

MEETING MINUTES

PROJECT NUMBER: 2240285.00 ISSUE DATE: March 24, 2026
PROJECT NAME: Lam TUB – Building B Addition

RECORDED BY: Ian Sisson, Land Use Planner, and Suzannah Stanley, Land Use Planner
TO: FILE
PRESENT: Kate Pinamonti – Riverpark CIO
 Danny O’Neal – Byrom CIO
 Riley Bartel, Brett Hamilton – Tualatin residents
 Todd Fosler, Chad Oyler – Lam Research (Lam)
 Rob Kirkman, Ian Sisson, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood/Developer Meeting Minutes (March 18, 2026)

INTRODUCTION

The Neighborhood/Developer Meeting was hosted by the applicant at The Community at Marquis Tualatin from 7:00 PM – 8:00 PM on Wednesday, March 18, 2026. The meeting began with an open house format where attendees were able to review large format prints of project drawings and discuss and ask questions of the applicant team. Following the open house portion of the meeting, the applicant team provided a formal presentation of the proposed project, then took questions and discussed project details with attendees. Four members of the public attended the meeting.

OPEN HOUSE

Below is a summary of topics discussed during the open house portion of the event:

1. Resident (Riley Bartel) asked about the proposed scrubber pad and if it’s loud. He hears noise from his house. Mackenzie (Suzannah Stanley) said it is not expected to generate any noticeable increase in noise at the property lines.
2. Resident (Riley Bartel) asked if any trees will be removed as part of this project. Mackenzie (Ian Sisson) confirmed no tree removal is proposed.
3. Byrom CIO (Danny O’Neal) asked what the primary use of the expansion will be. Mackenzie (Ian Sisson) confirmed it’s an expansion of a research and development (R&D) lab. Lam has run out of space in Building B and is adding some tools that they don’t currently have room for. There won’t be changes in how they operate; they just need more space.
4. Byrom CIO (Danny O’Neal) asked if there will be additional HVAC equipment. Mackenzie (Rob Kirkman) said the building air will be conditioned. There will be some small air handlers on the roof to facilitate the scrubber.
5. An attendee asked if there is a scrubber on Building B now and if it will be moved. The team said yes. Mackenzie (Rob Kirkman) showed where the existing scrubbers are. Resident (Brett Hamilton) asked if it would be on the roof. Mackenzie (Rob Kirkman) said it will be at grade and showed where the equipment will be on the elevation drawings and noted that the building will be made of IMP (insulated metal panels) for energy efficiency.

6. Riverpark CIO (Kate Pinamonti) asked what the scrubber does. Lam (Chad Oyler) said it cleans the air coming out of the lab. Mackenzie (Ian Sisson) said in these lab buildings they can only have particles of a certain size because of how sensitive the tools and processes are, and the scrubber helps keep the air clean. Lam (Chad Oyler) clarified there is an intake filter that cleans the incoming air and Lam (Todd Fosler) added that the intake is constantly bringing air in and the scrubber is constantly pushing air out.
7. Byrom CIO (Danny O’Neal) asked what kind of lab this will be. Lam (Todd Fosler) said it’s an R&D lab for supporting chip assembly. As more devices are moving toward AI things are getting smaller, this requires new assembly technology for the chips; this lab supports that.
8. Lam (Chad Oyler) explained that Lam makes equipment and tools that are used to make chips. Byrom CIO (Danny O’Neal) asked if CHIPS Act funding helped Lam. Lam (Chad Oyler) said no; the federal CHIPS Act funds chip manufacturing, and Lam makes tools that make chips, so did not get federal CHIPS Act funding for TUX or other projects. Lam (Todd Fosler) added that Lam did get some State funding. Lam (Chad Oyler) said most of the chips made throughout the world have benefited from Lam’s technology.
9. Resident (Brett Hamilton) asked how the Building B lab is different from the TUX lab. Lam (Chad Oyler) said this lab supports a technology called packaging, which is the end of an assembly line for a chip, while the TUX and Building F labs focus on other chip making processes.
10. Resident (Brett Hamilton) asked if this is research to make the tools and equipment, not the chips themselves. Lam (Chad Oyler) said yes but added that Lam uses these labs to test the efficacy of their tools using the same or similar processes used in the actual manufacture of chips.
11. Lam (Todd Fosler) specified that the large lab in TUX is the wafer manufacturing (bare silicon wafer inside the factory) and that Lam’s tools touch that wafer hundreds of times. The wafers come out of that lab finished. Building B labs deal with packaging the chips from the various components. Having these processes within separate buildings mimics the process used by manufacturing companies, where components are created in one location and then assembled elsewhere.

PRESENTATION AND Q&A

Below is a summary of topics discussed during the presentation portion of the event:

1. Mackenzie (Ian Sisson) provided a presentation explaining the purpose of the Neighborhood/Developer Meeting, project overview, and summary of the Type II Architectural Review process and applicable criteria, then asked if there were questions from attendees.
2. Riverpark CIO (Kate Pinamonti) asked if the grove of trees at the northeast corner of the site are part of Lam’s campus. Mackenzie confirmed they are and showed a map of the campus boundaries.
3. Byrom CIO (Danny O’Neal) asked if employment will remain the same. Lam and Mackenzie confirmed.
4. Riverpark CIO (Kate Pinamonti) asked who owns the building to the west of the Lam campus. Mackenzie said this building is JAE.
5. Resident (Brett Hamilton) asked if the noise signatures and levels will be the same as existing. Lam (Chad Oyler) said this equipment will not produce the type of hissing sound generated by the gas

