normally used for sleeping between 10pm and 7am.
 - The Oregon DEQ noise regulations, which are referenced along with the City of Tualatin noise ordinance in the Tualatin Development Code (63.051), state that noise sources shall not generate L50 levels of more than 50 dBA, L10 levels of more than 55 dBA, and L1 levels of more than 60 dBA between 10pm and 7am.³ The different noise metrics referenced in the DEQ requirements are defined in the standard,⁴ and are discussed further below.
- The report includes details on the measurement instrumentation used for the survey, which appears to meet the requirements included in the City of Tualatin

¹ E. Lahav, "Evaluation of sound impact from the Lam Research plant at Deborah Anderson Home located on 11045 SW Tualatin Road Tualatin Oregon 97062," dated 13 August 2025 and submitted to Brett Hamilton.

² Section TMC 6-14-050 – Exceeding Decibel Level

³ As defined in OAR 340-035-0035.1.b, Table 8

⁴ Section 340-035-0015.59

Noise Ordinance Section TMC 6-14-110.2 – Evidence of Noise Violation. However, there are few details on the measurement methodologies used, including the integration time, overall measurement time, etc. These details are critical to interpretation of the results, as discussed below.

- The report includes no indication of the location on the property where the measurements were conducted, or whether measurements were conducted at a single fixed location or at multiple locations. There is also no indication of the overall duration of the measurement, although the report does note that periods of time when vehicles were present on SW Tualatin Road were removed from the data that was analyzed and recorded.
- The reported finding is that the “sound recorded was 52 dBA,” however there is no indication as to what noise metric is used to define this level. While the City of Tualatin ordinance does not include details on the specific metric to be utilized, it is generally standard practice to state the metric being utilized in any noise assessment – as the specific metric used can influence the noise level considerably.

The Oregon DEQ standards are defined in the form of statistical noise levels, or centile levels, which represent the noise levels that were exceeded for a certain percentage of the time during the measurement period. For a given measurement, the various centile levels will generally be quite different, due to the influence of transient noise sources. The DEQ requirements specifically reference the L1, L10, and L50 levels – which are the noise levels exceeded for 1%, 10%, and 50% of the measurement period.

- Another commonly used metric is the L90, which is the noise level exceeded for 90% of the time. This metric is commonly used to assess the contribution from noise sources that are present and stable throughout the measurement period – such as continuously operating mechanical equipment.
- Ordinances in many other municipalities are defined in terms of the maximum allowable L_{eq} , or equivalent energy noise level – which is defined as the constant noise level that would result in the same total sound energy produced by the measured time-varying noise over a given period of time. The L_{eq} levels can be quite sensitive to the impact from short term transient noises.

In a given measurement, these various noise level metrics will often be controlled by a variety of sources. The L1% metric is usually driven by loud intermittent sources such as a passing motorcycle or a dog bark. The L50%, which would be the noise level exceeded for 30 minutes of an hourlong measurement, typically represents the impact of intermittent but fairly frequent activities, such as air or vehicle traffic. As noted above, the L90% is usually considered a measure of the ambient noise level, driven by steady state sources like building mechanical equipment.

A range of 20 decibels or more across the different metrics discussed above is not uncommon for a given exterior measurement. Including the maximum level

measured during the period ($L_{\max}$) increases the range further – as this metric is highly sensitive to influence from very brief transients (as well as to the integration time used).

