

Brett Hamilton

11430 SW Kalispell Street  
Tualatin Oregon 97062

June 30, 2026

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

**Appeal Request regarding AR26-0002 Lam Building B Expansion**

Dear Mayor Bubenik and Tualatin City Council,

As a neighbor and nearby property owner who provided written comments, I am requesting a City Council review of the staff-level land use decision on AR26-0002 Lam Building B. Without conditions addressing offsite noise impacts, and for the reasons outlined in the public comments, this land use decision would negatively impact my property value and quality of life. For the following reasons, this land use application should be denied:

**Application does not meet the approval criteria:**

- Violations (current and future) of the Manufacturing Park Zoning
- Violations (current and future) of the Tualatin Noise Ordinance

**Errors made by the Applicant:**

- Failure to provide the City with a complete and accurate noise model

**Errors made by the City:**

- Failure to measure sound levels at the appropriate location

This current land-use application represents yet another increase in noise pollution, above the existing nuisance levels, and in addition to the TUX project. In September 2025, Lam provided the City of Tualatin with an environmental noise model that contains a major disclaimer: **“No existing sources, other sources that may be planned for TUX, or sources associated with other planned developments are included in the predictive model.”** (CGA Noise Model, Page 3)

Simply put, Lam’s noise model is incomplete. It does not include data from the Future Gas Yard, Building U Gas Pad, or the rooftop HVAC equipment on Building H. Without these noise sources, Lam's models can **not** provide an accurate estimate of total predicted noise levels. Despite these omissions, Lam’s model already predicts Lam reaching the City’s 50 decibel noise limit.

In order for the City to have an accurate understanding of future noise levels, Lam needs to include **all** existing and planned noise sources in the model. It is the responsibility of the applicant to provide adequate evidence of compliance with the City codes, and Lam has failed in this regard.

There is credible evidence on the record that shows that Lam has already reached 52 decibels. Our neighborhood overcame a significant financial burden to hire an experienced professional acoustical engineer who took calibrated noise readings on the night of March 30, 2025 at 11045 SW Tualatin Road (Anderson residence).

Due to proximity and topography, the Anderson residence experiences the loudest documented noise impacts. Rather than taking readings there, Tualatin Code Enforcement decided to take noise readings 500 feet to the east, further down the street, where noise levels are lower. The City's methodology is flawed. A reading taken on a different date at a different location during different weather conditions does not challenge the veracity of our results. It is also well-known, and well-documented in the scientific literature, that atmospheric conditions have a significant impact on noise propagation. Therefore, our 52 decibel reading still stands.

Furthermore, and as outlined in the written comments, Lam's TVF&R application labeled the addition as the "Chemical Management Building" but the word "Chemical" does not appear anywhere in the Project Narrative. This is a glaring omission and we ask the City Council to get to the bottom of it. What is the actual purpose of this building, and what chemicals will be used? Those who live nearby have a right to know. The Notice of Decision staff report failed to address these concerns.

Due to the numerous issues raised here and in the public comments, the staff decision on AR26-0002 warrants a review by the Tualatin City Council, and we thank you for your consideration in this matter. Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Hamilton", with a long horizontal flourish extending to the right.

Brett Hamilton