

September 25, 2025

Brett Hamilton

11430 SW Kalispell Street
Tualatin Oregon 97062

City of Tualatin
Community Development Planning Division
10699 SW Herman Road
Tualatin Oregon 97062

Appeal Request regarding AR 24-0002 Lam Research Corporation's TUX Proposal

Dear Tualatin City Council,

As a neighbor and nearby property owner who provided written comments and verbal testimony at the hearing, I am requesting a review of the Architectural Review Board's land use decision on AR 24-0002. Without additional conditions of approval related to traffic and noise, this land use decision would negatively impact my property value and quality of life. I believe that the ARB decision should be revisited in light of existing noise nuisance conditions, adverse traffic congestion and safety impacts, failure to meet application criteria, failure to provide proper notice, plus new environmental noise modeling data that was released during the ARB hearing. Grounds for this appeal include, but are not limited to, the following:

Land use application does not meet all applicable criteria:

- Failure to send notice to CIOs as required by TDC 32.120.5 (b)(iii)
- Violations of Manufacturing Park Zoning and Tualatin Noise Ordinance
- Expanded North 108th Entrance does not meet New Driveway Approach Criteria

Errors made by the Applicant:

- Commitments to hold a second Neighborhood Developer Meeting and then not holding it
- Traffic Impact Analysis did not consider additional employee work shifts
- Claims that Traffic and Noise are beyond the scope of the Architectural Review
- Claims that TDC Chapter 62 is not relevant AR criteria

Errors made by the City of Tualatin:

- Failure to provide the last 3 pages of Lam's noise model to the ARB at their hearing
- Unnecessary delays in releasing Public Records

Please feel free to reach out if you have any questions.

Sincerely,

Brett Hamilton