- An exterior noise measurement is necessarily impacted by a number of different noise sources. With the exception of traffic on SW Tualatin Rd., which the report notes was excluded from the data analyzed, there is no mention of what, if any, noise sources were present or audible on or around the property. The duration of the measurement and the noise metric used can help to identify the specific source(s) of noise impacting the location. Some sources, likely including most mechanical sources associated with the Lam plant, are relatively continuous. Other noises may last only a matter of seconds or vary significantly over time.⁵ Centile metrics can be particularly useful in isolating the noise contribution from relatively continuous sources from noise generated by short-term transient events.
- Another method for determining the dominant noise sources is to evaluate the noise levels as a function of frequency. The report notes that “there was sound peak at 175 Hz and 350 Hz” but does not provide any further details or plots of the measured noise levels as a function of frequency. There are no details regarding the noise metric used, measurement duration, and no detailed plots or other results are provided that show the measured levels as a function of frequency.
 - The data is not presented in octave or one-third octave band format, and therefore comparison to the frequency-based requirements in the Oregon DEQ noise regulations,⁶ including evaluation of the measured levels for audible tonal content, is not possible with the information contained in the report. The City of Tualatin requirements do not include any specific requirements related to frequency content.
- Both the City of Tualatin ordinance and DEQ standards also include limits on impulsive sound, along with subjective requirements for noise that could be considered disturbing. The report does not include any characterization of the noise at the measurement location.

In summary, while the report provided indicates that a noise level of 52 dBA was measured at the residential property, there is not sufficient detail included in the report to conclude that the measured level is fully attributable to noise coming from the Lam campus.

This concludes our report.

⁵ For example, a passing vehicle will generate progressively higher noise levels as it approaches the measurement location, with the levels gradually decreasing as the vehicle departs. The highest noise levels generated by the vehicle will likely occur over just a few seconds, however the vehicle could generate noise exceeding the background levels for a much longer duration.

⁶ 340-035-0035 Section 1.b.B.e



FIRM DESCRIPTION

Colin Gordon Associates, founded in 1990, provides specialized consulting services in acoustics and vibration control. The company has grown steadily from a one-person firm to an experienced organization offering services world-wide. Currently the staff numbers fourteen employees, including support personnel, offering both breadth and a desirable degree of redundancy. Staff members include technical experts in architectural acoustics and noise control, industrial and environmental noise studies, structural dynamics and building vibration, computer modeling techniques, and dynamic measurements.

The firm is recognized nationally and internationally for its work in the design of low-vibration and low-noise environments for technological buildings. CGA serves a wide variety of organizations in the tech sector, including university research laboratories, the semiconductor and optoelectronics industries, the biotech, pharma, and healthcare communities, as well as the cutting-edge areas associated with nanotechnology. CGA provides to these sectors a selection of services ranging from sophisticated vibration and noise control to solutions of more conventional problems that may arise.

The firm also works extensively in the more traditional areas of building and environmental noise and vibration studies. The control of noise and vibration in buildings poses some unique problems ranging from the selection of design criteria to the development of design details and specifications for structural and mechanical systems. On many projects, the company serves as a member of the architect/engineer design team. On others, the company acts individually and directly with the owner.

CGA is based in a single office in Northern California as well as having several employees working remotely in various locations throughout the United States. The firm routinely provides services throughout the western hemisphere, the Middle East, Europe, and Asia.

Staff members have published extensively; a list of publications is available at the firm's website (www.colingordon.com). Collectively and individually, the staff of Colin Gordon Associates has a proven record of success in developing cost-effective solutions for a wide variety of noise and vibration problems.



Steven Lank

Acoustics and Vibration Consultant

Steven Lank has been with Colin Gordon Associates since 2010, and during that time, his work has focused upon noise and control for buildings of all types, including technology facilities, university laboratories, healthcare, office, and industrial facilities. His contributions involve environmental noise measurements and modeling, HVAC noise analysis, room acoustics and speech privacy, structural dynamic analysis and evaluation, mechanical vibration control, and construction noise and vibration control and monitoring. He also oversees CGA's efforts in sustainable design, including LEED certification, as well as the firm's in-house instrumentation laboratory. He is a member of CGA's team of computer modelers, addressing environmental and room acoustics and HVAC noise modeling, as well as structural and groundborne vibration. He has provide acoustics and vibration consulting support, measurements, and evaluation on hundreds of projects, including many projects focused on environmental noise assessments, measurements, modeling, and mitigation designs.