- plant but would be similar to the equipment used in other existing labs, but much smaller, about 1/3 the size and likely not discernable off site.
6. Byrom CIO (Danny O’Neal) asked if the proposed equipment will be quieter than existing equipment. Lam (Todd Fosler) said it won’t be noisier and noted the primary sources of noise reaching residential areas are located on the west side of the campus.
 7. Resident (Brett Hamilton) asked how tall the building will be. Mackenzie (Rob Kirkman) said about 31', a little taller than the existing Building B, and confirmed there is a partial parapet on the building.
 8. Riverpark CIO (Kate Pinamonti) asked what the next step in the process is. Mackenzie (Ian Sisson) explained the expected land use timeline for Type II Architectural Review. Riverpark CIO (Kate Pinamonti) asked about the public notice process. Mackenzie (Ian Sisson) explained the notice requirements.
 9. Resident (Brett Hamilton) said it looks like there is an existing building where the expansion is planned. Lam (Chad Oyler) said that area is mostly unused equipment. Lam (Todd Fosler) added they will also finish taking out some existing concrete that remains.
 10. Resident (Brett Hamilton) asked why this project wasn’t part of TUX. Lam (Todd Fosler) said these projects are part of separate programs at Lam and not part of the same planning efforts. The need for this project emerged separately from the need for TUX (production vs. R&D).
 11. Resident (Brett Hamilton) read a question from another community member who was not able to attend, wondering about increasing manufacturing production. Lam (Chad Oyler) clarified this project is for R&D, not manufacturing.
 12. Resident (Brett Hamilton) added another question from the absent community member about how Lam is mitigating noise impacts from the proposed scrubber. Lam (Todd Fosler) noted the scrubber location is behind the tree line and is a relatively quiet piece of equipment. Noise does come from the fans, but the proposed fans are 1/3 the size of others on campus and not expected to generate noise that is discernable off-site.
 13. Byrom CIO (Danny O’Neal) asked about operating hours for the lab and associated equipment. Lam (Todd Fosler) said they will run 24/7. For efficiency and maintenance reasons, it is better for the fans to run constantly rather than turning them on and off. Also, there are always sets of three fans, generally with two operating at a time, so each fan operates at a lower load and the third is available for backup in case another goes out or needs maintenance.
 14. Resident (Brett Hamilton) asked how many rooftop fan units exist across the campus. Lam (Chad Oyler) said there are currently five sets and noted again that the proposed set of fans is about 1/3 the size of the existing sets, and if measured by air movement, might be about 10% of one of the other sets.
 15. Resident (Brett Hamilton) asked about gases used in this lab and if they are all inert, and if there are any new ones in this building. Lam (Todd Fosler) said this project will not introduce any new gases.
 16. Resident (Brett Hamilton) asked what the scrubbers are scrubbing out of the air. Lam (Todd Fosler) said they remove chemicals that are used in the chipmaking process. Resident (Brett Hamilton) asked if this referred to R&D or manufacturing processes. Lam (Chad Oyler) clarified this is for

- R&D purposes, which includes testing how the tools function in the manufacturing processes used by Lam’s customers that do chip production.
17. Resident (Brett Hamilton) asked why Lam must operate at night if they aren’t manufacturing chips. Lam (Chad Oyler) said R&D is 24/7 and added that it takes significant time and planning to shut their equipment down and restart it, so it’s much simpler and more efficient to keep them running at a low level all the time.
 18. Resident (Brett Hamilton) asked where the intake air comes from. Lam (Todd Fosler) said the air intakes are on the roof. Lam (Chad Oyler) added the equipment that runs those air intakes are inside. They suck from intakes mounted on the roof, but the fans are inside. Resident (Brett Hamilton) asked how much vent stack there is above the fan. Lam (Todd Fosler) clarified that the fans are separate from the stacks, not integral. Lam (Todd Fosler) added that air must be exchanged five times per hour in the lab space as it is a cleanroom.
 19. Resident (Brett Hamilton) asked how many scrubber/fan sets will be on campus after TUX is complete. Lam (Todd Fosler) said TUX will add three sets.
 20. Mackenzie (Suzannah Stanley) shared information from the project team’s noise consultant, noting that the TUX project will add 0dBA-3dBA at the edges of campus. The increase will be on the west side of campus. Resident (Brett Hamilton) asked about the 50.0dBA measurement shown in the TUX modeling and what atmospheric conditions were assumed. Lam (Chad Oyler) said the modeling uses an international standard, ISO 9613, which considers “moderate worst-case scenario” for atmospheric conditions. Mackenzie (Ian Sisson) noted that noise sources are additive, but add logarithmically – for example, two 40dBA sources add to 43dBA, not 80dBA.
 21. Lam (Chad Oyler) said that Lam will ensure compliance with applicable noise limits. Resident (Brett Hamilton) asked what the noticeable change will be. Lam (Chad Oyler) said no noticeable change is expected.
 22. Resident (Brett Hamilton) asked if Lam has done anything to reduce or mitigate off-site noise impacts, other than planting trees. Lam (Chad Oyler) confirmed Lam has moved some nighttime operations to daytime and eliminated use of delivery truck backup horns and beepers during night operations where possible. Resident (Brett Hamilton) asked about the 24/7 mechanical rooftop noise that carries the furthest. Lam (Todd Fosler) said there have not been specific steps taken to mitigate that, but Lam is looking at mitigation options for those and other sources. Mackenzie (Ian Sisson) added that the plans for TUX include a lot of new trees that will soon be planted. Resident (Brett Hamilton) noted that some of the noise sources will be 80’ high so the trees likely won’t do much in our lifetimes.
 23. Mackenzie and Lam thanked attendees for their participation and provided contact information for any follow-up questions.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.