Steven regularly engages in research activities related to acoustics, noise, and vibration control, and has published a number of technical papers. He has also served on multiple committees related to acoustic standards and guidelines, including for the International Standards Organization (ISO) and Facilities Guidelines Institute for the Design of Healthcare Facilities (FGI).

Prior to joining Colin Gordon Associates, Steven worked as a Project Engineer for Facilities Planning and Construction at the University of Virginia Health Sciences Center, where he oversaw and assisted with multiple lab and hospital renovation projects, and as a structural designer for Timber Truss Housing Systems, where he provided layout and design of support structures for roof and floor systems in residential and commercial construction projects. He obtained his B.S. in Mechanical Engineering at the University of Virginia in 2001, where he completed his undergraduate thesis on frequency analysis of guitar woods for the purpose of characterizing sound.

Contact Information

415.570.0350
slank@colingordon.com

Work Location

Portland, OR

Education

BS Mechanical Engineering,
University of Virginia

Certification / Licenses

LEED AP

Member

National Council of Acoustical
Consultant (NCAC)

Acoustical Society of America (ASA)

Institute of Noise Control
Engineering (INCE)

Work History

2010 - Present
Consultant, then Senior
Consultant, then Vice President,
Colin Gordon Associates

2001-2010
Timber Truss Housing Systems

1999-2000
Facilities Planning and
Construction at the University of

From: Deb Mumm-Hill <execdirector@oregon-stem.org>
Sent: Friday, September 5, 2025 3:14 PM
To: Keith Leonard
Cc: Vartan.Djihanian@lamresearch.com
Subject: Oregon STEM letter of support for Lam Research, Tualatin ARB
Attachments: [ORSTEM_LAM LOS.pdf](#)



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Attached is Oregon STEM's letter of support for Lam Research's application before the Tualatin Architectural Review Board for the September 10 hearing. The letter highlights Lam's decade plus of leadership in STEM education and workforce development, their role in the FAST Regional Innovation Engine with Tualatin at its center, and the benefits to education to career pathways and high wage job growth in the community.

Please include this in the official record and share with Board members and staff as appropriate. I am glad to answer questions or provide brief remarks if that would be useful to the Board.

Thank you for your partnership.

Deb

Deb Mumm-Hill
Executive Director
www.OregonSTEM.org
execdirector@oregon-stem.org
(M) 503-715-6365



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Letter of Support September 5, 2025

Tualatin Architectural Review Board

Dear Members of the Architectural Review Board,

On behalf of Oregon STEM, I write to express strong support for Lam Research's application before the Tualatin Architectural Review Board.

For more than a decade, Lam Research has been a champion of STEM education and workforce development in Oregon. The company has sponsored robotics programs that inspire innovation among local high school students and has advanced equity initiatives that expand opportunities for girls and underserved communities. Through these and many other efforts, Lam has consistently demonstrated its commitment to building a diverse and prepared talent pipeline for Oregon's future.

Lam's leadership extends well beyond individual programs. As an active partner in the **FAST (Frontiers Advancing Semiconductor Technology) Regional Innovation Engine**, Lam is helping position Oregon as a national leader in semiconductor and AI workforce development. With Tualatin at the geographic and strategic center of this federally designated RIE, Lam's expansion directly supports statewide efforts to strengthen U.S. semiconductor manufacturing, advance AI innovation, and connect education to career pathways.

Oregon STEM, together with our 13 Regional STEM Hubs, is working closely with Lam and other industry leaders to ensure that students across the state gain access to the skills, credentials, and experiences needed to succeed in these rapidly growing fields. This work not only enhances Oregon's competitiveness but also delivers direct benefits to local communities like Tualatin.

Approval of Lam's application will do more than expand facilities. It will create hundreds of high-wage, future-facing jobs, strengthen the regional economy, and ensure that the next generation of Tualatin residents has the opportunity to thrive in one of the world's top innovation hubs.

We encourage the Board to view this decision within the broader context of education, workforce, and industry coming together to ensure Oregon continues to lead in semiconductor and AI technologies.

Respectfully,

Deb Mumm-Hill
Executive Director, Oregon STEM

From: Joshua Shearer <jshearer@kgip.com>
Sent: Thursday, September 4, 2025 3:21 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



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This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Josh Shearer
SVP, Regional Director
KG Investment Properties
10300 SW Nimbus Ave, Suite P-C
Portland, OR 97223

From: lauren smith <rlkbsmith@gmail.com>
Sent: Friday, September 5, 2025 6:47 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



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I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

[Robert Smith local 740 809 28th ave, Longview, WA 98632

From: Robin Ye <Robin.Ye@oregonmetro.gov> on behalf of Juan Carlos Gonzalez <JuanCarlos.Gonzalez@oregonmetro.gov>
Sent: Friday, September 5, 2025 3:29 PM
To: Ext - Planning
Cc: Council
Subject: Letter of Support for LAM Research Expansion - Metro Councilor Juan Carlos Gonzalez
Attachments: [Metro Councilor Gonzalez_Support Letter for Lam Research Expansion 9_5_25.docx](#)



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- This is their first mail to some recipients.

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Hello Tualatin Architectural Review Board,

On behalf of Metro Councilor Juan Carlos Gonzalez, please see attached Letter of Support for approval of LAM Research expansion proposal — to be considered on September 10th.

Thank you for your consideration and your good work.

Sincerely,
Robin Ye
District Advisor to Councilor Gonzalez

Robin Ye (He/Him)
District Advisor | Council Office
Mobile: 971-563-2564

600 NE Grand Avenue
Portland, OR 97232-2736
www.oregonmetro.gov



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oregonmetro.gov

Councilor Juan Carlos Gonzalez, District 4

9/5/2025

Architectural Review Board

Tualatin Service Center
10699 SW Herman Road
Tualatin, OR 97062

To the Tualatin Architectural Review Board -

Thank you for your important work to ensure quality design in line with Tualatin's vision for development.

I would like to express strong support for Lam Research and its proposed research & development expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County. As the Metro Councilor for District 4, which covers Western Washington County, I know that many of my constituents both work for Lam Research and benefit from the companies' investment in our county's workforce and community. On Metro Council, a significant amount of my policy focus has been prioritizing economic growth and development in Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions, while also providing resources for road maintenance and traffic improvements. The benefits of this project will be felt across this region: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in a time when we see other employers shedding jobs and impacting families tremendously. I believe the region has an opportunity to continue cementing our reputation and economic advantage as a leading hub for chipmaking and innovative semiconductor equipment research.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. Now is the time to approve their project and move ahead with this expansion.

I urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is a strong investment in the future of Tualatin, Washington County, and Oregon. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Juan Carlos Gonzalez".

Juan Carlos González
Metro Councilor, District 4

From: Levi Levasa <levi@ventureprop.com>
Sent: Friday, September 5, 2025 12:28 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion
Attachments: [Venture Properties - Letter of Support.pdf](#); [Stone Bridge Homes NW - Letter of Support.pdf](#)



This message needs your attention

- Some Recipients have never replied to this person.

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Please see the attached letters of Testimony in Support of the LAM Research Expansion proposal.

Thank you,

Levi Levasa | Land Acquisition & Development



VentureProperties
I N C O R P O R A T E D

4230 Galewood Street, Suite 100

Lake Oswego, Oregon 97035

Levi@Ventureprop.com

503-250-3651

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STONE BRIDGE
HOMES NW

September 5, 2025

Dear Tualatin Architectural Review Board,

I would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. The benefits of this project will be felt across this region and the state of Oregon: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in an uncertain time.

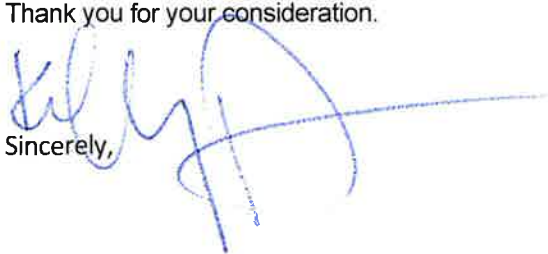
This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

Stone Bridge Homes NW respectfully urges you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Sincerely,



Kelly Ritz, President



VentureProperties I N C O R P O R A T E D

Creating
Tomorrow's
Communities
Today

September 5, 2025

Dear Tualatin Architectural Review Board,

I would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. The benefits of this project will be felt across this region and the state of Oregon: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in an uncertain time.

This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

Venture Properties respectfully urges you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Sincerely,

Kelly Ritz, President

From: Thomas, Mike <Mike.Thomas@colliers.com>
Sent: Thursday, September 4, 2025 4:37 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion

Dear Tualatin Architectural Review Board,

I would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. The benefits of this project will be felt across this region and the state of Oregon: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in an uncertain time.

This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Mike Thomas

Senior Vice President | Portland

Industrial/Flex/Office

mike.thomas@colliers.com

Direct: +1 503 499 0059 | Mobile: +1 503 807 0454

851 SW Sixth Avenue, Suite 1600 | Portland, OR 97204 | USA



From: Molly McGrew <Molly@mmcgrsolutions.com>
Sent: Thursday, September 4, 2025 4:41 PM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



This message needs your attention

- This is their first email to your company.

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Dear Tualatin Architectural Review Board,

I would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in semiconductor manufacturing, but also one of the most significant employers and community partners in Tualatin and Washington County.

The proposed Expansion Project represents nearly a \$1 billion potential investment in our region. The benefits of this project will be felt across this region and the state of Oregon: creating hundreds of millions of dollars in new economic activity, generating an estimated 600 local high-paying jobs, and strengthening Oregon's economy in an uncertain time.

This investment will directly support local schools, parks, public safety, and libraries through significant property tax contributions. Also providing resources for road maintenance and traffic improvements- something that we desperately need.

Lam Research has been a strong community partner to Tualatin and Washington County throughout the planning and public hearing process. It is time to let them move ahead with this expansion.

Oregon bet big on the semiconductor industry and while we've lost out temporarily on the CHIPS ACT investments, now is not the time to force a dedicated industry business partner to Intel and others to choose between meeting the demands for domestic production or not. Why place so many restrictions and barriers on their ability to expand to meet the demand that will produce benefits for our community?

According to [Oregon Business Industry Regulatory Impact Analysis report:](#)

- For each 10% increase in business regulations, a typical small- and mid-sized business loses up to 2.58 jobs.
- A 10% increase in business regulations reduces the number of businesses by 0.5%.
- A 10% increase in business regulations decreases startups by up to 7%.
- A 10% increase in business regulations raises consumer prices by 1%.
- **Oregon is the seventh most regulated state in the nation.**
- Oregon has 224,000 state-imposed regulatory restrictions.
- Oregon has 57% more environmental rules than the average state.
- Oregon has 264% more rules for animal production than the average state.
- **Oregon has 576% more rules for fabricated metals manufacturing than the average state.**
- Oregon's regulations increased by 5.6% between 2022 and 2023.

- 50% of Oregon's regulations are duplicative or burdensome.

The fact that this company wants to remain in this state is tremendous given how difficult it is to actually do business here. While I understand that neighbors near the LAM expansion are concerned about the project, the reality is that they BOUGHT HOMES NEAR THE COMPANY and currently reside in cul-de sac communities that make traffic congestion difficult in the first place (because there's no grid to move the traffic).

Instead of making this a binary decision between neighbors and economic development I strongly urge you to approve the LAM expansion project and work with the developers to ensure that there are traffic measures put in place to address the concerns of the neighbors. I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is more than an expansion of a facility, it is an investment in the future of Tualatin, Washington County, and Oregon which is something we desperately need right now.

Thank you for your consideration.

Molly McGrew
Principal Lobbyist
MMc Consulting & Government Relations
971.226.0182
Molly@mmcgrsolutions.com

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From: Todd Mustard <todd@orecolneca.org>
Sent: Friday, September 5, 2025 8:41 AM
To: Ext - Planning
Cc: Council
Subject: Testimony in SUPPORT of LAM Research Expansion



This message needs your attention

- This is their first email to your company.

Report this Email or Mark as Safe

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Dear Tualatin Architectural Review Board,

I am writing to express my strong support for Lam Research and its proposed expansion in Tualatin. As a global leader in semiconductor manufacturing and one of Washington County's largest employers, Lam Research is a cornerstone of our community.

The expansion represents nearly **\$1 billion in investment**, bringing hundreds of millions in regional economic activity, an estimated **600 new high-paying jobs**, and long-term economic stability for Oregon. The project will also generate significant property tax revenue—directly supporting schools, parks, public safety, libraries, and essential infrastructure like roads and traffic improvements.

Lam Research has been a committed community partner throughout this process. It is now time to allow them to move forward.

I respectfully urge you to approve Lam Research's Industrial Master Plan application. This project is not only an expansion of a facility—it is an investment in the future of Tualatin, Washington County, and Oregon.

Thank you for your consideration.

Todd



Todd Mustard
Executive Manager

todd@orecolneca.org
(503) 233-5787 (Office)
(971) 295-4764 (Cell)

601 NE Everett St.
Portland, OR 97232

In Opposition

From: Brett Hamilton <brett@simple.be>
Sent: Monday, September 8, 2025 11:52 AM
To: Ext - Planning; Keith Leonard
Cc: Council; Outreach
Subject: Lam TUX Public Records Issue
Attachments: [EmailChainPRR.pdf](#)

Dear City of Tualatin,

Over the past year during the TUX land use process, there have been a number of occasions where it was difficult for the public to get timely and accurate information from the City regarding Lam's application and/or hearings, due to misinformation, unnecessary delays in releasing information, and, in this latest example, staff claiming that the requested information did not exist when in fact the city already had custody of the document for 20 days. Please add this email (and the attached PDF file) to the public record.

Sincerely,
Brett Hamilton

Initial Public Records Request:

Submitted at 05:45am on July 15, 2025
by Brett Hamilton

Document Information:
Lam's latest revised land use application for TUX project

City Response:

From: "Nicole J. Morris" <NMorris@tualatin.gov>
Subject: RE: Public Records Request- Hamilton
Date: July 15, 2025 at 11:16:57 AM PDT
To: "brett@simple.be" <brett@simple.be>

Brett,

There are no new application materials that have been submitted at this time. Once the submittal has been made the project page on the city's website will be updates with them.

Thanks,

Nicole Morris, MMC
Deputy City Recorder/
Records Manager
Phone: 503.691.3011

First Request for Clarification:

From: Brett Hamilton <brett@simple.be>
Sent: Tuesday, July 15, 2025 11:28 AM
To: Mike McCarthy <mmccarthy@tualatin.gov>
Cc: Nicole J. Morris <NMorris@tualatin.gov>
Subject: Re: Public Records Request- Hamilton

Dear Mike,

After the City Council meeting last night I thought you said that Lam had submitted an updated site plan, and that you had seen it? Did I misunderstand something?

Thanks, -Brett

City's Response:

From: "Nicole J. Morris" <NMorris@tualatin.gov>
Subject: RE: Public Records Request- Hamilton
Date: July 15, 2025 at 12:13:47 PM PDT
To: Brett Hamilton <brett@simple.be>,
Mike McCarthy <mmccarthy@tualatin.gov>

Brett,

I double checked and you misunderstood. We do not have any new submittals.

Nicole Morris, MMC
Deputy City Recorder/
Records Manager
Phone: 503.691.3011

Second Request for Clarification:

From: Brett Hamilton brett@simple.be
Subject: Re: Public Records Request- Hamilton
Date: July 15, 2025 at 12:22 PM
To: Nicole Morris NMorris@tualatin.gov
Cc: Mike McCarthy mmccarthy@tualatin.gov

Thanks Nicole,

That's really strange. I asked Mike last night if I could request a copy of this new site plan via public records request and he answered in the affirmative. He said the city was just waiting on a revised traffic study.

Does the city have **any** updated version of a proposed site plan from Lam? Maybe not an official submittal but like a rough draft or outline? Mike also mentioned a "scoping document". Does that exist? Mike mentioned that the Lab building will be smaller but that it does not change the number of employees.

Does the City have anything in writing from Lam or MacKenzie regarding a new site plan? The latest thing I have is an email from Suzannah Stanley dated April 24, 2025.

-Brett

Subsequent Public Records Request:

Submitted at 09:34am on July 21, 2025
by Brett Hamilton

List of all email messages (including Date / Time / Subject) to and/or from sstanley@mcknze.com from April 23, 2025 to July 21, 2025. This is not a request for the message content (Body or Attachments). Thank you.

City's Response:

From: "Nicole J. Morris" <NMorris@tualatin.gov>

Subject: Follow-Up

Date: July 23, 2025 at 10:50:48 AM PDT

To: Brett Hamilton <brett@simple.be>

Brett,

I wanted to follow-up on some questions you have last week. The new materials are available now. Our planning division sent me the below. Mike also sent me the attached email regarding the traffic scoping that I thought you may want. I did receive your request for the email list and I am still working on that and will be in touch soon.

IMP 24-0001 - <https://www.tualatinoregon.gov/planning/lam-research-industrial-master-plan-imp24-0001>

Updated items include:

- Applicant Narrative
- Plan Set and Elevations
- IMP Proposed Modifications
- Supporting Documents (title report)

AR 24-0002 - <https://www.tualatinoregon.gov/planning/lam-research-tux-development-ar24-0002>

Updated items include:

- Applicant Narrative
- Plan Set and Elevations
- Traffic Impact Analysis
- Preliminary Stormwater Report
- Tree Assessment Report
- Supporting Documents (TVF&R review and title report)

Nicole Morris, MMC
Deputy City Recorder/
Records Manager
Phone: 503.691.3011



Mail Attachment.eml



Mail Attachment:

From: Brent Ahrend

Subject: Tualatin Exp Lab/CUB/Bldg H

Date: June 25, 2025 at 1:23:51 PM PDT

To: Mike McCarthy, Steve Koper, Kim McMillan, Abby McFetridge, Tony Doran, Hayden Ausland

Cc: Bill Bezio, Mike Rueter, Nicole Burrell, Suzannah Stanley, Megan Diaz, Clara Layton, "Majid, Jen Otterness", Michael Halvorson, "McEvers, Stefanie", "Nonamaker, Danielle", "Roessler, Paul", "Fosler, Todd", Joel Rabinovitz, Garth Appanaitis

Mike,

Please see the attached scoping letter for the updated Lam TUX site plan. Our traffic analysis will be based on this updated scoping.

We understand you will forward this to Washington County and ODOT staff for their review and input.

Let us know if you have any questions.

Thanks,
Brent Ahrend PE
Transportation Planning
D 971-346-3781 C 503-705-7554
Associate Principal
Professional Licenses & Certifications

Mackenzie.
ARCHITECTURE § INTERIORS § STRUCTURAL ENGINEERING
CIVIL ENGINEERING § LAND USE PLANNING § LANDSCAPE ARCHITECTURE
Disclaimer PORTLAND, OR | VANCOUVER, WA | SEATTLE, WA |
SACRAMENTO, CA

Attachment:

00LTR-City of Tualatin-LAM SMP Update TIA Scoping-250625.pdf

From: Brett Hamilton <brett@simple.be>
Sent: Friday, September 5, 2025 6:38 AM
To: Keith Leonard; Lindsey Hagerman
Cc: Council; Ext - Planning
Subject: Lam Off-Site Noise Video
Attachments: [LamOffSiteNoise.pdf](#)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Keith and Lindsey,

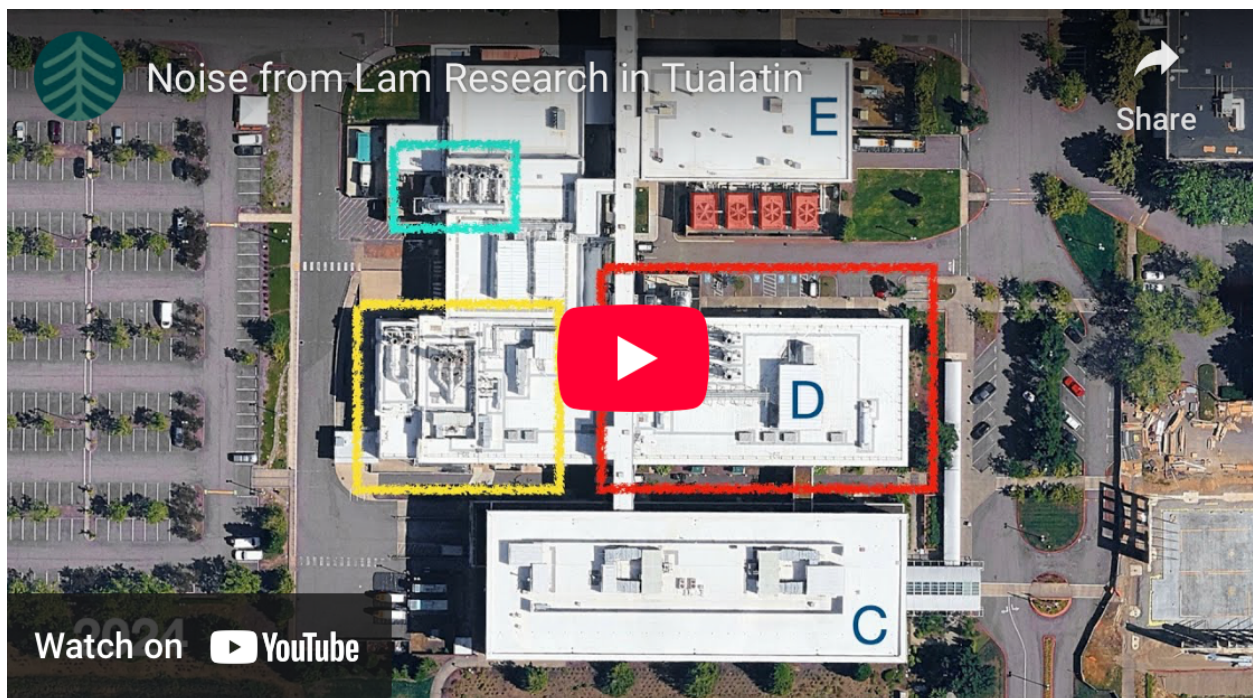
When my public comment "Lam Off-Site Noise Video" email was added to the ARB TUX hearing packet, it looks like YouTube link was converted by your internal security software into a Mimecast link, making it inaccessible to users and devices who are not enrolled in Mimecast. In order to remedy this, I've created a one-page PDF file for the packet. This should preserve the link and make it accessible to all users. Please add this email (and the attached PDF file) to the public record.

Thank you. -Brett Hamilton

Dear Tualatin Architectural Review Board,

In order to save time at the upcoming Lam TUX hearing, and to prevent technical difficulties, I've converted my off-site noise presentation into a video and posted it on YouTube to be part of the public record. I would ask that this email be included in the hearing packet.

<https://youtu.be/lyzioqzFeXw>



Sincerely,
Brett Hamilton